

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252565
Site Address:	Willow Marina, Val Wyatt Marina Ltd, Willow Lane, Wargrave, RG10 8LH
Expiry Date:	19 June 2026 (EoT)
Site Visit Date:	6 January 2026
Proposal: Full planning application for the erection of a temporary marquee, to be sited between 1 st October and 31 st March in each calendar year, for the purposes of ancillary boat storage and repair.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP12 – Green Belt
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB01 – Development within the Green Belt TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM5 - Protection of the Countryside DM6 - Green Belt DM7 - Conserving the Historic Environment DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk DM11 - Water Resources DM15 - Site History
Wokingham Borough Local	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS4 – Development within or adjacent to minor settlements

Plan Update (LPU)	SS5 – Development in the countryside SS6 – Development in the Green Belt CE2 – Environmental standards for non-residential development FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage FD3 – River corridors and watercourses NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Wargrave Parish Design Statement

PLANNING HISTORY		
Application No.	Description	Decision & Date
07107	Storage and repairs... repair to existing roof and walls replacing corrugated iron wall with brick	Approved 11/11/1977
210538	Full application for the proposed erection of a marquee on a temporary basis for 6 months each year (1st October to 31st March) for storage and repair of boats. (Retrospective)	Approved 27/04/2021
251040	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 filtration system.	Approved 18/09/2025

CONSULTATION RESPONSES
Internal
WBC Environmental Health – No comments received WBC Drainage – No objection WBC Highways – No objection WBC Landscape and Trees – No objection subject to conditions. <i>Officer comments: This is discussed within the main report.</i> WBC Public Rights Of Way – No comments received WBC Built Heritage Officer – No objection WBC Ecology – No objection subject to conditions WBC Sports Development – No comments received
External
Ramblers Association – No comments received The Environment Agency – No objection following submission of Flood Risk Assessment (FRA). <i>Officer comments: This will be discussed within the main report.</i>

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The site forms part of a larger marina known as Val Wyatt Marina and is accessed from a private road off Wargrave Road. The marina provides moorings, storage, maintenance, and sale of boats. An informal car parking is located across the site. There are residential properties to the north, and these properties share the same access road from Wargrave Road.

The site is located within the Wargrave Conservation Area, within the Countryside and within land designated as Metropolitan Green Belt. The site also lies within Flood Zones 2 & 3.

Description of Development:

This application seeks permission to the erection of a temporary, open-sided marquee, to be sited between 1st October and 31st March each year, for the purposes of ancillary boat storage and repair. The marquee would have an approximate length of 53.6 metres, be approximately 12.2 metres wide, and would have a dual-pitched structure with a maximum height of 4.6 metres and an eaves height of 2.4 metres. The marquee is a metal frame structure with 19 down-posts on either side, and it will be covered by a white coloured tarpaulin. The marquee would be used in association with the Val Wyatt marina for the storage and repair of boats during the winter months.

Application 210538 granted a temporary 5-year permission for a similar marquee, used for the same purposes, that was approximately 18 metres shorter in length. This current application is essentially seeking a permanent (each year) temporary permission for a larger marquee.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

For the avoidance of doubt, the adopted development plan policies are afforded full weight for the purposes of section 38(6). The Wokingham Borough Local Plan Update is an emerging plan and is afforded limited weight as is appropriate having regard to its stage of preparation and consistency with national policy.

The site is located outside any defined settlement limits and is located within the Green Belt and Countryside. As such, any development is ordinarily resisted.

Policy CP12 of the Core Strategy and Policy TB01 of the MDD Local Plan provide guidelines for development within the Green Belt. Whilst Policy CP12 predates the NPPF, it is consistent with the national planning policy in prohibiting development that would be inappropriate in the Green Belt; inappropriate development includes development that would harm the open character of the area. This is reinforced by policy TB01 of the MDD which states that development must maintain the openness of Green Belt. Policy TB01 further clarifies the Local Plan position regarding development within Green Belt and states that “Within the Green Belt, development for the purposes set out in the National Planning Policy Framework will only be permitted where they maintain the openness of, and do not conflict with the purposes of including land in, the Green Belt.

