



ET Planning

Planning Statement

Client:

Val Wyatt Marine Ltd

Willow Marina

Various improvement works at Willow Marina, including the installation of solar panels; resurfacing of existing hardstanding; external re-cladding of existing buildings; replacement of wall and roof sheeting; installation of new uPVC and aluminium windows and doors; installation of a new sewage treatment plant; and installation of a FiltaBund filtration system.

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CIL | Enforcement | Land Promotion | Planning | Sequential Tests

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Appendix 1: Supporting Document, prepared by Val Wyatt.

1. Introduction

- 1.1 This statement has been prepared to support a planning application to upgrade the facilities at Willow Marina (referred to as the Site).
- 1.2 The planning statement provides background information on the application and includes the necessary details to facilitate its assessment by Council officers. It will consider the proposal in the context of relevant planning policies and other material considerations. The conclusion reached is that the key material considerations, alongside the broader objectives of both National and Local planning policy, support the grant of planning permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents:
- **Background Information Note** prepared by Val Wyatt
 - **Solar Panels Block Plan**, prepared by Spirit Energy
 - **Ecological Appraisal** prepared by James Johnston Ecology, dated November 2011.
 - **Preliminary Ecological Appraisal** prepared by Eco 360 Ltd, dated 18th March 2025
 - **Flood Risk Assessment prepared by Geosmart.**
 - **Floorplan and Elevational Drawings** for Shed 1, 2 & 3 prepared by Tey Farm Systems Ltd.
 - **Scaled Site Plan** Showing the Location of the Proposals
 - **Solar Panel Briefing Note** prepared by Val Wyatt

- **Structural Inspection Report** for the Boat Sheds and Café Building prepared by Loveland, dated November 2022
- **Sewage Treatment Plant Information**
- **Topographical Survey** dated July 2023, prepared by Glanville.

1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The 1.54 hectare Marina is accessed from Willow Lane.
- 2.2 The Site comprises three existing buildings, jetties, boat mooring areas, an area of hardstanding, trees, and green space.
- 2.3 The Site is located adjacent to the River Thames, in close proximity to the settlement of Wargrave, which is situated to the south of the Site. There is a Public Right of Way to the north of the Site.
- 2.4 The Site is in close proximity to the Wargrave Hill and Willow Lane bus stops, which are served by the No. 850 bus. This bus provides a regular service to Wycombe (Willow Lane) and Reading Town Centre (Wargrave Hill). Wargrave Station is a 20-minute walk from the Site.
- 2.5 To the east of the site is Hennerton Backwater. To the north-west of the site is Lower Shiplake. The site is located within Groundwater Consultation Zone 3 and within Flood Zone 3.
- 2.6 In addition to this the Site is located within a Conservation Area, Green Belt, a Minerals Safeguarding Area and the area designated as countryside.

3. Planning History

Application	Description	Date
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 on the 27nd April 2021.
191092	Advertisement consent application for 1no. non-illuminated fascia sign, 1no. non-illuminated projecting sign, and 2no. non-illuminated oak framed blackboard A-boards.	Approved 12th July 2019.
181450	Full application for the proposed change of use of ground and first floor marina building along with outdoor seating and parking areas to a mixed use as marina and cafe.	Approved 11th September 2018.
160462	Without planning permission the installation of a two-storey structure. (RFS/2015/082381 and RFS/2015/082382) appeal is linked with APP/X0360/C/16/3143253.	Appeal allowed 19th April 2017.

F/2013/1803	Proposed excavation of 123m x 9.15m area and installation of new fixed jetties to create 17 additional moorings.	Approved 15th January 2014.
34412	Riverbank protection and repairs to moorings.	Approved 30th October 1989
30396	Replacement of mooring to River Thames.	Approved 3rd August 1988.
07107	Works to riverbank.	Approved 27 October 1977.
01131	Modifications to riverbank for 30 moorings.	Refused 5th September 1974.
R/449/1964	Extensions.	Approved 26th February 1969.
O/67/1963	Caretaker's bungalow.	Refused 29th May 1963
R/39/1958	Addition to boathouse.	Approved 16th August 1958.

