

Planning_THM

From: [REDACTED]
Sent: 22 January 2026 21:04
To: Planning_THM; [REDACTED]
Subject: RE: Land North of Reading Road, Arborfield (Application 243099)

Categories: Amy

Afternoon Amy

I thought I would just clarify why we requested the model. As I understand from the Appellant's technical team, a clear span bridge is being proposed and not a culvert. The purpose of securing the model is to look at two things, the flood level and vehicular access arrangements.

Once we run the model, we can set the bridge deck and road levels over the main river.

For vehicle crossings of main river, we need the soffit of the deck of the bridge to be set 600mm above the 1 in 100 year climate change fluvial level or if adopted by the highway authority, 600mm above the 1 in 200 year inclusive of climate change. We also need to look at the bridge abutments and how far we need to set them back or if there are any constraints.

On completion of the above which set's the levels of the bridge crossing the main river, we then need to tie these levels into the existing road levels on Reading Road. This could result in more extensive off site works in term of S278 works by increasing gradients to get over the watercourse. This is all achievable but this work needs to be completed to identify extent of works. See **Figure 1** below, Site Location Plan.

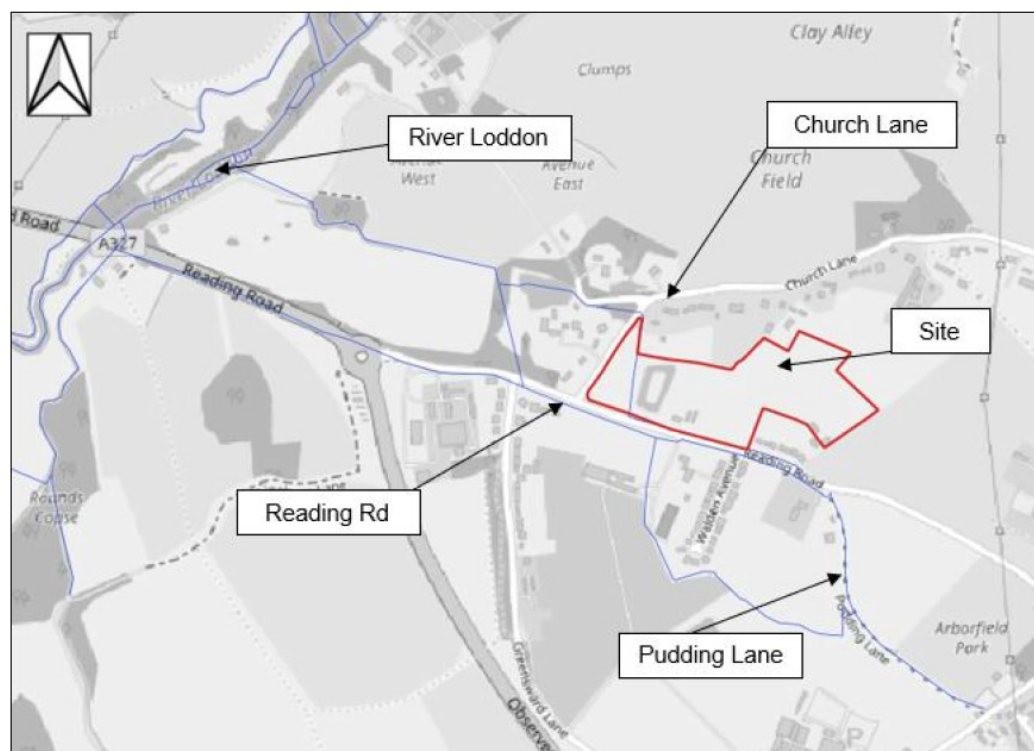


Figure 1: Site Location Plan

Therefore, it is mainly for this reason we require the latest model which will be used to inform the access arrangements and see what options are physically possible.

We would not be submitting a model for approval as part of the Appeal process but more to inform access arrangements.

Therefore, in terms of securing the model can we formally request the model be sent or a link be provided so we can download the model with its associated hydrology etc.

As this is urgent, could this process be expedited and if there is a fee required to do this please let us know? We are happy to drive to the Environment Agency office and pick up the model using an external drive we can provide.

We look forward to hearing back from you or your colleagues at: [REDACTED]

Many thanks in advance.

Regards

[REDACTED]

ARDENT
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

[REDACTED]

[REDACTED]

[REDACTED]

This e-mail is intended for the addressee(s) only. If however you have received this e-mail in error, please delete all copies of it and any attachments, and treat the contents as confidential. We apologise for any inconvenience this may cause. The views and opinions expressed in this e-mail message are those of the author and must not be assumed to be those of the Company. This e-mail has been checked by anti-virus software. The Company accepts no liability for any damages related to receipt of this e-mail, howsoever caused. Ardent Consulting Engineers Ltd is registered in England, Company Number 05463029. Registered Office: Third Floor, The Hallmark Building, 52-56 Leadenhall Street, London EC3M 5JE. © Ardent Consulting Engineers Limited

From: Planning_THM <Planning_THM@environment-agency.gov.uk>

Sent: 22 January 2026 17:58

To: [REDACTED]

Subject: RE: Land North of Reading Road, Arborfield (Application 243099)

[REDACTED]

Hi [REDACTED]

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:

[REDACTED] (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: [REDACTED]
Sent: 22 January 2026 08:20
To: Amy Richardson <Amy.Richardson@environment-agency.gov.uk>
Cc: [REDACTED]
Subject: Land North of Reading Road, Arborfield (Application 243099)

[REDACTED]

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,

[REDACTED]

ARDENT
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

This e-mail is intended for the addressee(s) only. If however you have received this e-mail in error, please delete all copies of it and any attachments, and treat the contents as confidential. We apologise for any inconvenience this may cause. The views and opinions expressed in this e-mail message are those of the author and must not be assumed to be those of the Company. This e-mail has been checked by anti-virus software. The Company accepts no liability for any damages related to receipt of this e-mail, howsoever caused. Ardent Consulting Engineers Ltd is registered in England, Company Number 05463029. Registered Office: Third Floor, The Hallmark Building, 52-56 Leadenhall Street, London EC3M 5JE. © Ardent Consulting Engineers Limited

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.