

Wokingham Borough Council -
Development Control
WOKINGHAM, RG40 1WR

Reference: WA-2026-132840/03
Customer reference: 252565
30 April 2026

Full application for the part-retrospective development of a temporary 6-month annual marquee/boat storage.

Willow Marina, Val Wyatt Marina Ltd Willow Lane Wargrave RG10 8LH

Dear Planning Officer,

Thank you for consulting us on the application noted above.

Environment Agency position

We have reviewed the Email (title WA/2026/132840/01-L01 - WBC Planning Application 252565), and the Flood Risk Overview (Prepared by Boddingtons Planning, dated February 2026) and confirm that they satisfactorily address our earlier concerns. We therefore remove our objection, dated 09 March 2026.

We note from the email that there are established flood management practices in place. It is important that you are satisfied that the applicant has signed up to flood warnings and has a safe route for access and egress before a flood occurs.

Environmental Permit- Informative

The applicant may require a Flood Risk Activity Permit (FRAP) to undertake the proposed works as the main river Thames runs adjacent to the site.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river

- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Sign up for flood warnings- informative

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

creating a better place
for people and wildlife



If you have any questions regarding our response, please contact
planning_thm@environment-agency.gov.uk.

Yours sincerely,

Amy Richardson,

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