

Date: 25 November 2025
Application: 252624



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 252624

Applicant: Mr Adam Toop

Site Address: The Rose Toop Boatyard, Wargrave Road, Henley-On-Thames, RG9 3JD

Parish: Invalid code

Grid Reference: Easting - 476740, Northing - 182261

Type of Development: Minor All other developments

Proposal: (Retrospective) Full application for retention of new internal surfaced track way.

Case Officer: Rowan Reynolds

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252624. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **16 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252624
Address:	The Rose Toop Boatyard, Wargrave Road, Henley-On-Thames, RG9 3JD.		
Proposal:	(Retrospective) Full application for retention of new internal surfaced track way.		
Type of Development:	Minor All other developments		
Site Visit Made:	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

LLFA received Retrospective) Full application for retention of new internal surfaced track way on 25th November 2025. The site is located within Flood Zone 3b (Functional Floodplain). Within this zone, the Environment Agency (EA) is the primary approval body for flood risk matters, including assessment of impacts on floodplain storage, conveyance, and overall flood risk. The LLFA provides comments but is not the determining authority for development in Flood Zone 3b.

The applicant identifies the development as “water-compatible”. This classification and its acceptability in FZ3b must be confirmed by the LPA with advice from the EA, rather than by the LLFA. While the applicant has referenced EA modelled flood levels, the information submitted does not provide sufficient evidence that the surfaced trackway has no adverse impact on:

- Floodplain storage; Floodwater conveyance; Overland flow routes and flood hazard to users in a functional floodplain.

No level survey, construction detail, has been provided to verify that the trackway does not raise ground levels, reduce permeability. As the EA is the approval body for development in Flood Zone 3b, the LLFA defers to the EA regarding acceptability in principle. However, based on the information submitted, there is insufficient evidence to demonstrate that the trackway does not increase flood risk on-site or elsewhere.

Conditions & Reasons (if required)

Date:	03/12/2025	Signed:	NT
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