

**From:** Planning\_THM <Planning\_THM@environment-agency.gov.uk>  
**Sent on:** Tuesday, February 15, 2022 11:45:07 AM  
**To:** Amoah, Alison <Alison.Amoah@reading.gov.uk>  
**Subject:** Vastern Court - 200328/OUT and Appeal against it for non-determination  
**Urgent:** High

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**EA DPS Ref.** WA/2020/127794  
**LPA Ref.** 200328/OUT  
**Site Name:** Vastern Court

Dear Alison,

We have reviewed the additional clarifications provided by the applicant in the flood risk technical note. We can confirm that the additional information provides the reassurance that, in principle, the required flood water storage compensation can be provided within the site. Therefore as this is an outline planning application with all matters reserved we would have removed our current flood risk objection to the proposed development and requested planning conditions, if the application had not been referred to the Planning Inspectorate.

We will provide an updated formal letter to the LPA shortly (no later than 18 February) with this revised position and the conditions we would have requested. This will include setting finished floor levels at a minimum level, considering greater use of level-for-level flood water storage compensation (over the use of volumetric compensation) and full details of the flood water storage compensation plan.

In our letter we will also re-highlight that some of the proposed areas of flood water storage compensation are provisionally indicated to be in the same location as some of the proposed safe access and egress routes from the site. The council will need to consider this information and the potential implications of this as you review the applicant's proposed safe access and egress routes and/or emergency plan.

If you have any queries please contact Katie Newton or me.

Kind regards,  
Jonathan

**Jonathan Fleming**  
Sustainable Places Team Leader | Thames Area

**Environment Agency** | Red Kite House, Howbery Park, Benson Lane, Crowmarsh, OX10 8BD



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