



Our Ref: 784-B079688

Wokingham Borough Council
Civis Offices,
Shute End,
RG40 1BN

Issued via email:
planning@wokingham.gov.uk

18 May 2026

RE: EIA Screening Opinion request and informal notification of demolition works to be undertaken under permitted development rights at Arborfield Sewage Treatment Works (STW), Wood Lane, Arborfield, Wokingham, RG2 9JE

Dear Sir/Madam,

I write on behalf of Thames Water Utilities Ltd who are the Statutory Sewerage Undertaker for Wokingham Borough in relation to a proposed demolition works at their Arborfield Sewage Treatment Works in Arborfield, Wokingham.

I am writing on behalf of Thames Water Utilities Limited to:

1. Request an Environmental Impact Assessment (EIA) Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended 2018) ('the EIA Regulations'). This request relates to the proposed demolition works at Arborfield Sewage Treatment Works (STW), Wood Lane, Arborfield, Wokingham RG41 4TS ('the Site'). This EIA Screening request is for separate demolition works which is being submitted in advance of a future upgrade to the STW which will be subject to a separate planning submission.

In accordance with Regulation 6(2) of the EIA Regulations, this letter (and enclosures) provides:

- A plan sufficient to identify the land (see Section 2, Enclosure 1 and Enclosure 2);

- A description of the Proposed Development (see Section 3 and Enclosure 3); and
 - A description of environmental aspects likely to be affected by the Proposed Development (see Section 6).
2. Give the Council informal notification of proposed demolition of tanks, plant and machinery at Arborfield STW under their permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (Schedule 2, Part 13, Class B) for statutory undertakers. A separate Prior Approval application will be submitted for the necessary building demolition.

1. Background and Need

The Site comprises an existing, operational STW that requires separate demolition works in the eastern part of the site, as shown in Enclosure 3.

The existing buildings, tanks, plant and machinery to be removed are redundant assets that are no longer needed for the existing operations. Additionally, the demolition works are proposed to provide additional space to the plant and facilitate future upgrades to accommodate growth in the catchment. As the growth upgrades are a different project, they will be subject to a separate planning submission.

The demolition of buildings falls within the definition of development under the Town and Country Planning Act 1990, and the European Court of Justice has confirmed that demolition works may be subject to EIA. Therefore, the proposed works are hereafter referred to as 'the Proposed Development'. As the proposed demolition works constitute an alteration to an existing STW, and the area exceeds 1,000 square metres in area, it is classified as Schedule 2 development under the EIA Regulations (Category 13b: Changes and extensions of authorised or executed developments falling within Schedule 2). A Screening Opinion should therefore be sought to confirm that the proposed works do not constitute EIA development so that permitted development rights can be utilised. More information about the screening process is provided in Table 1.

2. Location, Site and Surroundings

The Site is located immediate to the north of Wood Lane, east of Coombes Lane, and c.3 km to the south of Reading. It is specifically located between Arborfield Cross and Barkham. Arborfield Cross is c.750 m to the south-west, while Barkham lies c.1.3 km to the east. The UK grid reference is SU 76863 67427 (Easting 476863, Northing 167427) and its approximate post code is RG2 9JE. A figure of the location of the Site is in Enclosure 1.

The Site comprises an operational STW covering an area of c.2.44 hectares (5.93 acres), which treats an existing PE of c.9,670. It can be accessed from the south-west through Wood Lane. It is predominantly flat with a topography of 54 m above ordnance datum (AOD).

The infrastructure within the Site currently includes infrastructure such as inlet works and inlet screens, primary settlement tanks, biological filter tanks, chambers, disused sludge drying beds, chemical dosing plant, sludge holding tanks, sludge pumping station, humus tanks, storm overflow pipework, storm holding tank, storm return pumping station, wash water returns pumping station and access gate. A figure of the Site Layout Plan is in Enclosure 2.

The Site is generally bordered by vegetation and open fields beyond. Barkham Brook forms the south-eastern boundary of the Site.

There are some Public Rights of Way (PRoW) located in close proximity to the Site, with the closest being as follows:

- A byway/greenway (PathRef: 9), which runs along Cole Lane immediately to the north of the Site;
- A footpath (PathRef: 4), located c.240 m to the south-east of the Site; and
- A byway (PathRef: 10), which extends from School Road along Wood Lane and connects with Cole Lane c.140m to the north of the Site.

The Site is located c.60.3 m to the east of Hazeltons woodland copse and c.320 m to the west of The Coombes woodlands, both of which are deciduous Ancient and Semi-natural Woodland habitats.

