

Joanna Carter

From: Brigid Taylor <b.taylor@woolfbond.co.uk>
Sent: 05 February 2026 16:43
To: Joanna Carter
Cc: Rodwell St Clair; Planning Appeals; Brian Conlon
Subject: RE: Land North of Reading Road Arborfield APP/X0360/W/25/3371069 (243099) - EA's Statement

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For the attention of
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Councillors

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Rodwell, Joanna

I write in response to the Environment Agency's statement dated 28 January 2026, and in particular the reference in that document to correspondence with Ardent (EA3) on the possibility of using a clear span bridge rather than a culvert at the site access. We wish to clarify that no clear span bridge is proposed as part of this appeal; as per the current plans, the proposals involve the primary access crossing the Main River with culvert beneath. Ardent were seeking EA modelling files in order to explore feasibility of various options in order to address the EA's various recent communications in the course of the appeal process.

Yours sincerely
Brigid Taylor

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Director



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From: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Sent: 29 January 2026 13:51
To: Brigid Taylor <b.taylor@woolfbond.co.uk>
Cc: Rodwell St Clair <rodwell.stclair.2h@planninginspectorate.gov.uk>; Planning Appeals <Planning.Appeals@wokingham.gov.uk>; Brian Conlon <Brian.Conlon@wokingham.gov.uk>
Subject: Land North of Reading Road Arborfield APP/X0360/W/25/3371069 (243099) - EA's Statement

Good afternoon, Brigid,

Please find attached an email from the Environment Agency, together with its Statement and accompanying appendices.

Irrespective of the EA's concerns as outlined in their Statement, the application seeks detailed permission for the access (given that access is not a reserved matter). Therefore, details of the access are required so that, in the event the appeal was allowed, these can be approved by the Inspector.

Kind Regards,

Joanna

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