

Dan Eddon

From: Oliver Murray <Oliver.Murray@environment-agency.gov.uk>
Sent: 27 June 2025 14:44
To: Andrew Dannatt; Dan Eddon; Robert Walker
Cc: Lewis Wrench; Stuart Slatter; Conor Roberts; Kari Burton; Tim Wall
Subject: RE: APP/X0360/W/25/3364304: Land Between Lodge Road And Tape Lane RG10 0EG - Flood/EA matters
Attachments: LIT 66039 - Flood Estimation Calculation Review Land between Lodge Road and Tape Lane_Arcadis_25062025.xlsx; LIT 17617 - Non-real time Hydraulic Model Review Land between Lodge Road and Tape Road_Arcadis_19062025.xlsx

Hi all,

We have received the modelling review and have found that it is unfit for purpose. I have attached the spreadsheets explaining the reasons for this and also included some text to explain the issues below. We are happy with all other aspects of the flood risk assessment so the submission of an acceptable model will allow us to remove our objection and suggest conditions.

I appreciate this isn't the news you were looking for but I'm confident we can reach an agreement in due course. Whilst reviewing the model it would be beneficial if you could also model a scenario for the deculverting of the Hatchgate ditch.

As always if you have any questions, please contact me.

Many thanks, Olly.

Hydrology:

The report has been structured following the EA Flood Estimation Report template, which has greatly helped the review. There are however some fundamental issues with clarity and the approach needs to be expanded with further justification.

The hydraulic modelling report includes separate fluvial and pluvial scenarios but that is not made clear in this Flood Estimation Report (FER). The fundamental hydrological modelling approach (inline with an EA approved hydrological modelling setup) needs to be clearly laid out for each scenario separately at the beginning of the report, the full set of values clearly documented and justified, and greater sensitivity testing and reporting on the reliability and uncertainty in the results provided.

The approach appears to be loosely based on the ReFH2 method for plot-scale drainage, though the detail has not been provided to be able to confirm whether this has been applied correctly. The EA National Hydrology team confirm (by email 18/06/25) that, *'The plot scale can be used to generate peak flows but is more generally used to estimate pre-development greenfield runoff rates for the plot scale (e.g. a field). For the catchment scale, even for small catchments, it is commonly better to use catchment scale equations.'* It is therefore requested that the FEH small catchments approach is also undertaken, these are compared to the plot-scale calculations (once updated as necessary) and that the use of one method is then justified over the other.

The FER needs to be able to stand alone with more key information from the data appendix and other study reports, with the reviewer able to confirm that the approach is appropriate in the context of the hydraulic model and study it is being used within.

Hydraulic Modelling

The model is currently not suitable for its intended use. The comments ranked as Red and Amber need to be

addressed (other green comments throughout would be good practice to address, but will not impact the study outcomes):

Red comments that need to be addressed

- The model has not run due to the error of the location directory of the cross sections CSV files couldn't be found. The directory set in the layer 1d_xs_HURST_CS_002_L.shp is not correct.
- The survey data have not been provided. Therefore, many items couldn't be checked.
- The climate change fluvial model runs are not aligned with EA current guidance <https://environment.data.gov.uk/hydrology/climate-change-allowances/river-flow>.
- The location of the QT inflow boundary is not justified in detail in the modelling report. The location is not either at the upstream part of the represented ditch in 2D or at the upstream part of the 1D channel
- For the pluvial model, the modelling report has not explained how losses to evapotranspiration and infiltration have been estimated and removed from the model when applying direct rainfall into the model (see Chapter 6.2 in EA's flood estimation guidelines here <https://www.gov.uk/government/publications/flood-estimation-guidelines>).

