

Ian Walton

From: Oliver Murray <Oliver.Murray@environment-agency.gov.uk>
Sent: 06 June 2025 08:58
To: Robert Walker; Dan Eddon
Cc: Lewis Wrench; Stuart Slatter; Andrew Dannatt; Conor Roberts; Kari Burton
Subject: RE: APP/X0360/W/25/3364304: Land Between Lodge Road And Tape Lane RG10 OEG - Flood/EA matters

Morning Rob,

All received, I'll forward that over to the modelling team asap. I'll keep you posted on the progress and get in touch if we need anything else.

Take care, Olly.

Oliver Murray – Environment Agency

Sustainable Places Planning Advisor | Thames Area

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From: Robert Walker <robertwalker@slrconsulting.com>
Sent: 06 June 2025 07:50
To: Oliver Murray <Oliver.Murray@environment-agency.gov.uk>; Dan Eddon <dan.eddon@slrconsulting.com>
Cc: Lewis Wrench <lewis.wrench@planningpotential.co.uk>; Stuart Slatter <stuart.slatter@planningpotential.co.uk>; Andrew Dannatt <adannatt@slrconsulting.com>; Conor Roberts <conor.roberts@macmic.co.uk>; Kari Burton <kari.burton@macmic.co.uk>
Subject: RE: APP/X0360/W/25/3364304: Land Between Lodge Road And Tape Lane RG10 OEG - Flood/EA matters

Hi Olly,

You should have received a link to download the hydraulics and hydrology reporting.

The hydrological reporting has been drafted into Environment Agency LIT65087 format. During the drafting process the rainfall estimation methodology has been updated. The methodology used to update the rainfall is outlined within the report. The updated rainfall estimation results have been incorporated into the latest packaged hydraulic model run and results, which show a minor decrease in pluvial flood depths across the site. The pluvial section of the Flood Risk Modelling Report has therefore been updated.

The FRA/DS report has also been updated to address a typo, as well as to add the EA template hydrology report to the appendices.

Please can you confirm receipt of the information.

Thanks,
Rob

Robert Walker

Principal Flood Risk Consultant - Hydrology & Hydrogeology

O +44 3300 886631

M +44 7974 399519

E robertwalker@slrconsulting.com

SLR Consulting Limited

The Tun, 4 Jackson's Entry, Edinburgh, United Kingdom EH8 8PJ



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From: Oliver Murray <Oliver.Murray@environment-agency.gov.uk>

Sent: 05 June 2025 08:02

To: Dan Eddon <Dan.Eddon@slrconsulting.com>; Robert Walker <robertwalker@slrconsulting.com>

Cc: Lewis Wrench <lewis.wrench@planningpotential.co.uk>; Stuart Slatter <stuart.slatter@planningpotential.co.uk>; Andrew Dannatt <adannatt@slrconsulting.com>; Conor Roberts <conor.roberts@macmic.co.uk>; Kari Burton <kari.burton@macmic.co.uk>

Subject: RE: APP/X0360/W/25/3364304: Land Between Lodge Road And Tape Lane RG10 OEG - Flood/EA matters

Good morning Dan,

Thanks for getting in touch, we have been reviewing the information for the above appeal and assessing how best to remove our objections, whilst we are waiting on the completion of the modelling review I wanted to draw your attention to the below. At the minute I wouldn't be able to say one way or the other, however we are also keen to resolve our objections swiftly.

The proposed route for the existing culvert on the maps provided disagrees with the route we have (see attached) the actual route will take the culvert under the access road. If there was a commitment to de-culvert the portion that falls within the red line boundary we could then suggest a condition for the design of the crossing and remove that objection. Obviously this would have benefits in terms of flood risk and biodiversity net gain

I'm happy to organise a meeting to discuss this if needed and if you have any questions please let me know.

Kind regards, Olly.