414/1954	Siting of a caravan.	Refused 29th June 1954.
336/1954	Erection of a petrol station.	Refused 19th May 1954, Appeal Dismissed
313/1954	Resting Boathouse.	Refused 19th May 1954, Appeal Dismissed
74/1948	Additions to boathouse.	Approved 12 March 1948.

4. Development Proposals

4.1 This planning application includes a number of minor changes to the Site. These are:

- Resurfacing of the existing hardstanding. This includes tarmacking into Shed 1, on a section of the Site;
- Sheds 1, 2, and 3 will be re-clad, with the replacement of walls using "Slate Blue" box-profile metal sheeting and the addition of anti-condensation skin.
- The asbestos cement sheeting on Shed 3 will also be replaced;
- The asbestos roofing on Sheds 1 and 2 will be replaced with dark grey metal sheets featuring anti-condensation properties;
- New windows (UPVC and aluminium) will be installed on Sheds 1 and 2. Shed 3 will not undergo any changes to its windows. A new door will be installed in Shed 3.
- Personnel Doors /Fire Exit Doors across all sheds will be replaced with new cladding, steel doors, and powered roller shutters;
- A new Marsh 30 Population pumped outlet shallow sewage treatment plant will be installed;
- Solar panels will be installed on the roofs of Sheds 1 and 2, generating up to 27,472.5 kWh and 28,721.25 kWh annually, respectively, using a non-penetrative mounting system and Solis inverters.
- A new FiltaBund filtration system will be installed.

4.2 Appendix One includes a note prepared by Val Wyatt, which provides further details of the proposals.

5. Planning Policy Context

5.1 The relevant national and local policies are set out below.

National Policy

5.2 The National Planning Policy Framework (NPPF) is a material consideration to the application.

5.3 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 39 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 124 of the NPPF comments that planning should “promote an effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.

5.4 Paragraph 85 says significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.

5.5 Paragraph 131 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”, whilst paragraph 139 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in

an area, so long as they fit in with the overall form and layout of their surroundings.”

- 5.6 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).

Development Plan

- 5.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.8 The development plan comprises the adopted Wokingham Borough Core Strategy (2010), the Managing Development Delivery Local Plan (2014), the Central and Eastern Berkshire Joint Minerals & Waste Plan (2023), and the partially revoked South East Plan (Policy NRM6 only).
- 5.9 There is no made Neighbourhood Plan for Wargrave.

Core Strategy (2010)

- 5.10 The relevant policies are:
- **Policy CP1 (Sustainable development)** states that planning permission will be granted for development proposals that avoid areas of best and most versatile agricultural land.
 - **Policy CP3 (General Principles for development)** says that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height,

materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

- **Policy CP9 (Scale and Location of Development Proposals)** says that the scale of development proposals in Wokingham borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility.
- **Policy CP11 (Proposals outside development limits including countryside)** constrains development in the countryside and sets out criteria when its acceptable.

The exception criteria are:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and
- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
- 5) In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements; or

- ii) Not result in inappropriate increases in the scale, form or footprint of the original building.
- 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
- 7) Affordable housing on rural exception sites in line with CP9.
- **Policy CP12 (Green Belt)** states that planning permission will not be granted for inappropriate development within the Metropolitan Green Belt as defined in PPG2.

Managing Development Delivery (MDD)

5.11 The key policies are:

- **Policy CC01 (Presumption in Favour of Sustainable Development)** 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.
- **Policy CC03 (Green Infrastructure, Trees and Landscaping)** says development proposals should demonstrate how they have considered and achieved key criteria within scheme proposals.
- **Policy CC04 (Sustainable Design and Construction)** sets out criteria for development above 100 sqm. The policy says that all development, including conversions, alterations and extensions shall incorporate suitable waste management facilities, including on-site recycling.
- **Policy CC05 (Renewable energy and decentralised energy networks)** says that local opportunities to contribute towards

decentralised energy supply from renewable and low-carbon technologies will be encouraged.