There are no National Landscapes within a distance of 10km from the Site, which the closest being Chilterns located 11 km to the north and east.

No Special Protection Areas (SPAs), Special Areas of Conservation (SACs) or Ramsar sites were identified within 2 km of the Site. The Site lies within the Longmoor Bog Sites of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ), which is located c.1.82 km to the south-east.

There are no Historic Statutory sites in close proximity to the Site, including Schedule Monument, World Heritage Sites and Listed buildings. The closest one is the Langleypond Farmhouse Grade II Listed Building (ref: 1118117) located c.450 m to the south of the Site. Additionally, there are two Conservation Areas within 2km of the Site. Arborfield Cross Conservation Area is located c.600m to the west, while Sindlesham Conservation Area lies c.1.7km to the north.

Based on current flood risk data, the Site is mostly located within Flood Zone 1, which has less than 0.1% (1 in 1,000) annual probability of river or sea flooding. However, the southern boundary of the Site, adjacent to the Barkham Brook, is identified as being within Flood Zone 2 (medium risk of flooding) and 3 (high risk of flooding). In addition, there are some areas to the south, east and centre of the Site with a probability of surface water flooding from low to high risk.

The Site is not on or within 250 m of a source protection zone (SPZ).

The Site is within Barkham Brook Nitrate Vulnerable Zone (NVZ).

The nearest residential properties are c.200 m north from the Site. Other receptors within 500 m from the Site include residential properties off School Road, farms, shops, agricultural buildings, and The Coombes primary school c.460 m to the south-west of the Site.

3. Proposed Development

As previously mentioned, the Proposed Development is for demolition works at the Site, which will be confined within the eastern area of the Site.

It is anticipated that this scope of works will commence by the end of May 2026 and will be of short duration, likely involving only a few months of work.

The following activities addressed by this EIA Screening Report will be undertaken:

- Demolition works of the area shown in Enclosure 3, including the demolition of two redundant buildings, tanks, plant and machinery. The buildings above 50 cubic meters are subject to a separate Prior Approval application;
- Site clearance, such as removing vegetation and debris in the area; and
- Earthworks, including excavation and ground levelling.

The following buildings and plant/structures shown in Enclosure 2 will be removed:

- Disused sludge pumping station building and access stairs (requiring Prior Approval);
- Disused sludge drying beds;
- Chemical dosing area;
- R&D area;
- R&D welfare area;
- Concrete structure inside R&D compound; and
- R&D workshop building (requiring Prior Approval).

Structures containing metalwork will be dismantled as the initial stage, followed by the breaking up and off-site removal of the remaining blockwork and concrete materials using equipment such as excavators. For example, the disused sludge pumping station and access stairs will be removed using an excavator fitted with a muncher attachment, whereas the disused sludge drying beds will be demolished using an excavator fitted with a breaker attachment.

The muncher attachment provides a low impact demolition method that minimises noise and vibration and will be used to 'nibble' concrete beams, slabs and columns in situ, reducing them to manageable rubble. In contrast, the breaker attachment will be used to break the concrete walls and slabs in situ into smaller pieces.

Any reinforcement or structural elements within the structures listed above will be cut using handheld equipment as required.

Materials generated through the demolition works will either be retained on site for future reuse within the Site or segregated and removed off site where applicable.

More information about the description of buildings to be demolished and the methods to be used can be found in the Demolition Statement: Redundant Buildings at Arborfield Sewage Treatment Works documents prepared by MWP in April 2026.

Following demolition, excavation and general earthworks will be undertaken to facilitate the future infrastructure project to be proposed in a separate planning application.

These activities are anticipated to be undertaken during standard working hours (i.e. 7:00–19:00) on weekdays, with weekend working avoided where practicable. Where necessary, limited working may be undertaken on Saturdays between 09:00–13:00. No demolition works are proposed on Sundays or public/bank holidays.

Traffic routes, equipment, and working methods will be selected to be appropriate for the existing site access, with due consideration given to nearby sensitive receptors. This approach will mitigate potential environmental impacts associated with traffic movements, noise and air quality.

In accordance with standard best practice, a Construction Environmental Management Plan (CEMP)/Demolition Management Plan (DMP) will be prepared and implemented for the Proposed Development. The CEMP/DMP will set out appropriate environmental management and mitigation measures to control and minimise potential environmental impacts arising from the works, including pollution prevention and spill response, protection of ecological features, control of noise levels, consideration of the community and other sensitive receptors.

