

Oliver Murray

From: Dan Eddon <dan.eddon@slrconsulting.com>
Sent: 11 July 2025 10:59
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: LS6063-T.pdf

Hi Olly,

Thank you for your email and the draft conditions sent without prejudice regarding the proposed deculverting of the Main River. We acknowledge your statement that deculverting modelling would not be required in order to remove your objection.

Following a detailed review of the culvert, we have concluded that there is no technical basis for the scheme to require deculverting of the watercourse. Specifically:

- Our modelling demonstrates that deculverting is not necessary to reduce flood risk to facilitate the construction of the site.
- Environment Agency (EA) flood maps do not indicate that deculverting to reduce flood risk is required for development.
- There are no ecological constraints that would necessitate the removal of the culvert for the scheme to proceed.
- A road can be installed over the existing pipe.

We have traced the culvert's route, which runs along the edge of the field in alignment with existing mapping. Current investigations estimate the cover to be approximately 500mm (subject to further confirmation). Consequently, there is sufficient scope to raise the road surface slightly in order to achieve the minimum cover of 600mm, along with any agreed protective measures. This approach is consistent with the treatment of the Main River culvert beneath Lodge Road. The survey has not uncovered any manholes within the site demise, and shows the pipe connects through to a manhole in Lodge Road.

Therefore, a viable solution exists to permit installation of the access road without adversely impacting flood risk or the main river's route.

While we recognise the EA's internal guidance to deculvert watercourses wherever possible, however this is guidance and not necessary for the technical delivery of the scheme.

In summary, retaining the culvert in its existing form will not increase flood risk, and the scheme satisfies the requirements of the National Planning Policy Framework (NPPF) with respect to flooding.

Any condition related to the deculverting can of course be recommended and presented to the inspector (during the round table discussion on these), and it is his decision to decide whether to impose or not. Without it, flooding clearly does not get worse – in fact, the scheme can be shown to reduce flood risk by restricting surface water flows during extreme. The Inspector will need to be advised if the proposed deculverting, and then subsequent crossing options are conditions that meet the necessary test, which are:

NPPF

56. Local planning authorities should consider whether **otherwise unacceptable development** could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

57: Planning conditions should be kept to a minimum and only imposed where they are **necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects**....

Echoed in the PPG (although cross ref to old framework para)

What should a local planning authority do to ensure that the tests in national policy have been met?

[Paragraph 55](#) of the National Planning Policy Framework makes clear that planning conditions should be kept to a minimum, and only used where they satisfy the following tests:

1. necessary;
2. relevant to planning;
3. relevant to the development to be permitted;
4. enforceable;
5. precise; and
6. reasonable in all other respects.

These are referred to in this guidance as the 6 tests, and each of them need to be satisfied for each condition which an authority intends to apply. See also [guidance on the use of model conditions](#).

Paragraph: 003 Reference ID: 21a-003-20190723

Revision date: 23 07 2019 See [previous version](#)

I look forward to discussing this with you or your colleague while you are on leave.

Thanks

Dan

Dan Eddon

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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

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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

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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

Dan Eddon

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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

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)



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