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From: Andrew Dannatt
(Technical Director, Hydrology)
Company: MacTaggart & Mickel Homes England **SLR Consulting Limited**
cc: Charlotte Parry, Planning
Potential: Dan Eddon, SLR Consulting **Date:** 8 April 2025
RE: Land East of Lodge Road, Hurst: Site Visit & Drainage Review

1.0 Introduction

This Technical Note describes a site visit carried out on 20th March 2025 for the Land East of Lodge Lane, Hurst, site, RG10 0EQ, which was carried for three primary objectives, as follows:

- i. General hydrological walkover.
- ii. Attempt to determine the location of the ditch/culvert near the site access.
- iii. Inspection of the local property subject to Section 19 reporting.

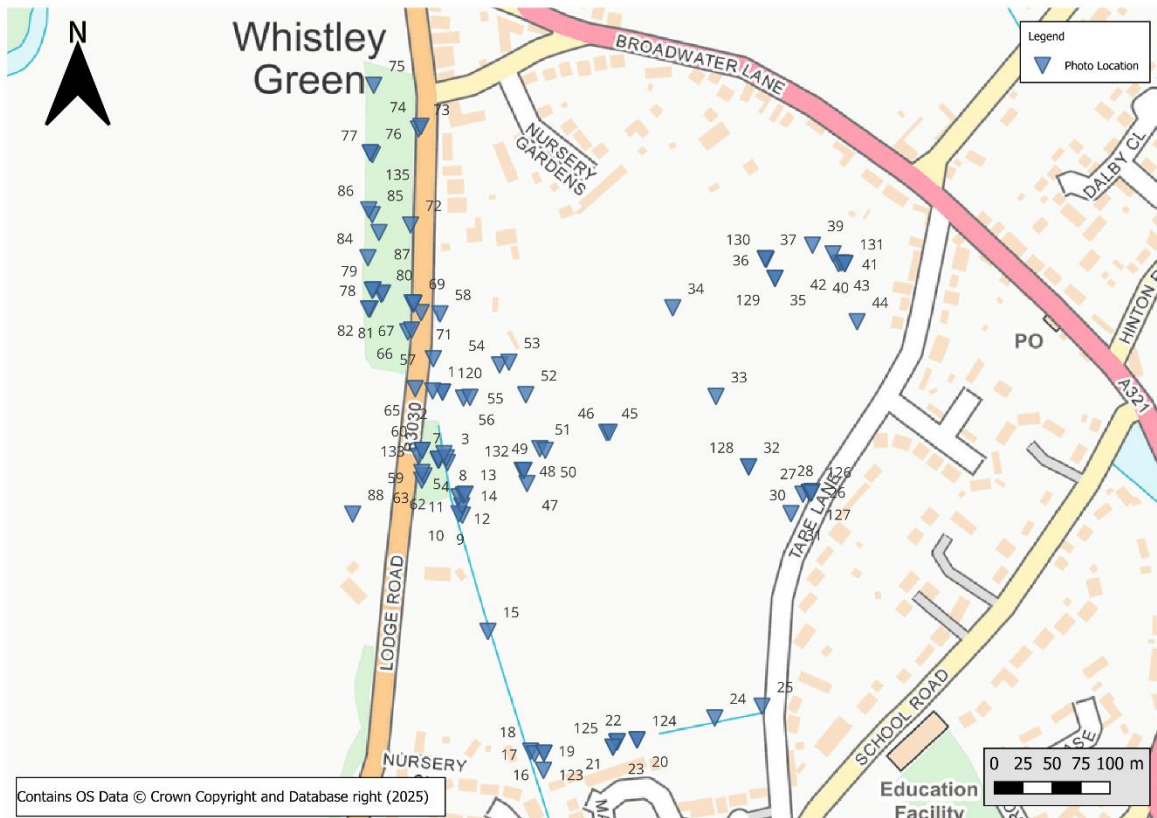
The Environment Agency (EA) have queried the location of the perimeter ditch to the site and have asked the development site design team to confirm the detail of their proposed ditch crossing proposed at the access to the development site.

Wokingham Borough Council (WBC) is the Lead Local Flood Authority (LLFA) who have undertaken formal investigations under Section 19 of the Flood and Water Management Act following flooding on 31 March 2023. Three of the sites impacted by this flood event in the village of Hurst were reviewed as a part of the site visit.

