

Date: 28 May 2026
Application: 261274



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Highways,

PD Demolition Consultation

Application Number: 261274

Applicant: The Owner and/or Occupier

Site Address: Arborfield Sewage Treatment Works (STW), Arborfield, Wokingham, RG2 9JE

Parish: Arborfield and Newland

Grid Reference: Easting - 476878, Northing - 167372

Type of Development:

Proposal: Prior approval submission for demolition of 1 no. single storey pumping station building and 1 no. single storey R&D building.

Case Officer: Kieran Neumann

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 261274. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **18 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec JD		
Service	WBC Highways	App No:	261274
Address:	Arborfield Sewage Treatment Works (STW), Arborfield, Wokingham, RG2 9JE.		
Proposal:	Prior approval submission for demolition of 1 no. single storey pumping station building and 1 no. single storey R&D building.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

General

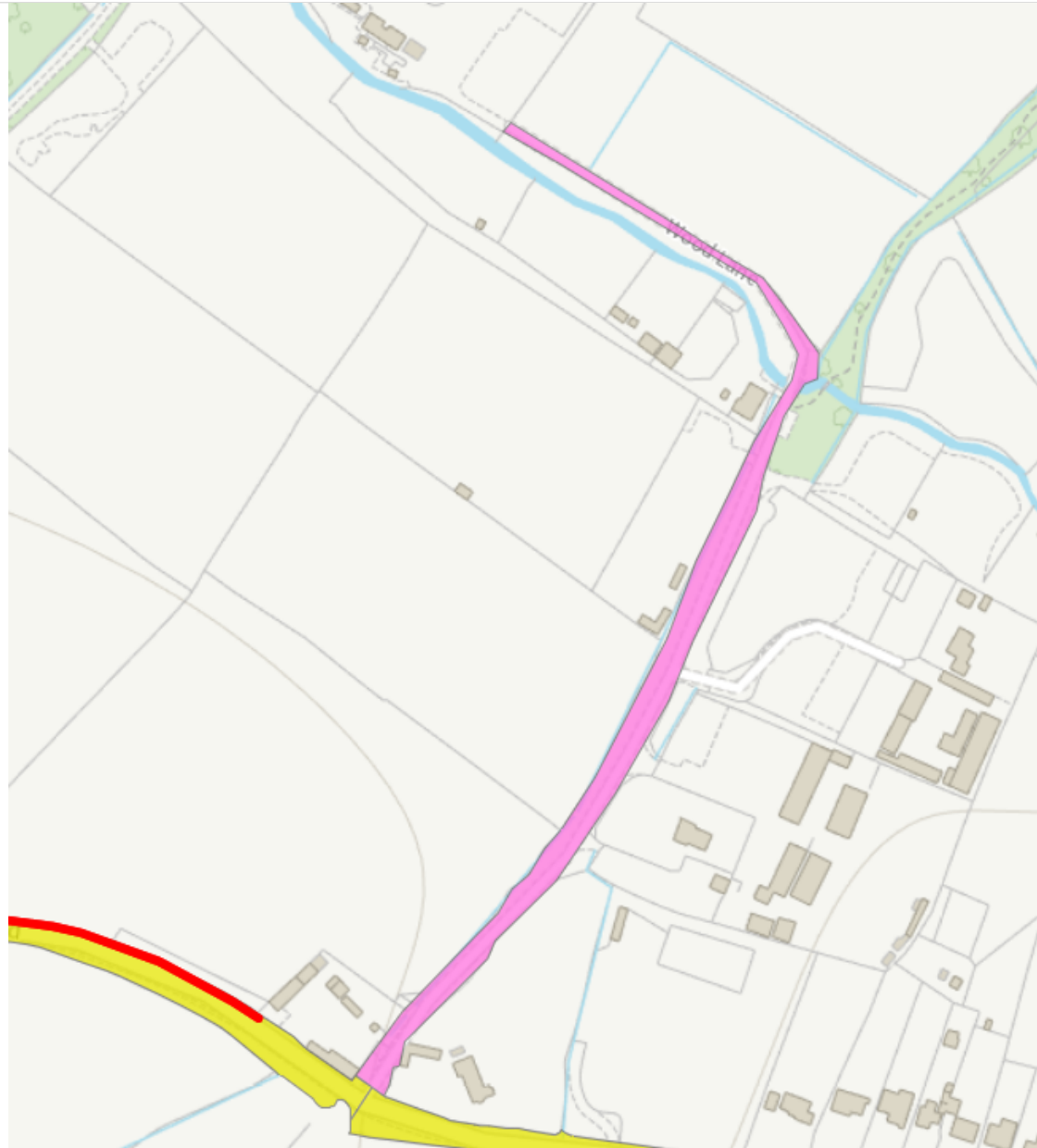
The application is a Prior Approval submission to demolish two redundant buildings at Arborfield Sewage Treatment Works. One building is a single storey brick sludge pumping station, and the other is a single storey brick R&D building.

The key highways considerations for prior approval demolition are method of demolition and any proposed restoration of the site.

Several documents have been reviewed, and the LHA require additional information to be provided by the applicant, as set out below.

Access

It is understood that access to the site will be provided via Wood Lane. This is classed as a private road. The current red line boundary doesn't extend to the public highway. Application red lines are required to include all land required for access (<https://www.gov.uk/guidance/making-an-application>). This will need to be updated to show connection to the public highway as indicated on the plan below.



Public Right of Way ARBO10 routes along part of Wood Lane, with users, including pedestrian and equestrians, in the carriageway for a length of approximately 400m.

Highways recommend that a Public Rights of Way plan is prepared and this will be secured by condition. This will consider the following elements:

- Construction Traffic Route
- Traffic Marshalls
- Driver Instructions
- Signage Strategy
- Maintenance of Route

Trip Generation

The Demolition Statement states that offsite traffic movements associated with the works are anticipated to be minimal. Highways considers that the proposed demolition will have a negligible impact on the local highway network.

Demolition Traffic Management Plan

Highways recommend that a Demolition Traffic Management Plan is prepared and this will be secured by condition. This will consider the following elements:

- Access (Including information regarding banksman)
- Hours of operation
- Demolition traffic routing
- Information on types of vehicles used and swept path analysis demonstrating that vehicles can safely enter and exit the site in forward gear
- On site parking
- Pedestrian & Public Highway Protection
- Wheel Washing and Dust Control

Conditions & Reasons (if required)

DEMOLITION TRAFFIC MANAGEMENT PLAN

No development shall take place, including any works of demolition, until a Demolition Traffic Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and/or materials,
- iii) storage of plant and materials during demolition,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during demolition,
- vii) a scheme for recycling/disposing of waste resulting from demolition works.

Reason:

In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

PUBLIC RIGHTS OF WAY PLAN

No development shall commence on site until details of how Public Rights of

Way on site (ARBO10) will be managed and maintained during the operation of the development. These public rights of way shall be restored to their pre-construction condition as a minimum standard.

Date:	12/06/2026	Signed:	JD
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