The existing site access will remain unchanged and will be used to serve the Proposed Development.

The Proposed Development will all be undertaken on Thames Water's operational land associated with the Site.

The Proposed Development will be the subject of Thames Waters environmental assurance processes helping to ensure that the works accord with the *'Water Industry Act 1991 Code of Practice on Conservation, Access and Recreation: Guidance for the Environment Agency and Water and Sewerage Undertakers'* (the Code of Practice).

4. Permitted Development Rights

The demolition of 'buildings' above 50 cubic metres are permitted development under Class B of the General Permitted Development Order (GPDO) subject to a number of conditions. Condition (b) sets out that the developer must, before beginning the development, apply to

the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site. The application must be accompanied by a written description of the proposed development, a statement that a site notice has been posted and any fee required to be paid.

In compliance with Class B of the GPDO, Thames Water will seek prior approval from Wokingham Borough Council in advance of the demolition of any buildings above 50 cubic metres. In terms of the future STW upgrade works referenced at 1.1., this stage of work will be subject to a subsequent review against Schedule 2, Part 13, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO) relating to Statutory Sewerage Undertakings. Thames Water will notify Wokingham Borough Council of any proposed upgrade works to be carried out under the relevant specific permitted development rights.

As the proposed demolition of all other plant and structures, does not meet the definition for development under the Town and Country Planning act 1990, Section 55, then these demolition works are permitted without the need for planning permission or prior approval.

5. EIA Screening Methodology

Article 3, paragraph 10 of the GPDO refers to the EIA Regulations. It stipulates that any development which is determined to be EIA Development under the EIA Regulations cannot benefit from permitted development rights under the GPDO.

It is considered that the Proposed Development does not constitute EIA development, as no significant environmental effects have been identified (see below for further information). An EIA Screening Opinion is requested from Wokingham Borough Council to confirm this under Regulation 6 of the EIA Regulations.

To determine if an EIA is required for the Proposed Development, a sequential screening test in accordance with the EIA Regulations has been applied as summarised in Table 2.

- Schedule 1 of the EIA Regulations sets out those developments for which an EIA is mandatory;
- Schedule 2 of the EIA Regulations lists those developments which will require an EIA if it is likely to have a significant effect on the environment due to its size, nature and / or location; and
- Schedule 3 of the EIA Regulations provides details of the selection criteria for screening Schedule 2 developments.

Although not all of the criteria will be relevant in every case; three broad criteria are identified which should be considered:

- The characteristics of the development (e.g. its size, cumulation with other development, use of natural resources, production of waste, pollution and nuisance, and the risk of accidents);
- The location of the development (e.g. existing land use, capacity of the natural environment to absorb further development, environmental sensitivity of the location); and
- The characteristics of the potential impact (e.g. its magnitude, probability and duration, frequency and reversibility).

In general, EIA will be needed for Schedule 2 developments in three scenarios:

- For major developments which are of more than local importance;
- For developments which are proposed for particularly environmentally sensitive or vulnerable locations; and
- For developments with unusually complex and potentially hazardous environmental effects.

The national Planning Practice Guidance (PPG) provides guidance on EIA and sets out at Paragraph: 018 Reference ID: 4-018-20140306 stating that:

“When screening Schedule 2 projects, the local planning authority must take account of the selection criteria in Schedule 3 of the Regulations. Not all of the criteria will be relevant in every case. Each case should be considered on its own merits in a balanced way. [...] Only a very small proportion of Schedule 2 development will require an assessment. [...]”

Table 2: EIA Sequential Screening Test for the Proposed Development

Step	Yes/No	Comments
1. Is the Proposed Development described in Schedule 1 of the EIA Regulations?	No	The Proposed Development is not described as a Schedule 1 development. The Proposed Development is for demolition of buildings, tanks, plant and machinery within the Site, which are confirmed to be a type of development that could be subject to EIA according to the European Court of Justice. These types of development fall within Schedule 2, as described below.
2. Is the Proposed Development described in Schedule 2 of the EIA Regulations?	Yes	The Proposed Development falls under Schedule 2, category 13b (i.e., Changes and extensions of authorised or executed developments) as it is for demolition works

