

Wokingham Borough Council
Development Control
PO Box 157
Wokingham
Berkshire
RG40 1WR

Our ref: WA/2025/132374/01-L01
Your ref: 251091
Date: 23 July 2025

Dear Sir/Madam

Full Application For The Proposed Installation Of 3 No. Additional Moorings On The East Riverbank Consisting Of 3 No. Pontoons To Replace The Three Current Linear Berths With Six Parallel Berths

Willow Marina, Willow Lane, Wargrave, RG10 8LH

Thank you for consulting us on this application on 8 July 2025. We have reviewed the submitted information in line with our planning remint, including:

- Preliminary Ecological Appraisal (Eco 360 Ltd, Survey Date: 18 March 2025)
- Biodiversity Net Gain Report (Eco 360 Ltd, Survey Date: 18 March 2025)
- Environmental Risk Assessment (River and Canal Services Limited)
- Method Statement
- Environment Agency Flood Risk Activity Permit no. EPR/RB3399JC, dated 18/10/2024.

This site is located within Flood Zone 3 according to the Flood Map for Planning. This is defined as areas having a high probability of flooding in accordance with Table 1 'Flood Risk' of the Planning Practice Guidance (PPG). The proposal includes works within the main river and regrading of the river bank.

Environment Agency position

The ecological enhancements that have been proposed will require a management plan to be in place. This will ensure the landscape provides a maximum benefit to people and the environment.

In light of the above, the proposed development will only be acceptable if a **planning condition** requiring a landscape management scheme is included.

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](#)

This approach is supported by paragraphs 187 and 193 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused. Without this condition we would object to the proposal because it cannot be guaranteed that the development will not result in significant harm to the river.

Condition

No development shall take place until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, has been submitted to, and approved in writing by, the local planning authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- details of any new habitat created on-site, including plant species. All planting shall use locally native species of UK genetic provenance
- details of treatment of site boundaries and/or buffers around water bodies
- details of maintenance regimes
- details of management responsibilities.

Reason

To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and adopted policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan: Adopted Managing Development Delivery Local Plan February 2014.

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.

This includes any proposal to undertake work in, over, under, or within 8 metres of the top of the bank of a designated Main River, called a Flood Risk Activity 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

Direct e-mail Planning_THM@environment-agency.gov.uk