Amber comments that need to be addressed

- The model reporting is not sufficiently detailed. This has been outlined throughout this model review.
- The model vertical chainage couldn't be checked due to the survey data not been provided.
- The cross sections and bed profiles couldn't be checked due to the survey data not been provided.
- Fixed roughness values of 0.04 have been used throughout the model 1D channel. It is not clear in the modelling report what method has been used to estimate roughness in the 1D channel. Additionally, no 1D channel topographic survey or photographs have been provided. Therefore, the assigned roughness values couldn't be checked.
- It is not clear how the downstream outlet 1D boundary conditions have been calculated. Please discuss in the modelling report in detail.
- It is not clear how the bank crests and raised embankments are represented. Furthermore, the survey data have not been provided. However, discrepancies have been found in the 1D channel top of bank and the 2D zc This might have an impact on the modelling results.
- Downstream HQ boundary has been applied in the model. However, it is not clearly defined how the slope has been calculated. Moreover, the location of the QT inflow 2d _sa layer boundary is not justified in detail in the modelling report. The location is neither at the upstream part of the represented ditch in 2D nor at the upstream part of the 1D channel.
- For the pluvial model (Direct rainfall), the input rainfall has been applied as hyetographs across the entire 2D domain via 2D rainfall polygon layer (2d_rf). However, the modelling report has not stated how the hyetographs has been generated. Furthermore, the modelling report has not explained how losses to evapotranspiration and infiltration have been estimated and removed from the model when applying direct rainfall (see Chapter 6.2 in EA's flood estimation guidelines here <https://www.gov.uk/government/publications/flood-estimation-guidelines>).
- 1D/2D time step of 1s is not appropriate and might have an impact on the results.
- Initial water levels have been applied in the pluvial model. However, it is not stated in the modelling report how the initial water levels have been chosen in order for this item to be checked.
- The structures implementation in the model, along with the structures invert levels, the spills over the structures and the structures roughness couldn't be checked due to the survey data along with structures photographs not been provided.
- No calibration or verification have been conducted with the previous event data or any other available data and no justification provided.
- The model full sensitivity analysis runs have not been provided such as the inflow, roughness and downstream boundary.

- Section 3.3 of the modelling report details the comparison between the modelling results and the Environment Agency (EA) historical flood map dataset. Discrepancies exist between the fluvial modelling results and the EA historical outlines, particularly in the northeastern part of the site (refer to Figure 3-3 in the modelling report). These discrepancies are not well justified or discussed in the report. Additionally, the pluvial model was compared with the available EA Risk of Flooding from Surface Water maps, revealing discrepancies within the site. The justification provided in the report is insufficiently described. These discrepancies may be related to comments raised by the reviewer during this review.

Oliver Murray – Environment Agency

Sustainable Places Planning Advisor | Thames Area

My normal working days are Monday - Friday.



See what the Environment Agency is doing to tackle climate change:
[Environment Agency: reaching net zero by 2030 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/environment-agency-reaching-net-zero-by-2030)



From: Andrew Dannatt <adannatt@slrconsulting.com>

Sent: 24 June 2025 17:27

To: Oliver Murray <Oliver.Murray@environment-agency.gov.uk>; 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>; Conor Roberts <conor.roberts@macmic.co.uk>; Kari Burton <kari.burton@macmic.co.uk>; Tim Wall <tim.wall@i-transport.co.uk>

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

Hi Olly,

Dan is now on annual leave for a week, and accordingly has asked me to pick up the baton and liaise with you and the EA team. I was wondering whether you have any update for us following your email on 13th June last week.

Additionally, as we are meeting with the Planning Inspector early next week, it would be very helpful for the team if you could define what elements you anticipate that you would be able to confirm/summarise for us on Friday, once you have received your modelling review back?

Kind regards

Andrew

Andrew Dannatt

CEng BEng (Hons.) MICE MCIWEM C.WEM

Technical Director - Hydrology & Hydrogeology

[View my professional and personal accreditations](#)

O +44 3300 886631

M +44 7519 102946

E adannatt@slrconsulting.com

SLR Consulting Limited

Treenwood House, Rowden Lane, Bradford on Avon, Wiltshire, United Kingdom BA15 2AU



Confidentiality Notice and Privacy

This communication, and any attachment(s) contains information which is confidential and may also be legally privileged. It is intended for the exclusive use of the recipient(s) to whom it is addressed. If you are not the intended recipient, any disclosure, copying, distribution or action taken or not taken in reliance on it is prohibited and may be unlawful. If you have received this communication in error, please advise the sender by e-mail and then delete the e-mail and any attachments from your system without retaining any copies. As e-mails and any information sent with them may be intercepted, corrupted and/or delayed, SLR does not accept any liability for any errors or omissions in the message or any attachment howsoever caused after transmission or the transmission of any viruses. Messages to and from us may be monitored for reasons of security, to protect our business and to ensure our compliance with legal and regulatory obligations and our internal policies.