		proposed to provide additional space to the plant and facilitate the future expansion and reconfiguration of the Site.
3. Does the Proposed Development meet any of the relevant thresholds and criteria of Schedule 2?	Yes	The applicable threshold and criteria to be considered when determining if the proposal falls within Schedule 2 is defined as follows, either: i. The development as changed or extended may have significant adverse effects on the environment; or ii. The area of development exceeds 1,000 square metres. While no significant adverse effects on the environment are anticipated from the Proposed Development (see Section 6), the area of the Proposed Development (i.e., demolition works) is over the threshold of 1,000 square meters.
4. Is it a 'sensitive area'?	No	No sensitive areas were identified within a distance of 2 km apart from Longmoor Bog SSSI, which is located c.1.82 km to the south-east.
5. Taking account of the selection criteria in Schedule 3 is the development likely to have significant effects on the environment?	No	Characteristics of Development The Proposed Development comprises demolition works of redundant buildings, tanks, plant and machinery. These works are required to provide more space to the Site and allow for more efficient use of available space to facilitate the future reconfiguration of the Site. Mitigation measures will be implemented to make sure there are no significant effects. Location of the Development The Proposed Development will be located entirely within the existing Site (Arborfield STW) and retained operational land.

		Types and Characteristics of Potential Impacts The Proposed Development is not expected to result in any significant effects. Any impacts during the demolition works will be managed in accordance with a CEMP/DMP. This is further discussed in Section 3.
6. Is the Proposed Development likely to have a significant environmental effect?	No	The proposed demolition works are expected to be small in scale and with recommended mitigation, there will be no significant effects.

6. EIA Screening

6.1. Air Quality

Baseline

The Site is not located within an Air Quality Management Area (AQMA). The closest AQMAs is c.5km to the north-west in Whitley, Reading.

The nearest receptors are:

- Users of nearby PRowS, as described in Section 2;
- Residential properties located c.200 m north from the Site;
- Residential properties off School Road, farms, shops, agricultural buildings within 500 m around the Site; and
- The Coombes primary school c.460 m to the south-west.

These receptors are also relevant to noise, odour, and landscape and visual.

Potential Effects

The Proposed Development has the potential to generate dust from vehicle movements to and from the Site, the use of excavators, and the transportation of spoil associated with activities such as demolition, site clearance, and earthworks.

Appropriate mitigation outlined in the CEMP/DMP will be implemented, such as dampening down or covering of debris, turning off vehicles when not in use, and the undertaking of maintenance of machinery in accordance with manufacturers guidelines.

With the implementation of these mitigation measures, any impacts are likely to be **no worse than minor** and **temporary**. Therefore, **not significant** effects are anticipated.

6.2. Ecology

Baseline

There are no statutory ecological designations in close proximity to the Site. The nearest statutory designation is Longmoor Bog SSSI, located c.1.82 km to the south-east. The Site lies within this SSSI's IRZ.

There are two Habitats of Principal Importance in the vicinity of the Site, including the Hazeltons woodland copse and The Coombes deciduous Ancient and Semi-natural woodlands. These are located c.60.3 m to the west and c.320 m to the east, respectively.

According to the Preliminary Ecological Appraisal Report (PEA) produced by Mott Macdonald in November 2025, the Site consist mostly of developed land and modified grass. Some other habitats, including neutral grassland, bramble scrub and mixed scrub are present on site.

The area surrounding the Site is largely open fields with some woodland habitats nearby.

The site and its surrounding habitats have the potential to support protected and notable species, including birds, hazel dormouse, hedgehog, otter, bats, badger, great crested newt, reptiles and common toad.

Potential Effects

According to the PEA, two buildings to be demolished have moderate and high potential for bats roosting. Therefore, a Preliminary Roost Assessment will be required to inform to determine the presence or likely absence of roosting bats.

According to the Arboricultural Constraints Report produced by Mott Macdonald in November 2025, the Site principally contains trees classified as Category A and C. No trees have been identified within the demolition area; therefore, no tree removal is required as part of the proposed works. The report also identifies the Root Protection Areas (RPAs), which will not be disturbed.

Some vegetation removal may be required for the improvement works, mostly expected to be modified grassland. Despite this, no deterioration of biodiversity on site is expected and, therefore, BNG maintained.

Appropriate mitigation measures will be set out in the CEMP/DMP to avoid and reduce any potential adverse effect in ecological receptors that the works may cause, such as light and noise disturbance. Other mitigation measures will be followed in line with the Arboricultural and PEA reports.

With the implementation of these mitigation measures, any impacts are likely to be **no worse than minor** and **not significant**.

6.3. Historic and Archaeological Environment

Baseline

There are no historic designations on, or within 500m from the Site. There is only one grade II listed within this distance known as Langleypond Farmhouse (ref: 1118117) located c.450 m to the south of the Site. Arborfield Cross Conservation Area is located c.600m to the west, while Sindlesham Conservation Area lies c.1.7km to the north.