- **Policy CC09 (Development and Flood Risk)** says that development proposals in Flood Zones 2 or 3 must take into account the vulnerability of proposed development. The policy confirms that the sequential test is not required for minor development and conversions.
- **Policy CC10 (Sustainable Drainage)** states that all development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner. This must be demonstrated through a Flood Risk Assessment or a Surface Water Drainage Strategy.
- **Policy TB01 (Development within the Green Belt)** confirms that the alteration and/or extension of a dwelling and the construction, alteration or extension of buildings ancillary to a dwelling in the Green Belt over and above the size of the original building(s) shall be limited in scale.
- **Policy TB21 (Landscape Character)** states that proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.

Supplementary Planning Documents

5.12 Wokingham Borough Council has adopted additional planning guidance which are relevant matters in planning terms. The documents include the Wargrave Village Design Statement (1999) and the Borough Design Guide (2012).

Emerging Local Plan

- 5.13 Wokingham Borough Council submitted their emerging local plan to central Government on the 28th February 2025.
- 5.14 Given the status of the local plan **limited weight** is assigned to the document at this time. This proposal is assessed against the current development plan.

6. Policy Assessment

6.1 This section analyses the suitability of the redevelopment of the marina in the context of local and national planning policy.

6.2 **Principle of Development:** The principle of development is considered acceptable for the following reasons:

- The proposal meets the four criteria for development in the countryside outlined within Policy CP11. These are:
 - o The proposal relates to a rural enterprise;
 - o There is no encroachment into the countryside as a result of this proposal;
 - o The development is contained within suitably located buildings;
 - o The proposal includes environmental improvements.
- The proposal aligns with Green Belt policy (Policies TB01 and CP12). This is set out in the next section.

6.3 **Green Belt:** The proposals have been assessed against Wokingham's Green Belt policies, the National Planning Policy Framework (December 2024), and the latest Green Belt Planning Policy Guidance (Updated February 2025).

6.4 In planning terms, the plan is consistent with the fundamental aim of the Green Belt which is *"to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence,"* as stated in paragraph 142 of the National Planning Policy Framework (NPPF).

- 6.5 The NPPF, at paragraph 153, states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 6.6 This proposal meets two of the exemptions set out within Paragraph 154 of the NPPF. These are:
- 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, burial grounds, and allotments, provided that the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
 - c) The extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building.
- 6.7 The planning history search confirms that the site has been used as a marina, supporting outdoor sport and recreational use, since at least 1948. The marina is used for mooring boats, as well as for the sale of boats. The proposals are therefore consistent with Policy CP12 and is not considered inappropriate in planning terms (Paragraph 154 of the NPPF).
- 6.8 Our assessment concludes that there is no harm to the openness of the Green Belt as a result of this refurbishment work. This is because the volume of the buildings will not change as a result of these proposals, and the repair of the hardstanding will not extend it. Therefore, there will be no potential for encroachment. The proposal is therefore consistent with Policy TB01 and the NPPF.

- 6.9 The addition of solar panels on the sheds may slightly change the silhouette of the roof, but this is considered a minor change and is acceptable within Policy TB01.
- 6.10 **Green Belt Purposes:** Paragraph 143 (explains the five purposes of the Green Belt, as follows:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 6.11 In this instance the proposals (E.g. cladding, roof repair, solar panels) will not affect any of the purposes of the Green Belt; The development is therefore acceptable within planning terms.
- 6.12 **Sustainable Development:** The development is considered to align with Paragraph 8 of the NPPF, as it offers tangible economic, social, and environmental benefits.
- 6.13 The economic benefits include:
- The employment of skilled tradesman throughout the construction process; the installation of the Package Treatment Plan, resurfacing work, windows and roofs replacement all require specialist local tradesman.
 - Supporting the business through the essential repair work that needs to be undertaken on the Site;

- The energy efficiency measures, allow the Marina to adapt to the recent increases in energy costs that have implications for the business model.

