

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251040
Address:	Willow Marina, Val Wyatt Marina Ltd, Willow Lane, Wargrave, Wokingham, RG10 8LH.		
Proposal:	Full application for proposed works at Willow Marina including installation of PV panels and replacement uPVC fenestration, re-cladding of existing buildings and replacement of wall and roof sheeting, plus resurfacing of existing hardstanding and installation of a new sewage treatment plant and a filtration system.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/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

This marina and boat yard site is within Green Belt, the Wargrave Conservation Area (CA), trees influence the north and southwest plot boundaries. Public views are apparent from the public thoroughfare of the River Thames and the private road and public right of way (WARG10) of Willow Lane. A green backdrop is notable from the Thames and the footpath.

I refer to submissions and information 210538; photos 3.6.25; site plan TQRQM25142131654186 22.5.25; PEA 18.3.25; Site survey 8230370/4101 Jun 25 and planning statement.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP12 - Green Belt and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Policy TB01: Development within the Green Belt, Trees and Landscaping and Policy TB21: Landscape Character, Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens,

Scheduled Ancient Monuments and Conservation Areas), Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

The northern trees within the CA are located on the red line boundary, according to the topo. Their roots will be in the floor of Shed 1. The Planning Statement mentions '*Resurfacing of the existing hardstanding. This includes tarmacking into Shed 1, on a section of the Site;*'. If the tarmacking is to go on the existing surface there will be no undue harm to the tree roots. If the existing surface is to be removed and the tarmac laid on the subsurface, mitigation for the harm will be required.

Resurfacing of the outside areas will be adjacent to a CA tree near Shed 3, on the southwest of the site and CA and other trees at/near the front entrance. Mitigation will be required to ensure the green infrastructure is not negatively impacted.

Due to the sensitive demarcations of the site, I request a BS5837:2012 Arboricultural Impact Assessment. As it stands, the application appears to be contrary to policies such as CP3, CC03, TB21 and TB24.

From a Landscape perspective, the proposed works to the sheds are mainly cosmetic. I suggest that their design, as stated, will improve the quality and condition of the exteriors and so visually enhance them within the context of the marina setting.

Overall, the application appears to comply with the Landscape parts of the policies and guidance listed above, but not for trees, so I am unable to support the application.

Conditions & Reasons (if required)			
n/a at this time			
Date:	13.6.25	Signed:	C Ramsey