

Mark Croucher

From: Stuart Slatter <stuart.slatter@planningpotential.co.uk>
Sent: 01 July 2025 12:52
To: Mark Croucher
Cc: Lewis Wrench
Subject: RE: Tape Lane - APP/X0360/W/25/3364304

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Dear Mark, sorry we did not get to say hello this morning, but such is the format of these meetings.

I am aware we need to come back to you on the Main SoCG & conditions and document library, s106, etc, which we will do, but if there are comments on landscape and highways SoCG's, please could you send those over.

Whist writing, I wanted to pick up two 'flooding' related points please.

We took away from today's CMC that you would be seeking to produce a proof and witness from the EA on flooding grounds, and that it would not be yourselves separately. Does that mean if (and we believe we will get agreement) the EA are satisfied with the updated modelling and clarifications we are providing (which should be complete shortly), such that they can withdraw their objection, would you as the LPA take the same approach, and no longer pursue / defend the RfR?

This would mean it falls away as a main issue, and can be dealt with as a Third Party matter only?

Linked to this is the point that our detailed site specific modelling, once agreed, will supersede the published EA maps (the reason we are doing it). It will become the baseline for assessing flood risk. I appreciate you will need to liaise with the EA on this, but what our modelling does demonstrates (aside the point we have already made on the change to the parameter plan) is that the site is not subject to flooding risk, such that it would engage the need for a Sequential Test (NPPF 175). Appreciate you are not armed to answer this now, but I wanted to clarify that if that is what is shown, and if it is agreed by the EA, would you agree we don't need to do the Sequential Test?

If this is a position you would take, it could be helpful to prepare some form of wording to help the inspector on this, through the SoCG?

Many thanks and I look forward to hearing from you.

Kind Regards,

Stuart

From: Stuart Slatter
Sent: 26 June 2025 13:43
To: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Cc: Lewis Wrench <Lewis.Wrench@planningpotential.co.uk>
Subject: RE: Tape Lane - APP/X0360/W/25/3364304