6.14 The environmental benefits are:

- The energy-efficient package treatment plant offers an improvement to the treatment of waste on Site. The client's background note details the installation process and how this will be undertaken by qualified technicians. Given that the discharge is to the Thames, the filtration system and the choice of plant have been carefully considered. The volume is below that requiring a permit to discharge *The plant that has been sized and quoted for at the Marina will only discharge a maximum of 4500 litres per day.*
- The introduction of solar panels is anticipated to produce 56,193.75 kWh/annum (Shed 1 & 2). This is consistent with Policy CC05 and is considered a key benefit to the operation of the property. It will also allow for energy to be generated for the national grid, delivering a wider environmental benefit.
- The FiltaBund system will also have a significant environmental benefit as it will recycle and filter boat washdown water.

6.15 The social benefits are:

- Visual amenity improvements which principally benefit people who use the Thames for leisure purposes.
- The refurbishment of a well-used marina, which is frequented by boat owners and the wider community as well as passing boats.

6.16 The proposal meets the relevant criteria within Policy CP1. The proposal enhances the natural environment (Criteria 1 & 10),

minimises emissions of pollutants through the wider environment via the package treatment plant (Criteria 2 & 3), and delivers energy consumption improvements through the use of solar panels (Criterion 12). Criteria 3, 5, 6, and 11 are less relevant due to the nature of the proposal.

6.17 Minerals Safeguarding Area: Although the constraints map confirms that part of the Site is within a Minerals Safeguarding Area, it is not considered necessary to undertake a Minerals Resource Assessment in this instance. This is for the following reasons:

- Prior extraction is not appropriate in this case because the proposal concerns the refurbishment of an existing property.
- The Site is located within the Green Belt, adjacent to the Thames, and within a Conservation Area. As a result, minerals extraction is not considered acceptable in planning terms.
- Given that this development aims to improve an existing facility, mineral resources will not be permanently sterilised as a result of these proposals.

6.18 These proposals are consistent with the exemptions contained within Policy M2 of the Minerals and Waste Plan. This approach is therefore considered acceptable in planning terms.

6.19 **Character and Appearance of the (Conservation) Area:** In line with Paragraph 207 of the NPPF, a proportionate assessment has been undertaken regarding these refurbishment proposals and their impact on heritage assets.

6.20 Overall, this development is considered to have no detrimental heritage impact (Policy CP3, Criterion d) and is acceptable for the following reasons:

- The Site does not include any buildings that are heritage assets in themselves.
- The proposals are not considered to have any impact on Chapel House (List Entry: 1118169) and Woodclyffe Cottage (List Entry: 1303652) for the following reasons:
 - o Chapel House is 85 metres from the nearest shed, and Woodclyffe Cottage is 100 metres away;
 - o There is significant hedgerow screening, which prevents the listed buildings from being seen from these properties. This is confirmed by the Heritage Officer's response for application 210538, which considered the erection of a marquee to the east of the proposals.
- The choice of colours for the changes to Shed 1, 2 & 3 (dark grey metal sheets and Slate Blue sides) limits any impact;
- The buildings are in need of repair work. The changes should enhance the visual amenity for passing boat users and walkers on the opposite site of the river bank.
- The choice of UPVC windows is considered acceptable, given that there are a multitude of different types of windows visible from the banks of the river. UPVC is a durable material, and this is considered appropriate for this kind of building.
- The solar panels on the roof will have a limited impact on visual amenity, as the boats that pass the Site will see the sheds at ground level rather than roof height.

