

The Planning Inspectorate
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Temple Quay
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Our ref: WA/2025/131906/01-L02
PINS ref: APP/X0360/W/25/3371069
LPA ref: 243099
Date: 18 December 2025

Dear Sir/Madam

Outline Application For The Proposed Erection Of Up To 111 No. Dwellings With Associated Works, Parking, Landscaping, Publicly Accessible Open Space And Access From Reading Road. (All Matters Reserved Except For Means Of Access.) Land North Of Reading Road Arborfield

Thank you for consulting us on the appeal noted above, on 3 December 2025.

We responded to planning application 243099 on 23 January 2025 and objected to this development proposal due to the impact on the water environment from waste water discharges.

Through our engagement with the Wokingham Borough Council on their local Plan review process, we are aware that Thames Water confirmed in December 2024 that Arborfield Sewage Treatment Works (STW) has a growth scheme in AMP8 to build capacity up to 2036. Thames Water have since approached the Environment Agency for pre-application advice for Arborfield STW although they have not provided reassurance that their growth scheme in AMP8, to build capacity up to 2036, is still on track. We stated at the local plan stage that the Environment Agency needs assurance from Thames Water that the funds are available and that the proposed works will be completed before, or in line with, Wokingham Borough Council's allocations such as Land to the north of Reading Road site being built/prior to being occupied. Without this reassurance the Environment Agency cannot be satisfied that there is sufficient sewerage capacity available to facilitate the plan's proposed development. In that regard, a planning **condition** which prevents occupation of any of the development until the planned upgrades at the Arborfield STW are completed to ensure that there is sufficient sewerage capacity to accommodate the development. This should be approved in writing by the local planning authority in consultation with the Environment Agency and the sewage undertaker.

We will not be attending the Inquiry, however we are happy to answer any questions the Inspector has regarding our comments

Cont/d..

Yours faithfully

Miss Amy Richardson
Planning Advisor

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