2.0 Site Visit

A site visit was undertaken on Thursday 20th March 2025. On the day of the site visit the weather was dry, and whilst there had not been recent rain, there was evidence of small areas of standing water in hollows around the site. Photographs from the site visit can be found in **Appendix D** with locations found in Figure 1 below.

Figure 1 Development Site Photo Locations



Access to the site was via the existing access gate from Lodge Road (see **Photograph 1**). It was evident that the site has a current use pastureland for grazing horses. The site has a surface water drainage ditch that essentially wraps around the perimeter which links in with a series of other watercourses in the neighbourhood. **Photograph 12** shows the ditch along the western boundary.

There is a 300mm concrete culvert that runs from the base of a large oak tree heading in a north westerly direction seen in **Photograph 4**, towards the site access, and this was traced (approximately) to a manhole on the other side of Lodge Road (see **Photograph 10**). The area upstream of the culvert was clogged with debris and silt, which once cleared started slowly draining from the watercourse into the culvert.

Whilst the culvert was traced to a location in land opposite Lodge Road, it was not possible to confirm the precise location of the outfall into the Main River watercourse (see **Photograph 15**). A search for the outfall into the linear ditch that passes to the north was unsuccessful, despite following all accessible pathways and river access points.

The Hatchgate Ditch was inspected (see **Photograph 2**). The ditch followed the site perimeter, from north to south on the western site edge to the southern site boundary. This element of the ditch is designated as a Main River. There are a small number of field boundary hedges which split the land parcel into separate distinct areas. Towards the southern boundary, the Main River ditch was observed originating outside of the land parcel from the south. A further ditch from the site perimeter is located adjacent to the back of neighbouring properties. A number of these houses appear to have extended their land parcels over the watercourse with platform decking and other structures, perhaps reducing capacity (refer to **Photograph 3**).

Significant vegetation and trees were present along the southern boundary.



Along the northeastern site boundary patches of waterlogged ground were observed (**Photographs 5 & 7**), despite the fine weather on the day of the site visit (**Photograph 8**). This could indicate that groundwater may be relatively high in this area.

There is a series of significant trees along the northern boundary of the land parcel (**Photograph 6 & 11**), with a general flatter topography.

3.0 Particular Features

3.1 Culvert beneath Access

A concrete culvert runs from the location of the large oak tree towards the north west boundary of the development site was inspected (refer to **Photograph 4**). No outlet was found for this culvert on site, however, a deduced pathway for the culvert directly to a manhole (**Photograph 10**) would pass beneath/close to the proposed site access, and pass, with sufficient cover, beneath Lodge Road. Whilst the outfall for the culvert was not located, it is predicted to be at the Main River outfall to the northwest of the development site.

Refer to Appendix B and C for the ditch and culvert alignment drawings respectively.

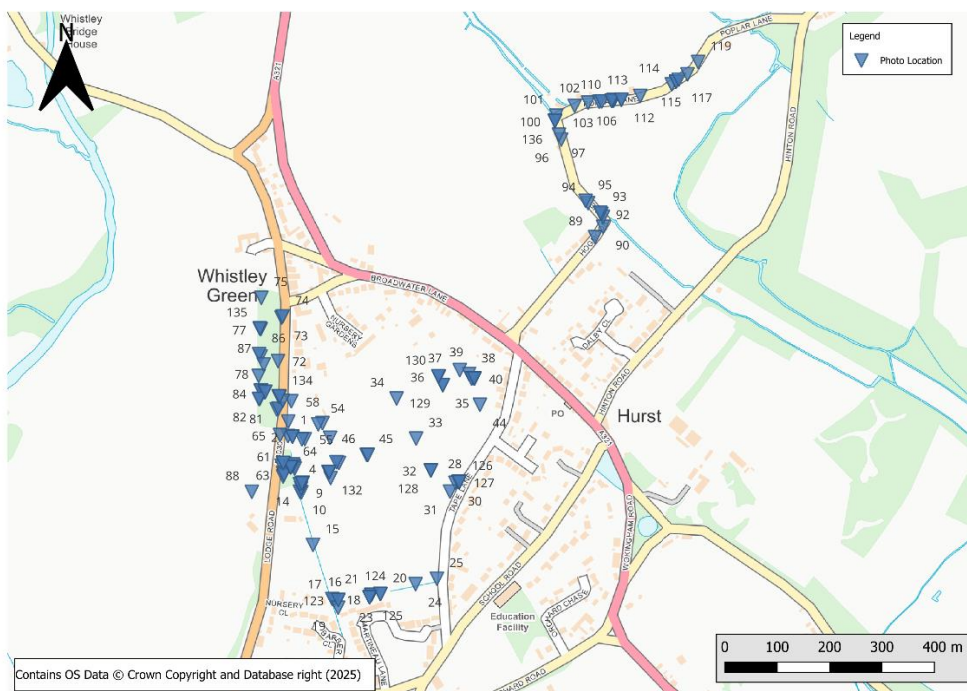
3.2 Southern Boundary Ditch Encroachment