Oliver Murray – Environment Agency

Sustainable Places Planning Advisor | Thames Area

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From: Dan Eddon <Dan.Eddon@slrconsulting.com>

Sent: 04 June 2025 15:36

To: Oliver Murray <Oliver.Murray@environment-agency.gov.uk>; Robert Walker <robertwalker@slrconsulting.com>

Cc: Lewis Wrench <lewis.wrench@planningpotential.co.uk>; Stuart Slatter <stuart.slatter@planningpotential.co.uk>; Andrew Dannatt <adannatt@slrconsulting.com>; Conor Roberts <conor.roberts@macmic.co.uk>; Kari Burton <kari.burton@macmic.co.uk>

Subject: RE: APP/X0360/W/25/3364304: Land Between Lodge Road And Tape Lane RG10 0EG - Flood/EA matters

Hi Olly,

Hope you are well. Im just emailing as Rob is on leave today.

Im aware you have now been sent the culvert information and are awaiting the hydrology report in the format request which the modelling team are putting together today for issue tomorrow.

Subject to the positive review of the hydrology report, are you able to confirm the EA's position and if you need any further information to remove your objection.

It is our understanding that you have the culvert information that you need to approve the query from early this week and following our meeting where we discussed the modelling (with the exception of the hydrology report due 5th July) we understand you have what you need to review the modelling therefore it is our belief that you will have everything you need to remove the objection.

I'm sure you are fully aware of the short time scales on this (CMC is 1st July and the exchange of evidence is 15th July) therefore it would be great if we can get to a position where the objection is removed in the next week so we can avoid having to spent time pulling together representations.

Thank you again for your time.

Dan

Dan Eddon

Associate Drainage Engineer - Transportation Engineering

O +44 3300 886631

M +44 7562 612778

E Dan.Eddon@slrconsulting.com

SLR Consulting Limited
36 Park Row, Leeds, United Kingdom LS1 5JL



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From: Oliver Murray <Oliver.Murray@environment-agency.gov.uk>

Sent: 03 June 2025 08:30

To: Robert Walker <robertwalker@slrconsulting.com>

Subject: RE: APP/X0360/W/25/3364304: Land Between Lodge Road And Tape Lane RG10 0EG - Flood/EA matters

Hi Rob,

All good thanks, hopefully all is well you're end as well.

Thank you for the confirmation and the access drawing. I'll speak to my colleagues and let you know if a call is needed.

Many thanks, Olly.

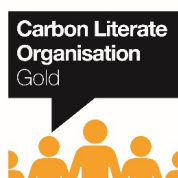
Oliver Murray – Environment Agency

Sustainable Places Planning Advisor | Thames Area

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From: Robert Walker <robertwalker@slrconsulting.com>

Sent: 03 June 2025 08:07

To: Oliver Murray <Oliver.Murray@environment-agency.gov.uk>

Subject: RE: APP/X0360/W/25/3364304: Land Between Lodge Road And Tape Lane RG10 OEG - Flood/EA matters

Hi Olly,

I hope all is well.

To confirm, there are no additional culverts being proposed for this development, and I've attached the proposed access arrangements. The attached drawing demonstrates the proposed access in relation to the existing culvert that runs under Lodge Road. The proposed access is approximately at the point the existing culvert passes under Lodge Road.

The proposal is to retain the existing culvert under Lodge Road without alteration.

I'm happy to have a call if this would be useful, and if you need anymore information then please let me know.

Thanks,

Rob

Robert Walker

Principal Flood Risk Consultant - Hydrology & Hydrogeology

O +44 3300 886631

M +44 7974 399519

E robertwalker@slrconsulting.com

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From: Oliver Murray <Oliver.Murray@environment-agency.gov.uk>

Sent: 02 June 2025 11:13

To: Robert Walker <robertwalker@slrconsulting.com>

Subject: APP/X0360/W/25/3364304: Land Between Lodge Road And Tape Lane RG10 OEG - Flood/EA matters

Good morning Rob,

I've spoken to my colleagues about the above and it looks like the culverting is going to be the sticking point as discussed in our March meeting. I understand that there is to be no additional road crossing, is that correct? Do you have any drawings/details of the design for the proposed culverts outside of what is including in the modelling? I'm sure I've seen a map detailing the locations but I can't seem to find it now.

Many thanks, Olly.

Oliver Murray – Environment Agency

Sustainable Places Planning Advisor | Thames Area

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