

Clive Inwards
West Berkshire District Council
Development Control
Council Office Market Street
Newbury
Berkshire
RG14 5LD

Our ref: WA/2008/104581/01-L01
Your ref: 08/00954/COMIND
Date: 21 July 2008

Dear Clive

NEW CONVENTIONAL MANUFACTURING RATIONALISATION FACILITY, PLUS ASSOCIATED LANDSCAPING INCLUDING SUSTAINABLE DRAINAGE FEATURES. DISABLED CAR PARKING, PLUS 20 CYCLE PARKING SPACES, PLUS ASSOCIATED CONSTRUCTION RELATED INFRASTRUCTURE ATOMIC WEAPONS ESTABLISHMENT, BURGHFIELD, READING, BERKSHIRE

Thank you for consulting us on this application. I apologise for the delay in responding to you.

We do not currently have sufficient information to be able to fully assess the risks posed to the environment as a result of this proposal.

Parts of this application site lie within Flood Zones 2 and 3 as shown on our Flood Maps. The applicant has submitted a Flood Risk Assessment ref JER3634 May 2008 as required by PPS25 which we have reviewed.

In the absence of an acceptable Flood Risk Assessment (FRA) we OBJECT to the application as submitted and recommend refusal of permission on this basis for the following reasons:

Reasons

The FRA submitted with this application does not demonstrate effectively how flood risk will be safely managed. It does not therefore provide a suitable basis for assessment to be made of the flood risks arising from the proposed development contrary to the requirements set out in Annex E, paragraph E3 of PPS 25.

In particular, the submitted FRA fails to:

Environment Agency
Red Kite House, Howbery Park, Crowmarsh Gifford, Oxon, Wallingford, OX10 8BD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

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Clearly identify risks associated with an identified preferential flood flow route through the contractors compound.

The applicant will need to demonstrate whether this flood flow route is based on observed or anecdotal flooding and whether the suggested mitigation is feasible.

If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us as advised in PPS25 paragraph 26.

If following re-consultation, your Authority are still minded to approve the application against our objection, the Flooding Direction requires that you must refer the application to the appropriate Government Office to consider on behalf of the Secretary of State, whether the application should be called-in for determination.

Yours sincerely,

Sarah Green
Planning Liaison Technical Specialist

Direct dial 01491 828485

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Direct e-mail sarah.green@environment-agency.gov.uk

cc Defence Estates