The watercourse along the southern boundary appears to be overgrown at points and borders neighbouring properties. Numerous properties have extended sections and built over the watercourse (refer to **Photograph 3**).

3.3 Section 19 Reporting

A site visit of the Section 19 reporting was requested, and a review of these locations showed that only one (Site 1) was in closer proximity to the development site. Refer to Figure 2 for the proximity of the sites. The other two sites were more distant, and whilst these were visited, no further detail was deemed necessary, as they were not deemed to be in hydraulic connectivity.

Figure 2 Proximity of Section 19 Site 1 to the Development Site



3.3.1 Site 1

One of the flooded properties outlined in the Section 19 report produced by JBA Consulting was visited, which was at the closest proximity from the development site. This was noted in the Section 19 report as being at the junction of Hogmoor and Poplar Lane lying 0.47km northeast of the site. The site had open roadway ditches that generally drained the highway, with locally flat topography.

Aerial imagery for the site visit suggests that while this flat topography should be noted as a risk for the site, flooding due to proximity to the development is unlikely. This area was observed to be relatively flat with drainage systems easily accessible and open to overflowing on to the road with little attenuation storage available (refer to **Photograph 13, 14 and 16** at locations shown in Figure 3).

Figure 3 Site 1 Photo Locations



There is notable distance between the sites and barriers such as ditches, houses and open areas of land. While the Section 19 section report site is indicative of the potential nature and type of flooding that can occur in this area, it is considered that with a sufficient surface water drainage scheme for the development site including provision for attenuation and maintenance, there is a low risk of flooding of this type at the development site.

3.3.2 Sites 2 and 3

The other two sites noted in the Section 19 reporting were visited, however, the sites were greater than 1km distance from the proposed development site. The flood mechanism of the reported incidents of flooding in March 2023 were as that experienced at Site 1.

The sites were deemed not to be in hydraulic connectivity with the development site and are considered not to be relevant to the outcome of this assessment.



4.0 Summary of Findings

This report provides a summary of a site visit in March 2025 to inspect the current infrastructure, watercourses and drainage on the proposed development site, east of Lodge Road, Hurst.

The key findings from the site visit were:

- Generally, the development site was very flat and there was a series of small, ponded areas in hollows across the site, despite the fine weather on the day of the site visit. It is likely that groundwater is relatively high in this area.
- There is a 300mm concrete culvert that runs from a large oak tree in a northwest direction, towards the site access, and this was traced to a manhole on the western side of Lodge Road. The culvert entrance was observed to be occluded with silt and debris.
- Whilst it was not possible to confirm the precise outfall of the Main River culvert discharge, an assessment has been made to locate the culvert outlet, which corresponds to the location adopted in the Hydraulic model.
- Land north of the site has identified that the Main River is connected to the River Loddon northwest of the site.
- Towards the south of the site the Main River ditch receives flow from the south of the land parcel. A further ditch on the southern boundary receives flow from the rear of the adjacent residential houses.
- A number of the houses have extended their plots over the watercourse with platforms and decking along the southern boundary.
- A series of significant trees run along the northern boundary of the land parcel.
- All sites identified in the Wokingham Borough Council Section 19 report are a significant distance (all over 500m) from the development site. Land to the northeast of the development site at the junction of Hogmoor and Poplar Lane is indicative of the potential nature and type of flooding that can occur in this general area; however, it is considered that with a sufficient surface water drainage scheme for the development site there is a low risk of flooding of this type at the development site.

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[Appendix A Site Sketches](#)

[Appendix B Ditch Direction](#)

[Appendix C Culvert Map](#)

[Appendix D Site Visit Photographs](#)