Whether the proposal is appropriate development in the Green Belt:

Paragraph 153 of the NPPF establishes that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 154 states that: “Development in the Green Belt is inappropriate unless one of the following exceptions applies”. There are certain exceptions to this listed paragraph, exception 154(b) is relevant to this application:

“b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;”

The NPPF at paragraph 154 allows for both the provision of appropriate facilities (in connection with existing use of land or a change of use) for outdoor sport as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

The proposed marquee is to be used in association with the Val Wyatt marina, an established outdoor sport/recreation facility. Although the proposal introduces further development within the marina, this structure is to be erected between 1 October and 31 March of any 12-month rolling period. It will improve the facilities within the marina and the ability to use this part of the site, particularly during wet weather.

Hence, in this case, the marquee would operate only as a seasonal ancillary facility to the established marina use and would not function as a separate standalone storage or repair use. On that basis, the proposal is assessed as a facility connected with the existing outdoor recreation use of the marina.

As such, the principle of the development is acceptable in the Green Belt providing it does not impact on the openness or conflict with the purposes of including land within it. The impact on openness is assessed below.

Impact on Openness:

The principle of development is accepted under paragraph 154(b), as outlined above, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Paragraph 142 of the NPPF indicates that “openness” is an essential characteristic of the Green Belt. The term openness is not defined in the NPPF, however, given the lack of definition; it could reasonably be interpreted as the absence of built development. Openness can be harmed by (among other things) new built form, external storage, extensive hardstanding, car parking and boundary walls or fencing. Landscapes are very important to the openness and amenity of the Green Belt. The visual impact on landscape forms part of the consideration of harm and is not just associated with views from public vantage points.

As the proposal is assessed under paragraph 154(b), the determinative issue is whether, by reason of its scale, siting, seasonal presence and reversibility, it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

It is recognised that there will be a resultant impact upon the Green Belt's openness for a temporary period each year. The VSC test sets out that very special circumstances will not exist unless the potential harm to the Green Belt is clearly outweighed by other considerations.

It is understood from the planning statement that:

- There are approximately 200 boats on site for hard standing storage during October to March/April each year.
- The timing of boats being returned to customers depends on weather and river conditions in the months leading up to the start of Spring.
- The use of the marquee makes the winter operations more efficient and ensures that most works are complete by the spring, and more boats can be returned to the water earlier rather than having to wait for better weather to complete the backlog.
- Works include: painting, teak cleaning and polishing, overhauls and more serious repairs and boat cleaning, which requires cover.
- The marquee allows approximately 20 boats in addition to the extant capacity of around 30 boats to be stored and worked on undercover with 150 stored outside.
- Boats not under cover will be covered individually by plastic tarpaulins or heavy winter covers. Covers are not required for boats undercover in buildings or the marquee.

The proposed marquee is sited within the existing compound of the marina, and the ridge can be partially viewed from Wargrave Road above the hedgeline (as seen in the Google Maps Street View image below). However, many of the boats stored on the site, particularly those directly abutting the road, project further above the hedgeline than the proposed marquee. The marquee would provide seasonal covered space for up to 20 additional boats beyond the existing undercover capacity.



Figure 1: Google Maps Street View screenshot looking at the North-Eastern corner of the application site.

The development can be secured by condition to be in situ for only 6 months in any rolling 12-month period and as the marquee is placed on the ground with no structural foundations, the land can be returned to its original state of openness for the remaining 6 months of the year.

Whilst the new marquee would be 18 metres longer than the previously approved 5-year temporary marquee, it can be concluded that the circumstances outlined above would negate the fact that the openness of the Green Belt would be temporarily adversely impacted for approximately 6 months of the year.

The proposed temporary marquee would therefore be acceptable in principle subject to no adverse impact to the residential amenity of neighbouring properties, character and appearance of the surrounding area, highway safety, conservation area and all other material considerations.

Character of the Area:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. RD1, RD2 and NR1 require that new development should retain the character of the area.

The application site is prominent from Wargrave Road. The proposed marquee is visible from the public domain as higher portions of the pitched roof can be seen above the hedgeline that runs along the site boundary and Wargrave Road. However, in this must be seen in context of the existing boatyard where both boats and flag advertisements project significantly higher than the marquee. Additionally, the marquee is open sided, therefore it cannot easily be seen through the boundary hedgeline. Given

that the marquee would only be present on site for a 6-month period, it is considered that there will be no detrimental impact on the character and appearance of the area.

