

Wokingham Borough Council

Our ref: WA/2025/132376/03-L01
Your ref: 251040

Date: 04 September 2025

Dear Sir/Madam

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.

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

Thank you for reconsulting us on this application on 28 August 2025. Further to our previous response (letter with reference WA/2025/132376/01-L01, dated 23 July 2025) and follow up email to you dated 12 August 2025, additional information has been submitted. We have reviewed the revised information in line with our planning remit, including:

- Revised Site Plan
- Construction Environmental Management Plan Willow Marina Project, August 2025.

Environment Agency position

We have reviewed the submitted documents and consider that they satisfactorily address our earlier concerns. As such we **withdraw our previous objection**, dated 23 July 2025.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage

On 25 March 2025, we published updated Flood Zones alongside other datasets for use in development. Planners and flood risk professionals – find out more at [Development planning \(including Flood Map for Planning\)](#). Guidance for developers is available through the [Town and Country Planning Association](#) [New national flood and coastal erosion risk information - Town and Country Planning Association](#)

and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. 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.

Advice to Applicant - Other Consents

As you are aware we also have a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body.

The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. Please see www.gov.uk/guidance/check-if-you-need-an-environmental-permit.

Final comments

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us.

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below. Please quote our reference number in any future correspondence.

Yours faithfully

Sarah Warriss-Simmons
Planning Advisor

Direct dial 0203 025 9855

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