Any advice or opinion is provided on the basis that it has been prepared by SLR with reasonable skill, care and diligence, taking account of the manpower, timescales and resources devoted to it by agreement with its Client. It is subject to the terms and conditions of any appointment to which it relates. Parties with whom SLR are in a contractual relationship in relation to the subject of the message should not use or place reliance on any information, advice, recommendations and opinions in the message and any attachment(s) for any purpose.

We take your privacy seriously. For information about how we process your personal data, please see our Global Privacy Notice [here](#).

SLR is committed to the responsible and ethical use of relevant technologies including artificial intelligence (AI). If you have any questions or concerns, please contact us directly.

SLR Consulting Limited. A company incorporated in England and Wales with registered number 03880506 and with its registered office at Third Floor, Summit House, Red Lion Square, Holborn, London, WC1R 4QH.

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

Sent: 13 June 2025 14:34

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>; Tim Wall <tim.wall@i-transport.co.uk>

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

Hi Dan,

That should have our changes included, as discussed on our call if there is a material reason that the exact route of the existing culvert cannot be followed or some other issue, we're happy to see that evidenced and work with you to achieve the right outcome.

In terms of modelling, we've been given an end date of 27th June, we're hoping it will be sooner and I'll do whatever's possible to turn our response around quickly.

As always if there are any questions, please let me know. Otherwise, have a good weekend.

Many thanks, Olly.

Oliver Murray – Environment Agency

Sustainable Places Planning Advisor | Thames Area

My normal working days are Monday - Friday.

Creating a better place for people and wildlife

See what the Environment Agency is doing to tackle climate change:
[Environment Agency: reaching net zero by 2030 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/environment-agency-reaching-net-zero-by-2030)

Carbon Literate
Organisation
Gold



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

Sent: 12 June 2025 16:03

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>; Tim Wall <tim.wall@i-transport.co.uk>

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

Hi Olly,

Thanks for the condition wording, we are generally happy with the content and the concept of de-culverting as much as possible however we have added some suggested alterations to the wording. The purpose being to introduce the ability for flexibility around what can and can't be physically de-culverted. Please see the modified text sent without prejudice and subject to a CCTV survey which we are carrying out to trace the route.

I have attached a tracked word document for your review.

In addition to the above. Are you able to confirm that it's just the modelling review and the culvert condition that you are waiting for to remove your condition?

Thanks,
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



Confidentiality Notice and Privacy

This communication, and any attachment(s) contains information which is confidential and may also be legally privileged. It is intended for the exclusive use of the

recipient(s) to whom it is addressed. If you are not the intended recipient, any disclosure, copying, distribution or action taken or not taken in reliance on it is prohibited and may be unlawful. If you have received this communication in error, please advise the sender by e-mail and then delete the e-mail and any attachments from your system without retaining any copies. As e-mails and any information sent with them may be intercepted, corrupted and/or delayed, SLR does not accept any liability for any errors or omissions in the message or any attachment howsoever caused after transmission or the transmission of any viruses. Messages to and from us may be monitored for reasons of security, to protect our business and to ensure our compliance with legal and regulatory obligations and our internal policies.

Any advice or opinion is provided on the basis that it has been prepared by SLR with reasonable skill, care and diligence, taking account of the manpower, timescales and resources devoted to it by agreement with its Client. It is subject to the terms and conditions of any appointment to which it relates. Parties with whom SLR are in a contractual relationship in relation to the subject of the message should not use or place reliance on any information, advice, recommendations and opinions in the message and any attachment(s) for any purpose.

We take your privacy seriously. For information about how we process your personal data, please see our Global Privacy Notice [here](#).

SLR is committed to the responsible and ethical use of relevant technologies including artificial intelligence (AI). If you have any questions or concerns, please contact us directly.

SLR Consulting Limited. A company incorporated in England and Wales with registered number 03880506 and with its registered office at Third Floor, Summit House, Red Lion Square, Holborn, London, WC1R 4QH.

