

**From:** Planning\_THM  
**Sent:** 24 January 2024 11:53  
**To:** Planapps  
**Subject:** RE: Consultation on Planning Application 23/02094/FULMAJ The Mall The Kennet Centre Newbury RG14 5EN

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sir/Madam,

This planning application is for development we do not wish to be consulted on because Flood Risk Standing Advice applies. Please see the attached which was issued to your council to screen applications before sending to us.

For certain development types, e.g. development that falls within a Flood Risk area, we have supplied your authority with **Flood Risk Standing Advice (FRSA)**. **Please refer to this in accordance with the table below.**

Please consult the Environment Agency for development **not** covered by FRSA.

Please note, this does not mean we support the application. It is the responsibility of the Local Planning Authority to apply Flood Risk Standing Advice to applications where appropriate. We have not assessed the elements of the proposal that fall within Flood Risk Standing Advice. **You must view our standing advice in full before making a decision on this application, to ensure that flood risk is taken into account in your decision.**

<b>FLOOD RISK STANDING ADVICE IS APPLICABLE FOR THE FOLLOWING DEVELOPMENTS:</b>	
<b>Flood Zone 3</b>	Minor development
	Non-domestic extensions of 250 square metres or less
	Change of use (except a change to more or highly vulnerable or a change from water compatible to less vulnerable)  Refer to Annex 3: Flood risk vulnerability classification of the NPPF for vulnerability definitions <a href="https://www.gov.uk/guidance/national-planning-policy-framework-annex-3-flood-risk-vulnerability-classification">National Planning Policy Framework - Annex 3: Flood risk vulnerability classification - Guidance - GOV.UK (www.gov.uk)</a>
<b>Flood Zone 2</b>	Minor development
	Non-domestic extensions of 250 square metres or less
	Water compatible (including essential accommodation within a water compatible development), <b>more vulnerable (except landfill, a waste facility or a caravan or camping site)</b> , less vulnerable (except a waste treatment site, mineral processing site, water treatment plant, or sewage treatment plant)

	<p>Refer to Annex 3: Flood risk vulnerability classification of the NPPF for vulnerability definitions</p> <p><a href="#">National Planning Policy Framework - Annex 3: Flood risk vulnerability classification - Guidance - GOV.UK (www.gov.uk)</a></p>
--	--

**Permitting and licencing advice for applicants:**

Although we are not providing bespoke comments on this planning application, the applicant should be made aware that they may require an Environmental Permit or License from us for some types of development.

<b>Environmental permits</b>	<p>Under the <a href="#">Environmental Permitting (England and Wales) Regulations 2016</a>, permits are needed to carry out a wide range of specified activities lawfully.</p> <p>Examples include installations, medium combustion plant, specified generator, waste or mining waste operations, water discharge or groundwater activities, or work on or near a main river or sea defence.</p> <p>For more information visit: <a href="https://www.gov.uk/topic/environmental-management/environmental-permits">https://www.gov.uk/topic/environmental-management/environmental-permits</a></p>
<b>Licences (water abstraction or impoundment)</b>	<p>To ensure water resources and water quality activities are protected and appropriately managed, abstracting or impounding water may require an abstraction or impoundment licence.</p> <p>For more information visit: <a href="https://www.gov.uk/topic/environmental-management/water">https://www.gov.uk/topic/environmental-management/water</a></p>

If you require any further assistance understanding the attached list, please do not hesitate to contact us.

Kind regards,

Nathan Davis

Planning Advisor | Sustainable Places | Thames Area

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

Email - [Planning\\_THM@environment-agency.gov.uk](mailto:Planning_THM@environment-agency.gov.uk)



Creating a better place  
for people and wildlife



Please accept my thanks for your email in advance – it is estimated that each UK adult sending one less ‘thank you’ email per day would save more than 16,400 tonnes of carbon per year. This is equivalent of taking 3,334 diesel cars off the road.



---

**From:** Planapps@westberks.gov.uk <Planapps@westberks.gov.uk>  
**Sent:** Tuesday, December 19, 2023 2:42 PM  
**To:** Planning\_THM <Planning\_THM@environment-agency.gov.uk>  
**Subject:** Consultation on Planning Application 23/02094/FULMAJ The Mall The Kennet Centre Newbury RG14 5EN

Please see attached.

This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed may not necessarily represent those of West Berkshire Council. If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone. Please contact the sender if you believe you have received this e-mail in error. All communication sent to or from West Berkshire Council may be subject to recording and or monitoring in accordance with UK legislation, are subject to the requirements of the Freedom of Information Act 2000 and may therefore be disclosed to a third party on request.

This message has been sent using TLS 1.2 Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.