

Oliver Murray

From: Dan Eddon <dan.eddon@slrconsulting.com>
Sent: 12 June 2025 16:03
To: Oliver Murray; Robert Walker
Cc: Lewis Wrench; Stuart Slatter; Andrew Dannatt; Conor Roberts; Kari Burton; Tim Wall
Subject: RE: APP/X0360/W/25/3364304: Land Between Lodge Road And Tape Lane RG10
OEG - Flood/EA matters
Attachments: drafts of ea culvert condition.docx

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

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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

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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 0EG - 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

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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

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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 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

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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 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

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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

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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 0EG - 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

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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 0EG - 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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