

From: Adam <adam-shah@hotmail.co.uk>
Sent: 22 May 2025 18:44:05 UTC+01:00
To: "Claire Moore" <Claire.Moore@wokingham.gov.uk>
Subject: Re: 250647 119 Old Bath Road

Hi Claire,

Please see attached .

Thanks
Adam

Sent from my iPhone

On 21 May 2025, at 20:16, Adam <adam-shah@hotmail.co.uk> wrote:

Hi Claire,

Yes that works for me.

Thanks
Adam

Sent from my iPhone

On 21 May 2025, at 17:40, Claire Moore
<Claire.Moore@wokingham.gov.uk> wrote:

Hi Adam,

I would have to reconsult the drainage officer to sign-off the report.
Therefore, an additional 2 weeks would be required – 9th June.

Please confirm if this would be agreeable.

Kind regards,

Claire

Claire Moore

Planning Officer (Specialist) (Development Management) Place & Growth
Wokingham Borough Council
Email: claire.moore@wokingham.gov.uk
Wokingham Borough - a great place to live, learn, work & grow and a great
place to do business
Website: www.wokingham.gov.uk
+44 118 237 8662

[<image001.png>](#)

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[<image004.png>](#)

Private: Information that contains a small amount of sensitive data which is
essential to communicate with an individual but doesn't require to be sent via
secure methods.

From: Adam <adam-shah@hotmail.co.uk>
Sent: 21 May 2025 17:37
To: Claire Moore <Claire.Moore@wokingham.gov.uk>
Subject: Re: 250647 119 Old Bath Road

WARNING!
For the attention of
WBC, Optalis, WHL, BCSolutions
and Councillors

This mail is from an external sender - please do not click any
links or open any attachments unless you trust this sender, and
know the content is safe

Hi Claire,

I can get the flood risk assessment to you tomorrow, then the condition
won't be needed.

Kind regards
Adam

Sent from my iPhone

On 21 May 2025, at 17:01, Claire Moore
<Claire.Moore@wokingham.gov.uk> wrote:

Dear Mr Shah,

I meant to also include that the reason behind the recommended condition is because the application site is located within flood zone 2 and 3 according to the Environment Agency mapping system.

Flood zone 3 has a high risk of flooding. Footnote 63 of the National Planning Policy Guidance states that a site-specific flood risk assessment should be provided for all development in flood zones 2 and 3.

Kind regards,

Claire

Claire Moore
Planning Officer (Specialist) (Development Management) Place
& Growth Wokingham Borough Council
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From: Claire Moore
Sent: 21 May 2025 16:58
To: Adam <adam-shah@hotmail.co.uk>
Subject: 250647 119 Old Bath Road

Dear Mr Shah,

I am the planning officer for planning application 250647.

The Council's Drainage officer has recommended a drainage condition:

Drainage details condition:

No development shall take place until a basic flood risk assessment (FRA), that addresses all forms of flooding, has been submitted to and approved in writing by the Local Planning Authority.

The FRA should demonstrate how runoff from the development will be managed, following the SuDS hierarchy.

REASON: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Please can you confirm agreement to the condition to be applied to any grant of approval?

Kind regards,

Claire

Claire Moore
Planning Officer (Specialist) (Development Management) Place
& Growth Wokingham Borough Council
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