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

Sent: 10 June 2025 11:25

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 0EG - Flood/EA matters

Morning Dan,

We've worked up some draft wording which I'll copy below, these are the conditions that would be needed to remove part of our objection. We're waiting on completion of the modelling review (which is underway) so we can add detail for flood risk. There will be other standard conditions relating to a LEMP, CEMP, Buffer zones to the Hatchgate and the southern channel within the site. Regarding the crossing, a clear span bridge would be the easiest way to remove our objection, however as we're awaiting modelling we understand there may be a case for culverting of the crossing. If you have any questions let me know.

Condition 1

No development shall take place until a scheme for deculverting and re-naturalising the entire length of the Hatchgate Ditches channel that runs north to south through the western portion of the proposed development site has been submitted to, and agreed in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme.

The scheme shall include:

- Plans showing the route of the deculverted channel;
- A long section of the proposed deculverted channel showing the bed gradient along its length and how the opened channel would tie in with bed levels of the existing open channel at the upstream and downstream ends;
- Cross sections through the opened channel showing bank slopes and any marginal shelf areas in relation to the bed level and water level. The banks shall have some variation in terms of slope in order to avoid creating a trapezoidal channel;

Reasons

We are generally opposed to culverting because it can damage habitats, interrupt wildlife corridors and disrupt river continuity. Article 10 of the Habitats Directive states that wildlife corridor networks should be protected from development, and, where possible, strengthened by or integrated within it. By deculverting and re-naturalising the watercourse through the site, river continuity and the wildlife corridor will be improved.

Condition 2

No development shall take place until a scheme for the design of the road crossing over the deculverted channel of the Hatchgate Ditches has been submitted to, and agreed in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme.

The scheme shall include:

- Detailed drawings showing the location of the proposed crossing in relation to the deculverted channel.
- Detailed cross-section and long section drawings of the proposed crossing, showing this in relation to the newly formed channel and its bed and banks, and showing how wildlife would be able to pass along the channel freely.

Clear-span structures with abutments set back from the bank top have the least impact on watercourses and their associated wildlife corridors, while providing the greatest opportunity for maximum retention and enhancement of those features; this should be the starting point for any bridge design.

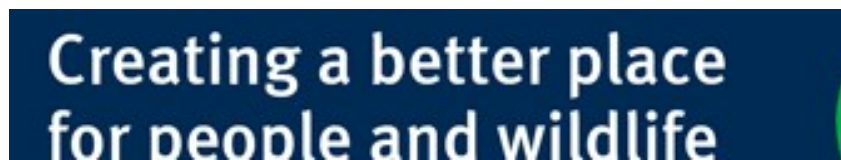
Reasons

We are generally opposed to culverting because it can damage habitats, interrupt wildlife corridors and disrupt river continuity. Article 10 of the Habitats Directive states that wildlife corridor networks should be protected from development, and, where possible, strengthened by or integrated within it. This condition ensures that the design of the crossing over the newly deculverted channel has the least impact on the channel and the wildlife associated with it.

Oliver Murray – Environment Agency

Sustainable Places Planning Advisor | Thames Area

My normal working days are Monday - Friday.



See what the Environment Agency is doing to tackle climate change:
[Environment Agency: reaching net zero by 2030 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/environment-agency-reaching-net-zero-by-2030)



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

Sent: 06 June 2025 09:35

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 OEG - Flood/EA matters

Morning Olly,

Further to your message regarding the de-culverting, we are happy to accept a condition to de-culvert where possible to address that concern.

Would you be able to suggest a draft condition for the team to review?

Thanks for your attention on this, please let us know asap if you need anything else to remove the objection.

Thanks,

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



[Confidentiality Notice and Privacy](#)

This communication, and any attachment(s) contains information which is confidential and may also be legally privileged. It is intended for the exclusive use of the recipient(s) to whom it is addressed. If you are not the intended recipient, any disclosure, copying, distribution or action taken or not taken in reliance on it is prohibited and may be unlawful. If you have received this communication in error, please advise the sender by e-mail and then delete the e-mail and any attachments from your system without retaining any copies. As e-mails and any information sent with them may be intercepted, corrupted and/or delayed, SLR does not accept any liability for any errors or omissions in the message or any attachment howsoever caused after transmission or the transmission of any viruses. Messages to and from us may be monitored for reasons of security, to protect our business and to ensure our compliance with legal and regulatory obligations and our internal policies.