6.21 Overall, the potential impact of the development on the Conservation Area is the key consideration. The Wargrave Conservation Area

document, published on the council's website, does not refer to the Marina and focuses on the settlement of Wargrave.

- 6.22 It is acknowledged that the existing sheds are located on the bank of the Thames, and as a result, visual amenity is particularly important. Given the nature of the surrounding properties, many of which have undergone recent improvements, this proposal is considered acceptable in development terms (Chapter 16 of the NPPF).
- 6.23 Overall, it is considered that this investment in local facilities will improve the local environment rather than cause harm.
- 6.24 This proposal aligns with paragraph 167 of the NPPF, which states that local planning authorities should give significant weight to supporting energy efficiency and low-carbon heating improvements to existing buildings, both domestic and non-domestic (including through the installation of heat pumps and solar panels, where these do not already benefit from permitted development rights).
- 6.25 As the applicant owns and operates the Marina, they are keen for the development to be undertaken quickly. As a result, any harm caused by the construction process will be limited.
- 6.26 **Amenity – Internal Space:** The proposals, including the removal asbestos, will improve the environment and allow people who work on the Site to enjoy an improved quality of life. As the buildings are being refurbished, rather than extended, the proposals will not causes overlooking, loss of light or overbearing. Overall the proposals are considered acceptable in planning terms.
- 6.27 As the activity, mass, layout, built form, and height of the building remains unchanged the proposal aligns with Criteria A of Policy CP3. The choice of materials has been carefully considered in relation to the Site's location within the Conservation Area.

- 6.28 **Trees and Landscaping:** There will be no impact to trees and landscaping as a result of these proposals. The proposal is therefore considered to be compliant with Policy CC03.
- 6.29 **Transport and Parking:** Repairing the existing hardstanding is considered a positive change. Overall it is not considered that there will be an increased use of the Site and as a result of the proposal given that demand is primarily generated by the number of moorings. Overall the Site is within close proximity to the bus stops and Wargrave is located within close proximity to the Site. The level of parking provided on Site is considered acceptable overall.
- 6.30 **Ecology:** Given that the site is within an area identified by the Bat Roost Habitat Sustainability Model, the applicant has commissioned an ecologist to assess the buildings and Site for their suitability for bats.
- 6.31 The Preliminary Ecological Appraisal (PEA), which was submitted alongside this application, confirms that the buildings on the site were assessed for evidence of bats and birds (Paragraph 4.1.1). The report states that the existing buildings have negligible potential for roosting bats. The ecologist confirms that the buildings are unsuitable for roosting, and no vegetation or foraging habitat will be affected as a result of these proposals (Paragraph 4.2.3).
- 6.32 In terms of the wider ecological impacts, the report confirms that *"a large proportion of the site consists of hardstanding and man-made surfaces associated with the built environment. This includes areas of concrete and tarmac surrounding the existing buildings, as well as paved access paths and parking spaces. These surfaces offer no ecological value for flora and very limited value for fauna."*
- 6.33 **Biodiversity Net Gain:** The Biodiversity Gain Requirements (Exemptions) Regulations 2024 which prescribe exemptions for

categories of development to which biodiversity net gain does not apply. In this case the development qualifies for the de minimis exemption as the proposal meets the following criteria:

“4.—(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

“(2) The first condition is that the development does not impact an onsite priority habitat.

“(3) The second condition is that the development impacts—

“(a) less than 25 square metres of onsite habitat that has biodiversity value(1)

“greater than zero; and

“(b) less than 5 metres in length of onsite linear habitat.

6.34 The PEA confirms that there will be no impact to designated sites (Paragraph 5.1). Given that the report identifies negligible impact to species (Paragraph 4.3) the development is considered to meet Policy CP3 (Criteria C & D).

6.35 **Flood Risk Assessment:** In line with Policy CC09 (Development and Flood Risk), the applicant has commissioned a Flood Risk Assessment to assess the vulnerability of the development. The report, which was prepared by GeoSmart, makes a series of recommendations designed to address the issue of flood risk. These will be adopted by the Marina where required.