Neighbouring Amenity:

Policy CP3 of the Core Strategy aims to protect neighbouring amenity and Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact.

The nearest residential property (Chapel House) is approximately 44m from the proposed marquee. This is an adequate distance to maintain neighbour amenity and is in excess of the distance requirement set out in the WBC Borough Design Guide. There will be no detrimental impact on neighbour amenity in terms of loss of light, privacy / overlooking, or any overbearing impact.

Heritage:

Policy TB24 of the MDD Local Plan requires the conservation and enhancement of Conservation Areas, including their views and setting. The application site is located within the Wargrave Conservation Area.

The site also lies within the consultation zone of the listed building known as Chapel House. Having regard to the marquee's modest height, open-sided form, siting within an established marina compound, screening by boundary vegetation and seasonal presence only, the proposal would preserve the character and appearance of the Wargrave Conservation Area and would not harm the setting or significance of Chapel House.

For clarity, the summary within the 'Heritage' section of the Officer Report for previous application 210538 states:

"On balance any harm is likely to be limited, however in order to assess the full effect of the development on the area or in the event that the circumstances at the boatyard change, the marquee should be conditioned for a temporary period of 5 years only."

Following the marquee being on site for 6-months of each year over a 5-year period, it is not deemed that it has had any significant impacts upon the Conservation Area. As such, the Council's Built Heritage Officer is satisfied that allowing a permanent 6-month permission, for a slightly larger marquee, would result in no significant harm to the Conservation Area.

Flooding and Drainage:

Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding. The site is adjacent to the River Thames and is within Flood Zones 2 and 3 where the likelihood of flooding is high.

Due to the nature, design and temporality of the marquee the Council's Drainage Officer raises no objections on the grounds of flood risk.

However, the Environment Agency (EA) were also consulted on this application, and initially they objected to the application in the absence of an acceptable flood risk

assessment (FRA). Following receipt of the FRA, the EA confirmed that their initial objection had been satisfactorily addressed and thus could be removed.

The proposal is acceptable in flood-risk terms because it comprises a seasonal, open-sided structure with no permanent foundations and does not introduce a more vulnerable use.

Ecology:

The Council's Ecology Officer was consulted on this application. They have identified that in order to comply with the Wokingham Borough Development Plan, the application site will need to provide opportunities through design, layout, and landscaping to incorporate new biodiversity features.

The applicant submitted a Preliminary Ecological Appraisal as part of the previously approved application 251040, and this recommended suitable ecological enhancements for the area. The enhancements included invertebrate hotels and floral enhancements in the form of a wildflower seed mix. The Council's Ecology Officer has suggested a condition to secure this, and accordingly this condition is recommended.

The Ecology Officer has also identified a tree located close to the marquee that may provide habitat for protected species, including bats and nesting birds. Under the Wildlife and Countryside Act 1981, it is a criminal offence to remove, damage, or destroy the nest of any wild bird, as well as their eggs. In addition, all bats and their roosts are legally protected under both national and European legislation, including the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. To ensure compliance with national policy and the Wokingham Core Strategy, and to safeguard any protected species that may be present, a precautionary condition to protect trees and hedgerows is recommended.

Landscape and Trees:

The proposed marquee is erected close to trees that contribute to the landscape setting. These trees should be retained and protected in accordance with Policy CC03.

To ensure that there is no harm to the trees on site that are located close to the marquee and boat storage area, the Council's Landscape and Trees Officer has recommended conditions that require further tree protection information to be submitted. In this instance, as the Ecology Officer has already recommended a tree protection condition, it is felt that the landscape reasoning can form part of the condition reason, but the requirement for further plans is not deemed necessary. Accordingly, the conditions put forward by the Landscape and Trees Officer are not recommended.

