

Joanna Carter

From: Planning_THM <Planning_THM@environment-agency.gov.uk>
Sent: 19 February 2026 11:40
To: Joanna Carter
Subject: RE: Land North of Reading Road Arborfield APP/X0360/W/25/3371069 (243099) - EA's Statement EA ref: WA/2025/131906/01

Dear Joanna,

Thank you. I have forwarded it to my flood risk colleague Nathan Henderson.

Many thanks

Amy

From: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Sent: 19 February 2026 10:12
To: Planning_THM <Planning_THM@environment-agency.gov.uk>
Subject: RE: Land North of Reading Road Arborfield APP/X0360/W/25/3371069 (243099) - EA's Statement EA ref: WA/2025/131906/01

Dear Amy,

Thank you for accommodating the meeting tomorrow. Please find below a link to the meeting at 12.00:

Microsoft Teams meeting

Join:

<https://teams.microsoft.com/meet/34157224432088?p=TAyMPXUnnaa6uejZ3f>

Meeting ID: 341 572 244 320 88

Passcode: Jh9kT9yz

[Need help?](#) | [System reference](#)

Dial in by phone

[+44 20 3443 8791,,920407964#](#) United Kingdom, City of London

[0800 368 7856,,920407964#](#) United Kingdom (Toll-free)

[Find a local number](#)

Phone conference ID: 920 407 964#

Kind regards,
Joanna

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Planning_THM <Planning_THM@environment-agency.gov.uk>

Sent: 19 February 2026 09:27

To: Joanna Carter <Joanna.Carter@wokingham.gov.uk>

Subject: RE: Land North of Reading Road Arborfield APP/X0360/W/25/3371069 (243099) - EA's Statement EA ref: WA/2025/131906/01

Hi Joanna,

Following your call, I'm afraid today would be a bit difficult to have a call. We can do any time tomorrow or Monday between 10:45 – 16:00.

Many thanks

Amy

From: Planning_THM

Sent: 13 February 2026 16:58

To: 'Joanna Carter' <Joanna.Carter@wokingham.gov.uk>

Subject: RE: Land North of Reading Road Arborfield APP/X0360/W/25/3371069 (243099) - EA's Statement EA ref: WA/2025/131906/01

Dear Joanna,

Thank you for speaking with me earlier. We welcome that the proof of evidence provides clarity on the existing culvert and proposed access. Having reviewed this information, we have some concerns about the structural integrity of the culvert and whether it could sustain increased use. Rather than providing another statement we believe a meeting with the appellant to seek further clarity would be beneficial. Please could you facilitate this? Our availability next week is Wednesday (18/02) morning or Thursday (19/02) morning between 9:30 and 10:30. This would need to be virtual.

As discussed, please see below our position regarding Arborfield Sewage Treatment Works. We believe the condition is reasonable.

Wastewater treatment works

In section 6.4 of the proof of evidence the appellant states that *“there is no technical justification for the pre-occupation condition proposed by the EA”*. We disagree. Whilst we are aware through our engagement with the Wokingham Borough Council on their local Plan review process 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.

Additionally, Arborfield has exceeded its Q80 Dry Weather Flow permit in 3 out of the last 4 years. Whilst it may be meeting compliance with the Q90, permit limits to protect the environment from deterioration are set against the Q80 value. Where there are long term exceedances of the permitted Q80, there are risks of deterioration to the receiving waterbody.

For these reasons we believe a planning condition which prevents occupation of any of the development until the planned upgrades at the Arborfield STW are completed are necessary to ensure that there is sufficient sewerage capacity to accommodate the development and prevent it from contributing to an unacceptable levels of water pollution, in accordance with paragraph 187(e) of the NPPF.

This condition should be approved in writing by the local planning authority in consultation with the Environment Agency and the sewage undertaker. We have provided suggested condition wording below and we are happy to work with the LPA regarding any further suggested wording. This condition meets the 6 tests outlined in paragraphs 57 and 58 of the NPPF and we do not believe it is onerous to include.

Condition

No development approved by this permission shall be commenced until a scheme for the improvement of the sewerage system to accommodate the additional wastewater flows from the development has been submitted to and approved in writing by the local planning authority.

The scheme shall be implemented as approved. No occupation of buildings allowed by this permission shall occur until either the approved scheme for improvement of the sewage system has either been completed or in line with the phasing plan set out within the scheme.

Reason

To reduce the risk of environmental harm by creating additional wastewater capacity before buildings are occupied, reducing the likelihood of spills/release of untreated foul waste into the environment. This condition is in accordance with paragraph 187 (e) of the NPPF.

Kind regards

Amy Richardson

Planning Advisor | Sustainable Places | Thames Area

Environment Agency | Red Kite House, Howbery Park, Benson Lane, Crowmarsh, OX10 8BD

Please note, I do not work on Tuesdays.



Latest information on the Environment Agency's new national flood and coastal erosion risk information

We have published new data in the Flood Map For Planning. The flood map includes updated flood zones reflecting existing local models and the new and improved national model, river and sea defended and undefended flood extents and surface water flood risk extents

Information on the all the data we are publishing is available at [Defra Data Services Platform](#)