6.36 Given that the proposals are for the repair and refurbishment of the existing site, Policy CC09 confirms that a Sequential Test is not necessary.

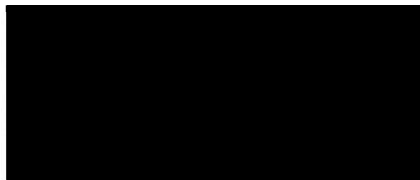
6.37 Given that the conclusions set out within the submitted Flood Risk Assessment, the plans are consistent with Policy CC09.

- 6.38 **Community Infrastructure Levy:** The applicant will submit a CIL form to support this application. This will set out the existing and proposed floor area. Given the nature of the proposals the floor area, will not increase and therefore the development will not be liable for a CIL payment.

7. Conclusion

- 7.1 The proposed development aligns with both local and national planning policies, meeting the relevant exemptions for development within the countryside as outlined in Policy CP11 and ensuring compliance with Green Belt policies (Policies CP12 and TB01).
- 7.2 The refurbishment of the marina, including the incorporation of energy-efficient systems such as solar panels and a package treatment plant, as well as the replacement of materials that are reaching the end of their serviceable life, delivers significant economic, social, and environmental benefits. The project not only enhances the sustainability of the Site but also improves the visual amenity for local boat users and visitors, while supporting the local economy through the continued operation of the marina and the provision of employment opportunities.
- 7.3 The proposed alterations have been carefully designed to ensure no negative impact on heritage assets or views from the Thames. The choice of materials and minimal structural changes ensure that the development will complement the surrounding Wargrave Conservation Area and nearby listed buildings.
- 7.4 Ecological considerations have been thoroughly addressed, with the proposal confirmed to not result in any adverse impact on ecological habitats or protected species.
- 7.5 Given these factors, the proposal represents a sustainable and appropriate form of development that balances the needs of the marina with environmental and community benefits. It adheres to both local and national planning policies and will enhance the quality of life for those who live, work, and visit the area.

7.6 Given that this development is consistent with the development plan it is requested that planning permission is granted promptly, in accordance with Policy CC01.



Phil Williams

Senior Planner | ET Planning

Head Office: 200 Dukes Ride Crowthorne RG45 6DS

phil.williams@etplanning.co.uk | 01344 231327



Emily Temple BSc (Hons) MSc MRTPI

Executive Director & Founder | ET Planning

200 Dukes Ride Crowthorne RG45 6DS

emily.temple@etplanning.co.uk 01344 508048

VAL WYATT

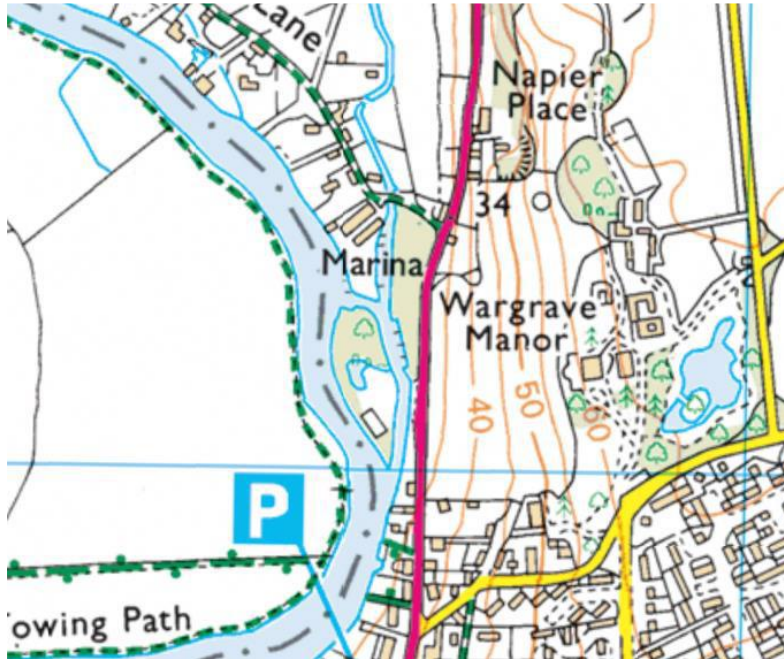
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SITE AREA

