

Date: 22 May 2026
Application: 261220



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	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

Tetra Tech EIA letter 784-B079688 dated 18/05/2026 indicates that most of the site is within flood zone 1, with the southern boundary being within flood zones 2 and 3.

A main river flows from east to west along the southern boundary and a Flood Risk Activity Permit (FRAP) may be required from the Environment Agency.

The FRAP will ensure that the demolition work will not have any detrimental effect on the watercourse.

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:	28/05/2026	Signed:	Boniface Ngu
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