

**Appendix 4 – Copy of the consultation response received from the Environment Agency, ref WA/2022/129796/01-L01, dated 11/07/2022**

Reading Borough Council  
Development Control  
PO Box 17  
Reading  
Berkshire  
RG1 7TD

**Our ref:** WA/2022/129796/01-L01  
**Your ref:** 220189  
**Date:** 11 July 2022

Dear Sir/Madam

**Demolition Of Nos. 205-213 Henley Road And Rear Gardens Of Nos. 205-209 Henley Road And Erection Of 2 Retirement Living Apartments Blocks (C3 Use-Age Restricted) Including Communal Spaces With Supporting Car Parking, Open Space Landscaping And Associated Infrastructure. Access Into The Site From The Adjacent Development On Henley Road.**

**205 - 213 Henley Road And Land To The Rear Of 215-219 Henley Road RG4 6LJ**

Thank you for consulting us on the proposed development noted above and thank you for agreeing an additional timeframe for the provision of our comments. We have reviewed the following documents with regards to our planning remit:

- Location Plan Drawing No. 8466-BOW-A0-XX-DR-A-0001 prepared by Bowman Riley Architects dated 24 March 2021
- Flood Risk Assessment and Drainage Strategy prepared by JUDWAA
- Flood Risk Assessment and Drainage Strategy prepared by JUDWAA Addendum No.1
- Flood Risk Assessment and Drainage Strategy prepared by JUDWAA Addendum No.2
- Flood Risk Sequential Assessment prepared by Turley dated February 2022

The proposed development is within 8 metres of a main river, the Berrys Brook. According to our Flood Map for Planning, the application site lies within Flood Zone 2 and 3, which is land defined by the Planning Practice Guidance (PPG) as having a medium and high probability of flooding respectively.

### **Environment Agency position**

In accordance with Policy EN18: Flooding and Sustainable Drainage Systems of the Reading Borough Local Plan 2036 (adopted November 2019) and paragraph 167 of the National Planning Policy Framework (NPPF), the proposed development will only meet

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the National Planning Policy Framework's requirements in relation to flood risk if the following **planning condition** is included.

### **Condition**

The development shall be carried out in accordance with the submitted flood risk assessment and addendums and the following mitigation measures they detail:

- Finished floor levels shall be set no lower than 40.75 metres Above Ordnance Datum (mAOD) for Block A and 38.90 mAOD for Block B
- Compensatory storage shall be provided on a level for level basis as shown in Table 2-2: Fluvial Floodplain Compensation and Figures 2-1: Fluvial Floodplain Compensation Plan

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

### **Reason**

This condition is sought in accordance with Policy EN18 of the Reading Borough Local Plan 2036 (adopted November 2019) and paragraph 167 of the NPPF, it seeks to reduce the risk of flooding to the proposed development and future users and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

### **Environmental permit - advice to applicant**

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk).

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

### **Final Comments**

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me. Please quote our reference number in any future correspondence.

Yours faithfully

**Miss Chloe Alma-Daykin**  
**Planning Advisor**

Direct dial 0203 025 9872

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