Any advice or opinion is provided on the basis that it has been prepared by SLR with reasonable skill, care and diligence, taking account of the manpower, timescales and resources devoted to it by agreement with its Client. It is subject to the terms and conditions of any appointment to which it relates. Parties with whom SLR are in a contractual relationship in relation to the subject of the message should not use or place reliance on any information, advice, recommendations and opinions in the message and any attachment(s) for any purpose.

We take your privacy seriously. For information about how we process your personal data, please see our Global Privacy Notice [here](#).

SLR is committed to the responsible and ethical use of relevant technologies including artificial intelligence (AI). If you have any questions or concerns, please contact us directly.

SLR Consulting Limited. A company incorporated in England and Wales with registered number 03880506 and with its registered office at Third Floor, Summit House, Red Lion Square, Holborn, London, WC1R 4QH.

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

Sent: 06 June 2025 08:58

To: Robert Walker <robertwalker@slrconsulting.com>; 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 0EG - Flood/EA matters

Morning Rob,

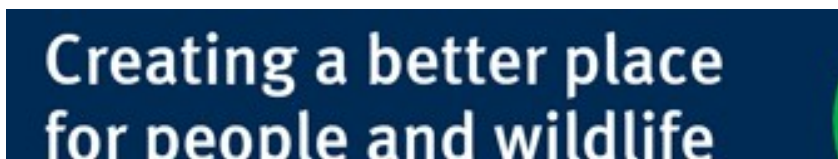
All received, I'll forward that over to the modelling team asap. I'll keep you posted on the progress and get in touch if we need anything else.

Take care, Olly.

Oliver Murray – Environment Agency

Sustainable Places Planning Advisor | Thames Area

My normal working days are Monday - Friday.



See what the Environment Agency is doing to tackle climate change:
[Environment Agency: reaching net zero by 2030 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/environment-agency-reaching-net-zero-by-2030)



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 0EG - 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



Confidentiality Notice and Privacy

This communication, and any attachment(s) contains information which is confidential and may also be legally privileged. It is intended for the exclusive use of the recipient(s) to whom it is addressed. If you are not the intended recipient, any disclosure, copying, distribution or action taken or not taken in reliance on it is prohibited and may be unlawful. If you have received this communication in error, please advise the sender by e-mail and then delete the e-mail and any attachments from your system without retaining any copies. As e-mails and any information sent with them may be intercepted, corrupted and/or delayed, SLR does not accept any liability for any errors or omissions in the message or any attachment howsoever caused after transmission or the transmission of any viruses. Messages to and from us may be monitored for reasons of security, to protect our business and to ensure our compliance with legal and regulatory obligations and our internal policies.

Any advice or opinion is provided on the basis that it has been prepared by SLR with reasonable skill, care and diligence, taking account of the manpower, timescales and resources devoted to it by agreement with its Client. It is subject to the terms and conditions of any appointment to which it relates. Parties with whom SLR are in a contractual relationship in relation to the subject of the message should not use or place reliance on any information, advice, recommendations and opinions in the message and any attachment(s) for any purpose.

We take your privacy seriously. For information about how we process your personal data, please see our Global Privacy Notice [here](#).

SLR is committed to the responsible and ethical use of relevant technologies including artificial intelligence (AI). If you have any questions or concerns, please contact us directly.

SLR Consulting Limited. A company incorporated in England and Wales with registered number 03880506 and with its registered office at Third Floor, Summit House, Red Lion Square, Holborn, London, WC1R 4QH.

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 0EG - 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

My normal working days are Monday - Friday.



