

Date: 22 May 2026
Application: 261220



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

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Dear WBC Ecology Newts,

Screening opinion Consultation

Application Number: 261220

Applicant: Thames Water Utilities Ltd

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

Parish: Arborfield and Newland

Grid Reference: Easting - 476875, Northing - 167372

Type of Development:

Proposal: Screening Opinion application for an Environmental Impact Assessment for proposed notification of demolition works to be undertaken under Permitted Development (2015) rights at Arborfield Sewage Treatment Works (STW).

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 261220. 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 **5 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Berkshire District Licensing Officer
Service	WBC Ecology Newts
App No:	261220
Address:	Arborfield Sewage Treatment Works (STW), Arborfield, Wokingham, RG2 9JE.
Proposal:	Screening Opinion application for an Environmental Impact Assessment for proposed notification of demolition works to be undertaken under Permitted Development (2015) rights at Arborfield Sewage Treatment Works (STW).
Type of Development:	
Site Visit Made:	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

Recommendations

Whilst we have no comments regarding the need for a full EIA, we are providing comments to inform any future application at this site. As part of any future application, it is recommended that a Non-Licensed Method Statement (NLMS) strategy document for great crested newts (GCN) is completed by a suitably qualified ecologist.

Reason: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF Chapter 15, Circular 06/2005.

Alternatively, if the applicant would like to pursue a risk-free approach, a district licence may be acquired.

Comments

- The development falls within the green impact risk zone for great crested newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the green impact zone, there is moderately suitable habitat and a chance of great crested newt presence.

- There are two ponds within 500m of the development proposal.
- There are positive GCN records in the wider landscape.
- There is connectivity to and around the site in the form of hedgerows and woodland parcels that could facilitate GCN movement and dispersal.

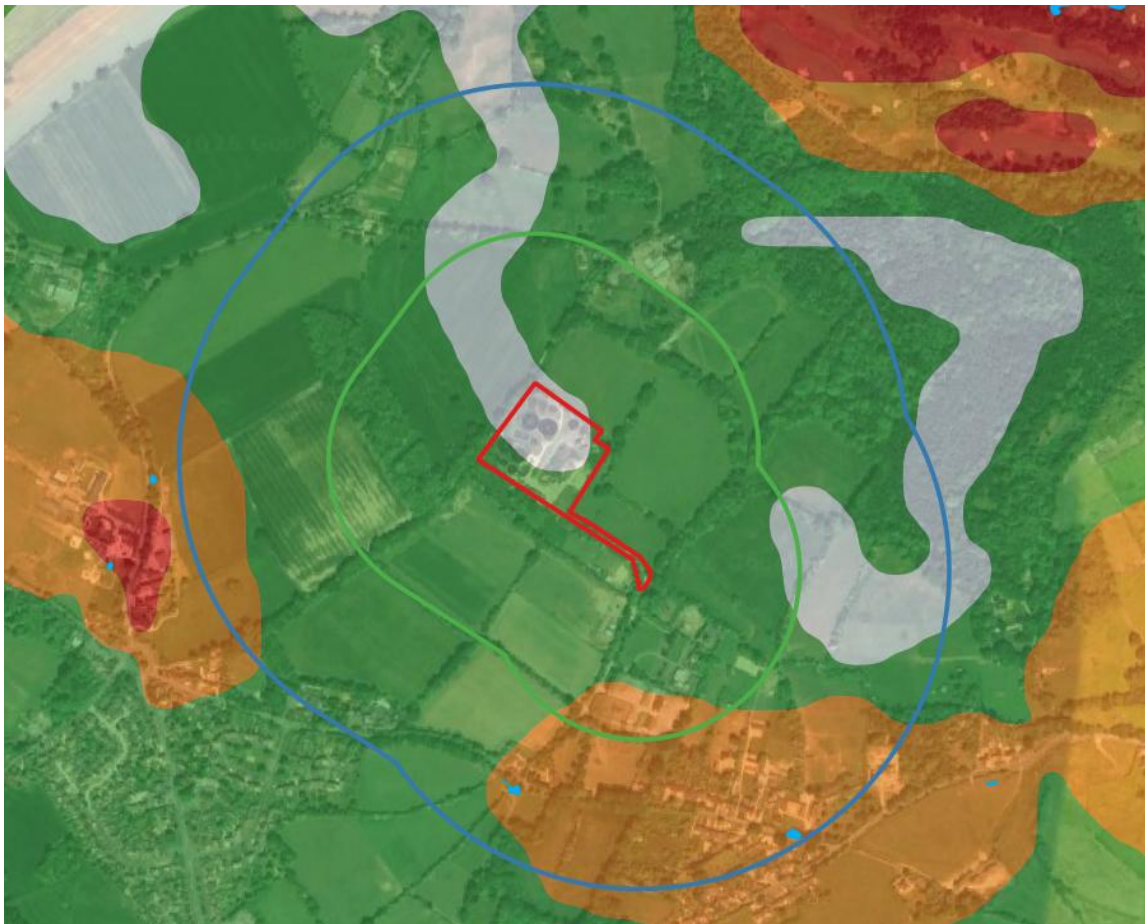


Figure above: Outline of the site (Red) in the context of the surrounding landscape, including the Impact Risk Zones for great crested newts. Ponds are shown in light blue. A 250m buffer is shown around the site in green and a 500m buffer in blue. Contains public sector information licensed under the Open Government Licence v3.0.

Conclusions and Recommendations

Protected species are a material consideration in the planning process and it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted (ODPM, 2005/06).

Therefore, as part of any future application, it is recommended that a Non-Licensed Method Statement strategy document is provided to mitigate possible impacts to GCN from development on this site.

Alternatively, the applicant may wish to join Wokingham Borough Council's District Licence. Please note that NatureSpace can be contacted at any time for a quote to enter the District Licensing scheme. More details on the District Licensing Scheme operated by the council can be found at www.naturespaceuk.com.

Conditions & Reasons (if required)			
Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.			
Date:	04/06/2026	Signed:	NatureSpace