The Proposed Development will be located within the Site boundaries, which comprise an existing operational STW. As explained before, habitats within the Site are predominantly classified by the PEA as developed land and modified grass. As such, the ground has been previously disturbed during the construction of the existing STW infrastructure, some of which are now proposed for demolition. These buildings are listed in Section 3.1 above.

Potential Effects

Due to the topography of the Site and existing visual screening from vegetation, there is a low degree of intervisibility between the Site and its surroundings. Therefore, the Proposed Development is not expected to have adverse significant effects to historical assets (i.e., listed buildings). In addition, previously geophysical surveys have confirmed low potential of archaeological assets on site.

Some level of excavation is anticipated where required for the removal of overburden. However, since the Site has been previously disturbed, the presence of archaeological assets is deemed very low.

If any unexpected archaeological features are encountered, the works will cease until necessary mitigation measures have been set out and agreed with the county archaeologist. This process will be outlined within the CEMP/DMP.

With the implementation of these mitigation measures, any impacts are likely to be **no worse than minor** and **not significant**.

6.4. Land Quality and Waste

Baseline

A Geotechnical and Geo-Environmental Desk Study Report has been produced by AtkinsRéalis in November 2023. This document indicates the presence of Made Ground on-site most likely associated with the historical and current uses of the Site. The superficial deposits in the southern and eastern boundaries of the site have been reported as Alluvium – Clay, Silt, Sand and Gravel, and the bedrock as Weathered London Clay Formation and London Clay Formation.

Alluvium is described as soft to firm consolidated, compressible silty clay, with traces of silt, sand, peat and basal gravel. The London Clay Formation is described as poorly laminated blue-grey, brown silty to very silty clay with occasional layers of sandy clay.

In addition, a Tier 1 Preliminary Risk Assessment (PRA) for land contamination was undertaken for the Site. The findings of this assessment are also in the Geotechnical and Geo-Environmental Desk Study Report, which lists potential sources of contamination identified on and in close proximity to the Site. These include:

- Contaminants associated with nearby agricultural land use;
- Chemical storage on-site;
- Made Ground associated with historical developments and buildings around the site; and
- Made Ground associated with the historical development of sewage treatment works on site.

Potential receptors are likely to be:

- Current and future site users (workers and visitors);
- Users of nearby PRoW, as described in Section 2;
- Residents and workers in agricultural and commercial land nearby the Site;
- Groundwater, including on-site superficial aquifer (Secondary A), off-site bedrock aquifer (Secondary A) 10 m north; and
- Surface water, including Barkham Brook.

Potential Effects

The Proposed Development is likely to include some level of excavation as part of the earthworks. This activity has the potential to uncover contaminated material within the Site and immediate surroundings.

According to the PRA, the Proposed Development are generally considered to pose a moderate to low risk to human health, controlled waters and property receptors on- and off-site.

In addition, mitigation measures will be set out in the CEMP/DMP and the recommendations and measures described within the Geotechnical and Geo-Environmental Desk Study Report will be implemented, where required.

The management of waste material will be undertaken in accordance with a Waste Management Plan. Excavated material will be subject to Waste Acceptance Criteria (WAC) testing to determine their suitability for re-use on site. Where practicable, suitable material will be beneficially reused for future development works. Any remaining surplus excavated material and other waste generated will be taken off Site for recycling or appropriate disposal.

With the implementation of these mitigation measures, any impacts are likely to be **no worse than minor** and **not significant**.

6.5. Landscape and Visual

Baseline

The Proposed Development is located within an existing and operational STW and benefits from screening provided by established vegetation and mainly flat topography.

There are no National Landscapes within a distance of 10km from the Site, which the closest being Chilterns located 11 km to the north and east.

The sensitive receptors are the same as described in Section 6.1 above, which includes nearby PRowS, a school, farms, and residential and commercial properties.

Potential Effects

As the Proposed Development will be confined to the Site, which is currently well screened from nearby receptors by existing vegetation, only **temporary** and **no worse than minor adverse effects** are anticipated (**non-significant**).

In addition, any effects will be addressed through best practice methods, most of which will be set out in the CEMP/DMP.

6.6. Noise and Vibration

Baseline

Existing ambient noise and vibration levels at the Site and within the surrounding area are likely to be dominated by current on-site operations and road traffic from the nearby road network.

The sensitive receptors are the same as described in Section 6.1 above, which includes nearby PRowS, a school, farms, and residential and commercial properties.