Conclusion:

Overall, the proposal gives rise to limited and seasonal visual/spatial effects by reason of the marquee's presence between 1 October and 31 March. However, significant weight is given to the fact that the structure is ancillary to the established marina use, is open-sided, involves no permanent foundations, is confined to part of an existing commercial marina compound and is to be removed for the remainder of each year. Subject to conditions, no unacceptable harm has been identified in respect of heritage, flood risk, ecology, trees, residential amenity or highway safety. The proposal is therefore considered to accord overall with the adopted development plan, read as a

whole, and there are no material considerations indicating that permission should be withheld.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	9 June 2026
Earliest date for decision:	29 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	10/06/26

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 1

#	NAME
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1	Outside Development Locations
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Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
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1	Countryside	Countryside
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Green Belt | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
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1	Green Belt	The Metropolitan Green Belt (inside borough)
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Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
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1	Green Route
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Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
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1	Sharp Sand and Gravel	Sub-alluvial River Terrace deposits - Indicated resources in area assessed by BGS
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Public Rights of Way within Wokingham Borough Consultation Zone | Total count: 1

#	FEATURE_TYPE	CONSULT	STATUS
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1	Public Rights of Way in Wokingham Borough	Public Rights of Way Officer, Green Infrastructure Team	Footpath
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Rights of Way Improvement Plan Consultation Zone | Total count: 1

#	Proposal_Type
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1	New Footpath
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Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.
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Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind TurbineAviation
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1	All works exceeding 150 metres (492.1 feet)	YES YES
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EA Groundwater Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1 Groundwater Consultation Zones Groundwater Consultation Zone 3 Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

2 Groundwater Consultation Zones Groundwater Consultation Zone 2 Environment Agency (only if application involves contaminated land) – see separate sheet: When to consult the Environment Agency

Flood Zones | Total count: 8

flood_zone

1 Flood Zone 2

2 Flood Zone 2

3 Flood Zone 2

4 Flood Zone 3

5 Flood Zone 3

6 Flood Zone 2

7 Flood Zone 2

8 Flood Zone 3

Historic Flood Extent | Total count: 1

FEATURE_TYPE FEATURE_NAME

1 Environment Agency Historic Flood Outline Historic Flood Map

Historic Flooding Points Consultation Zone | Total count: 1

FEATURE_TYPE FEATURE_NAME

1 Historic Flood Point Willow Lane

Main River Consultation Area | Total count: 1

layer

1 Main River Consultation Area

Water Network Watercourse Consultation Zone | Total count: 5

watercourseName form

1 River Thames inlandRiver

2 River Thames inlandRiver

3 Camps Pool inlandRiver

4 River Thames inlandRiver

5 River Thames inlandRiver

Risk of Flooding from Surface Water | Total count: 4

FEATURE_TYPE FEATURE_NAME

1	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent	
2	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent	
3	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent	
4	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent	

BGS Radon Affected Areas | Total count: 1

#	FEATURE_NAME	CONSULT	
1	Maximum radon potential is 1-3% of houses	Public Health England	

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT	
1	Bat survey required for planning applications that involve roof modification or demolition.	TH333	Ecology Officer, Green Infrastructure Team	
2	Bat survey required for planning applications that involve roof modification or demolition.	TK334	Ecology Officer, Green Infrastructure Team	
3	Bat survey required for planning applications that involve roof modification or demolition.	TK335	Ecology Officer, Green Infrastructure Team	

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT	
1	Great Crested Newt Impact Risk Zone	Green Consult NatureSpace for Major developments only		
2	Great Crested Newt Impact Risk Zone	AmberFor Householder applications check HH Layer. Consult NatureSpace for all other types of development		

Great Crested Newt Impact Risk Zones - Householder | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT	
1	Great Crested Newt Impact Risk Zone - Householder Applications	AmberThis Amber/Red Zone is within 50m of a known pond. Consult NatureSpace for Householder applications		

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT	
1	Great Crested Newt Impact Risk Zone	AmberConsult NatureSpace for any minor development that intersects a red or amber zone in this layer		

SSSI Impact Risk Zones | Total count: 1

#	IRZURL	
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530050&es=&location=480601,176993%20(IRZ%20polygon%20centre)	

Landscape Character Assessment 2019 | Total count: 2

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Thames River Valley
2	Landscape Character Assessment 2019	Remenham Wooded Chalk Slopes

Conservation Areas | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Conservation Area	Wargrave

Listed Buildings Consultation Zone | Total count: 1

#	LIST_ENTRY	FEATURE_NAME	CONSULT
1	1118169	CHAPEL HOUSE	Conservation Architect and Building Control

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Thames Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wargrave CP	0 m