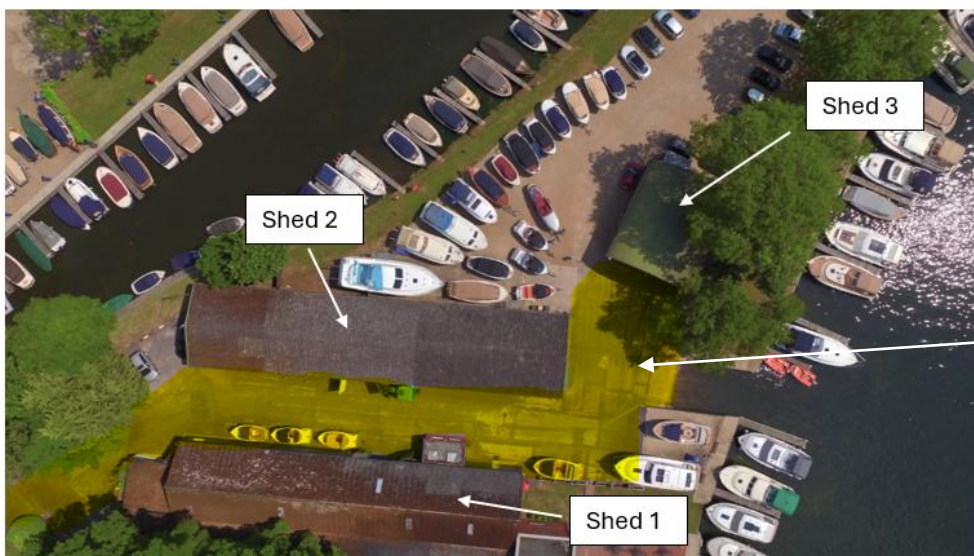
Site address: Willow Marina, Willow Lane, Wargrave, Berkshire, RG10 8LH

Ordnance Survey Grid Reference: SU 78504 79319

Supporting Documents Provided: 3x OS Maps, 1x Topo Survey, Aerial photo below.



RESURFACING



Resurfacing highlighted area + the inside of Shed 1 to the following spec:

- Breaking out damaged areas
- Base tarmac laid to existing height to level
- Saw cut and breakout around perimeter forming a chase for new tarmac
- Raise iron work
- K140 Tac coat sprayed over the area
- 50mm of 10mm Tufflex tarmac machine laid and power rolled
- Cold joints will be hot pitched

CLADDING

Shed 1: Removal of green powder coated galvanised corrugated sheet walls to sides and large double-leaf door highlighted in green below. Replaced with box profile metal sheet with anti-condensation skin cladding in “Slate Blue”, with dark grey aluminium guttering and downpipes. Large double-leaf door will also be clad in “Slate Blue”.

Shed 2: Removal of green powder coated galvanised corrugated sheet walls to sides highlighted in green below. Replaced with box profile metal sheet with anti-condensation skin cladding in “Slate Blue”, with dark grey aluminium guttering and downpipes. Current timber frontage of shop space to be replaced with “Slate Blue” cladding.

Shed 3 (Osmo Shed): Removal of asbestos cement sheeting to the sides highlighted in green below. Replaced with box profile metal sheet with anti-condensation skin cladding in “Slate Blue”.



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Current Shed 1



Current Shed 2



Current Gable End Shed 2



Current Front of Shed 3



Current Side of Shed 3



Current Rear of Shed 3

ROOFING

Shed 1: Removal of Profile 3 Asbestos (Chrysatile) sheets and replaced with box profile metal sheets in dark grey, with anti-condensation skin fitted to the underside.

