

Joanna Carter

From: Planning_THM <Planning_THM@environment-agency.gov.uk>
Sent: 22 January 2026 17:58
To: Georgia Athanasia; Joanna Carter
Cc: Terry Seymour; Brian Cafferkey (Guest); Enquiries_THM
Subject: RE: Land North of Reading Road, Arborfield (Application 243099)

WARNING!

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

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Hi Georgia,

Thank you for your email. We appreciate that you are working to resolve our concerns.

Flood model/ product data needs to be requested through our enquiries team at: enquiries_THM@environment-agency.gov.uk (cc'd in). Please be aware that flood models take time to review, taking a minimum of 29 days, however it often takes longer than this. It is also common for models to require amendments, meaning more than one review takes place before it is found satisfactory. This means that it would be very difficult for us to complete a review before the commencement of the Inquiry in March.

To give you a heads up on our position, whilst we welcome that the 2026 FRA now includes the updated Flood Map for Planning, we have concerns that culverting may still be proposed. This is unclear as no plans have been submitted, however hydraulic modelling would not be required for an appropriate clear span bridge, suggesting the appellant is still proposing culverting. We will be requesting that clear span bridges for main river watercourse crossings are considered, rather than culverts, as we only find culverting to be acceptable when it has been demonstrated that there is no reasonable or practicable alternative.

I hope you find the above information useful.

Kind regard

Amy Richardson

Planning Advisor | Sustainable Places | Thames Area

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

Please note, I do not work on Tuesdays.



Latest information on the Environment Agency's new national flood and coastal erosion risk information

We have published new data in the Flood Map For Planning. The flood map includes updated flood zones reflecting existing local models and the new and improved national model, river and sea defended and undefended flood extents and surface water flood risk extents
Information on the all the data we are publishing is available at [Defra Data Services Platform](#)

From: Georgia Athanasia <gathanasia@ardent-ce.co.uk>
Sent: 22 January 2026 08:20
To: Amy Richardson <Amy.Richardson@environment-agency.gov.uk>
Cc: Terry Seymour <terry@i-ep.co.uk>; Brian Cafferkey (Guest) <bcafferkey@ardent-ce.co.uk>
Subject: Land North of Reading Road, Arborfield (Application 243099)

You don't often get email from gathanasia@ardent-ce.co.uk. [Learn why this is important](#)

Hi Amy,

We are looking to address your comments in the attached and would therefore like to request the approved EA's fluvial model for the watercourses in the vicinity of the site. Could you please provide P5, P6 and P7 along with all model run files?

We would appreciate it if this could be issued as soon as possible.

Thanks,
Georgia

ARDENT
CONSULTING ENGINEERS
AN EMPLOYEE OWNED COMPANY

Georgia Athanasia
Project Associate
T 0207 680 4088
M 07939 364954

Please note my current working days are Monday to Thursday

Infrastructure | Transport Planning | Flood Risk | Acoustics | Air Quality

London | Suffolk | Essex | Nottingham | Kent | Bristol | Edinburgh | Manchester | Glasgow
Third Floor | The Hallmark Building | 52-56 Leadenhall Street | London EC3M 5JE

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