Potential Effects

Noise and vibration will arise from vehicle movements to and from the site, demolition machinery, use of excavators, and transportation of spoil during activities of demolition and earthworks.

Since the Proposed Development is not expected to generate a substantial number of HGV movements, and appropriate mitigation measures will be implemented, only **temporary** and **minor adverse effects** are likely to occur (**non-significant**).

The mitigation measures to be followed will be outlined in the CEMP/DMP. These include use of acoustic barriers where required, turning off vehicles when not in use, and regular maintenance of machinery in accordance with manufacturers guidelines.

6.7. Odour

Baseline

The Site is an existing and operational STW within a rural area characterised mainly by woodland and open fields.

In accordance with Thames Water standard operations, odour at the STW is subject to a periodic quantitative Odour Management Assessment to ensure any emissions are within permissible levels.

The sensitive receptors are the same as described in Section 6.1 above, which includes nearby PRowS, a school, farms, and residential and commercial properties.

Potential Effects

Given the nature of the Proposed Development (i.e. demolition works only), no changes in odour levels are anticipated. A CEMP/DMP will be implemented to make sure good site practice throughout the works, thereby **no significant adverse effects (no worse than minor)** are expected.

6.8. Traffic and Transport

Baseline

The Site is located in a rural area and accessed from the south-west through Wood Lane, which is a single-track country lane. Currently, Wood Lane is mostly used by nearby workers and visitors of the Site and surrounding farmland. Therefore, nearby roads are considered to be lightly trafficked.

There are a number of PRowS in close proximity to the Site, as described in Section 2.

Potential Effects

A Traffic Management Plan will be produced to mitigate any potential impacts arising from increased traffic flows.

The plan will include measures such as the provision of agreed traffic route maps, communication with local residents (e.g., letter drops), and the scheduling of key deliveries outside peak times.

Given the implementation of these mitigation measures, only temporary and **no worse than minor adverse effects** are anticipated, leading to **not significant** effects.

6.9. Water Resources and Flood Risk

Baseline

The Site is mostly located within Flood Zone 1. However, Barkham Brook forms the south-eastern boundary of the Site, with the surrounding area identified as lying within Flood Zone 2 (medium probability of flooding) and 3 (high probability of flooding). In addition, areas to

the south, east and centre of the Site are identified as having a probability of low to high risk of surface water flooding.

The site is not on or within 250 m of a source protection zone (SPZ).

The site is within Barkham Brook NVZ.

The Site currently benefits from a licensed discharge to an on-site surface water feature, which ultimately discharges to Barkham Brook as the receiving water body.

Potential Effects

Potential effects are from accidental spills or leaks of fuels, oils, lubricants, and chemicals from machinery and equipment, which could contaminate soil or nearby surface waters if these are not avoided and properly contained.

The Proposed Development will implement and follow good practice measures to avoid any risk of pollution to nearby waterbodies, including Barkham Brook. These mitigation measures will be included and detailed in the CEMP/DMP. As such, only **no worse than minor** and, therefore, **no significant adverse effects** are anticipated.

7. Conclusion

The Proposed Development falls under Schedule 2, category 13b of the EIA Regulations, as it forms part of works required for a future alteration to an existing wastewater treatment works that falls within category 11c.

The Proposed Development is not expected to result in any significant effects, as shown in the table below.

Topic	Are Significant Impacts Likely? (yes/no)
Air Quality	No – no worse than minor effects
Ecology	No – no worse than minor effects
Historic and Archaeological Environment	No – no worse than minor effects
Land Quality and Waste	No – no worse than minor effects
Landscape and Visual	No – no worse than minor effects
Noise and Vibration	No – no worse than minor effects
Odour	No – no worse than minor effects
Traffic and Transport	No – no worse than minor effects

Water Resources and Flood Risk	No – no worse than minor effects
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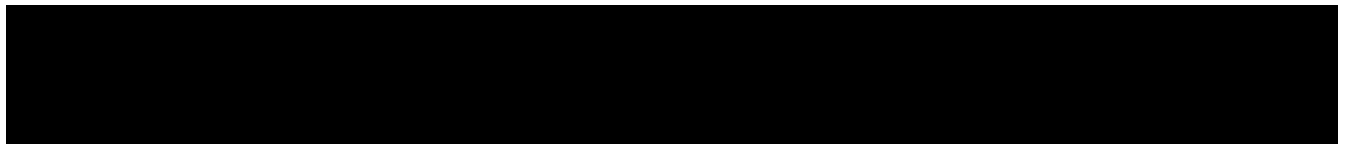
Any impacts during demolition will be managed in accordance with a CEMP/DMP. Consequently, the Proposed Development is not considered to constitute EIA development, and a screening opinion is sought to confirm this.