See what the Environment Agency is doing to tackle climate change:

[Environment Agency: reaching net zero by 2030 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/environment-agency-reaching-net-zero-by-2030)



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



Confidentiality Notice and Privacy

This communication, and any attachment(s) contains information which is confidential and may also be legally privileged. It is intended for the exclusive use of the recipient(s) to whom it is addressed. If you are not the intended recipient, any disclosure, copying, distribution or action taken or not taken in reliance on it is prohibited and may be unlawful. If you have received this communication in error, please advise the sender by e-mail and then delete the e-mail and any attachments from your system without retaining any copies. As e-mails and any information sent with them may be intercepted, corrupted and/or delayed, SLR does not accept any liability for any errors or omissions in the message or any attachment howsoever caused after transmission or the transmission of any viruses. Messages to and from us may be monitored for reasons of security, to protect our business and to ensure our compliance with legal and regulatory obligations and our internal policies.

Any advice or opinion is provided on the basis that it has been prepared by SLR with reasonable skill, care and diligence, taking account of the manpower, timescales and resources devoted to it by agreement with its Client. It is subject to the terms and conditions of any appointment to which it relates. Parties with whom SLR are in a contractual relationship in relation to the subject of the message should not use or place reliance on any information, advice, recommendations and opinions in the message and any attachment(s) for any purpose.

We take your privacy seriously. For information about how we process your personal data, please see our Global Privacy Notice [here](#).

SLR is committed to the responsible and ethical use of relevant technologies including artificial intelligence (AI). If you have any questions or concerns, please contact us directly.

SLR Consulting Limited. A company incorporated in England and Wales with registered number 03880506 and with its registered office at Third Floor, Summit House, Red Lion Square, Holborn, London, WC1R 4QH.

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

My normal working days are Monday - Friday.



See what the Environment Agency is doing to tackle climate change:
[Environment Agency: reaching net zero by 2030 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/environment-agency-reaching-net-zero-by-2030)



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

SLR Consulting Limited

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



Confidentiality Notice and Privacy

This communication, and any attachment(s) contains information which is confidential and may also be legally privileged. It is intended for the exclusive use of the recipient(s) to whom it is addressed. If you are not the intended recipient, any disclosure, copying, distribution or action taken or not taken in reliance on it is prohibited and may be unlawful. If you have received this communication in error, please advise the sender by e-mail and then delete the e-mail and any attachments from your system without retaining any copies. As e-mails and any information sent with them may be intercepted, corrupted and/or delayed, SLR does not accept any liability for any errors or omissions in the message or any attachment howsoever caused after transmission or the transmission of any viruses. Messages to and from us may be monitored for reasons of security, to protect our business and to ensure our compliance with legal and regulatory obligations and our internal policies.

Any advice or opinion is provided on the basis that it has been prepared by SLR with reasonable skill, care and diligence, taking account of the manpower, timescales and resources devoted to it by agreement with its Client. It is subject to the terms and conditions of any appointment to which it relates. Parties with whom SLR are in a contractual relationship in relation to the subject of the message should not use or place reliance on any information, advice, recommendations and opinions in the message and any attachment(s) for any purpose.

We take your privacy seriously. For information about how we process your personal data, please see our Global Privacy Notice [here](#).

SLR is committed to the responsible and ethical use of relevant technologies including artificial intelligence (AI). If you have any questions or concerns, please contact us directly.

SLR Consulting Limited. A company incorporated in England and Wales with registered number 03880506 and with its registered office at Third Floor, Summit House, Red Lion Square, Holborn, London, WC1R 4QH.

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,

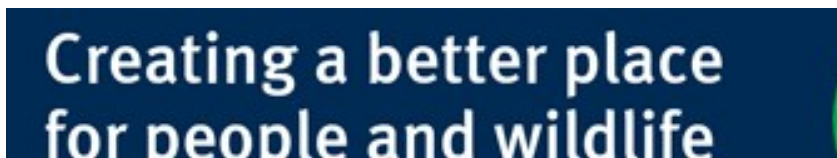
I've spoken to my colleagues about the above and it looks like the culverting is going to be the sticking point as discussed in our March meeting. I understand that there is to be no additional road crossing, is that correct? Do you have any drawings/details of the design for the proposed culverts outside 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

My normal working days are Monday - Friday.



See what the Environment Agency is doing to tackle climate change:

[Environment Agency: reaching net zero by 2030 - GOV.UK \(www.gov.uk\)](https://www.gov.uk)



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.

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.

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.

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.

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.

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.

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.