In compliance with Class B of the GPDO, Thames Water will seek prior approval from Wokingham Borough Council in advance of the demolition of any buildings above 50 cubic metres. In terms of the future STW upgrade works referenced at 1.1., this stage of work will be subject to a subsequent review against Schedule 2, Part 13, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO) relating to Statutory Sewerage Undertakings. Thames Water will notify Wokingham Borough Council of any proposed upgrade works to be carried out under the relevant specific permitted development rights.

I trust that the above and enclosed information is sufficient for you to confirm whether you agree with our findings. We look forward to receiving the EIA Screening Opinion within 21 days.

Should you require any further information please do not hesitate to contact me.

Yours sincerely,



Ana Conde de Vega

Associate Environmental Planning

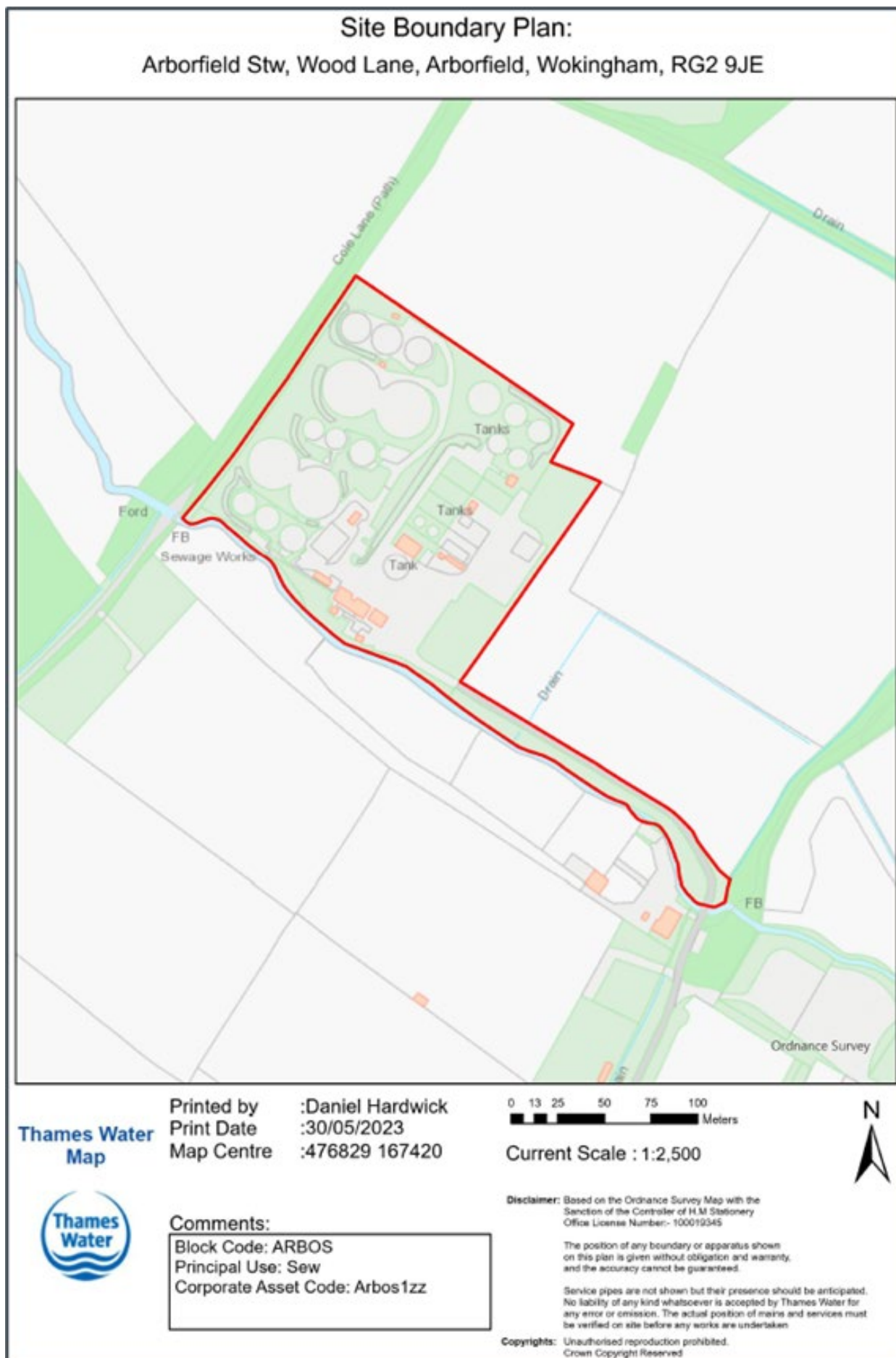
Email: ana.condedevega@tetrattech.com

Sophie Bridges

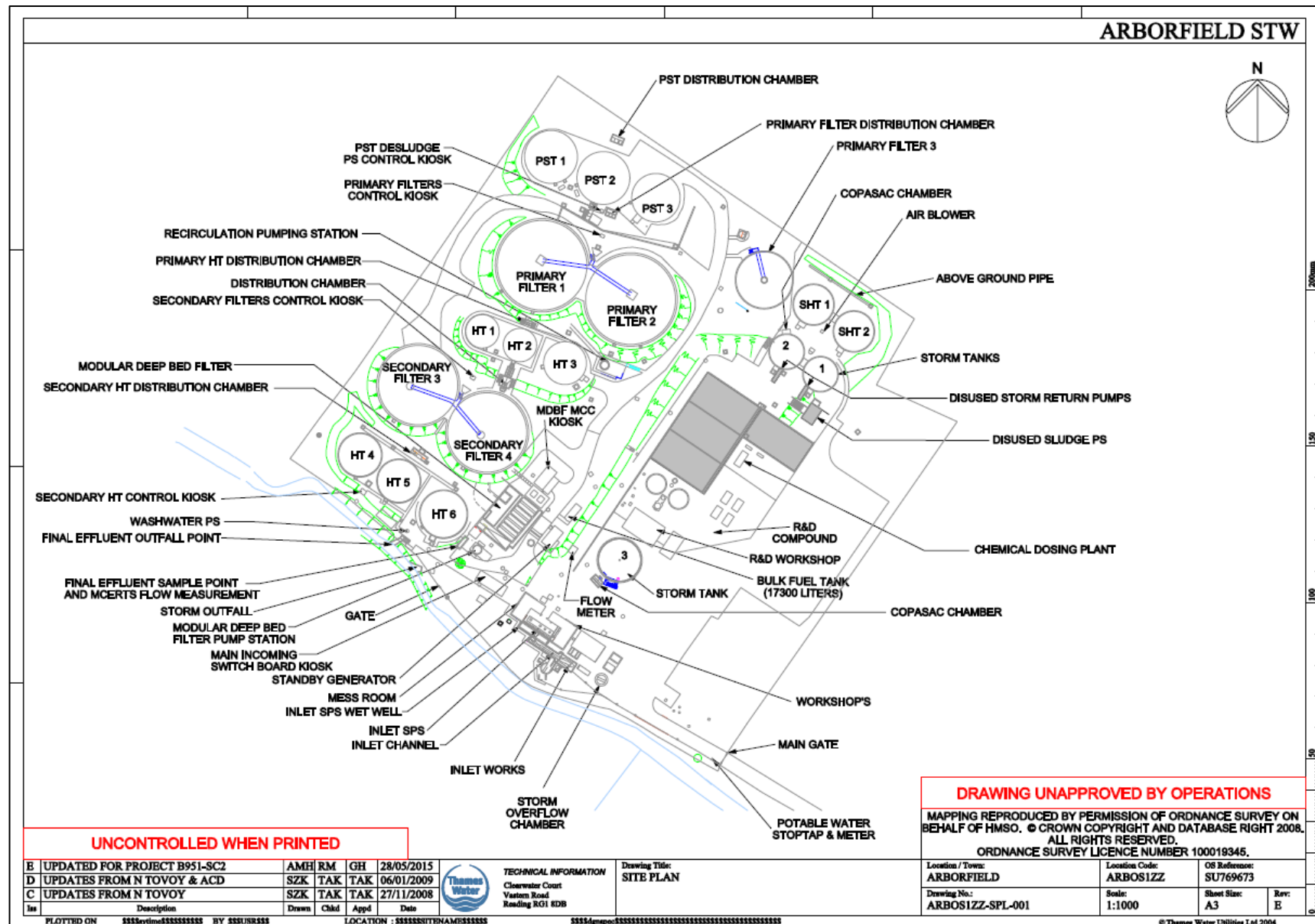
Principal Planner

Email: sophie.bridges@tetrattech.com

Enclosure 1 – Site Location Plan



Enclosure 2 – Existing Site Layout Plan



Enclosure 3 – Demolition Plan