Shed 2: Removal of Profile 6 Asbestos (Chrysatile) sheets and replaced with box profile metal sheets in dark grey, with anti-condensation skin fitted to the underside.

Shed 3: Remaining as currently is.

The supplier we will instruct is Tey Farm Solutions, who will have the relevant permits and H&S measures for removing asbestos legally and safely.

WINDOWS

Shed 1: All current windows are to be replaced with UPVC plain dark grey, with no openings.

Shed 2: Removal of 4 windows from frontage and replaced with aluminium windows with single opening. Windows to the storage area will be opaque, compared to the retail unit which will be clear.

Shed 3: None.

DOORS

Shed 1: Double-leaf main door to be reclad in “Slate Blue” cladding to match the walls. Current large sliding door to river-end gable end to be removed and replaced with cladding in “Slate Blue”. Personnel door to be fitted to right hand side of this door in dark

grey. 4x Outa-Dor general purpose steel doors to be fitted for personnel access/exit. These to be dark grey. Outlined on the drawings provided.

Shed 2: Current timber double-leaf door to be replaced with new double-leaf door clad in "Slate Blue". 2x current double-leaf timber personnel doors to be replaced with powder-coated double-leaf doors (in dark grey), one containing double-glazed vision panel (450mm x 450mm) and a letter box. Current sliding door on river-end gable end to be removed and replaced with cladding in "Slate Blue". 4x personnel doors to the rear of the building to be replaced with Outa-Dor general purpose steel doors in dark grey as outlined on the drawings provided.

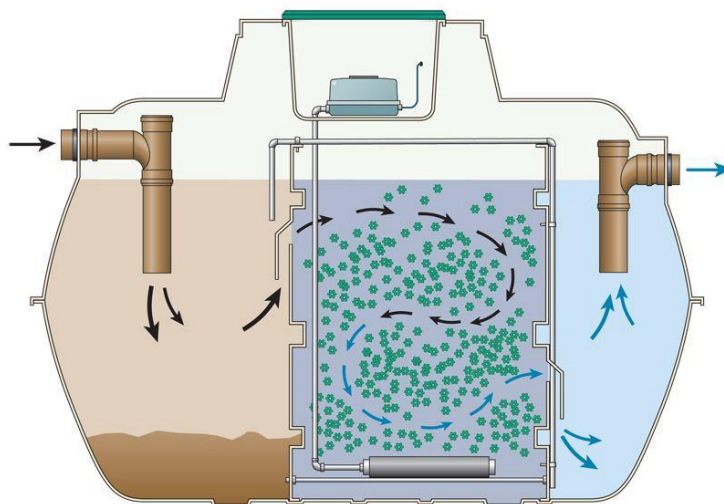
Shed 3: Replace current 2x timber sliding doors with 2x electric powered, plastisol-coated roller shutter doors in dark grey. Replace current timber personnel door with powder-coated fire door in dark grey. Installation of dark grey powder-coated personnel fire exit door to the river-side side of shed 3.

PROSEPTIC SEWAGE TREATMENT PLANT

Installation of 30 Population pumped outlet shallow Marsh sewage treatment plant.

Details from manufacturer Proseptic:

"The Marsh 30 population pumped outlet ensign sewage treatment plant. The Marsh Ensign is made from glass fibre and is tested to BS EN 12566 and CE marked to ensure compliance. It has a 3 chamber system correctly sized for separation and retention of solids providing optimum effluent quality. A low energy efficient compressor ensures minimal running, maintenance and servicing costs. Internal recirculation (from final to primary chamber) continues treatment process to provide higher effluent quality whilst balancing flow over 24 hour period or periods of intermittent use."



Install

The new system will be installed where discussed and in an area of your final agreement. We will excavate the installation pit at approximately 3 metres wide 6 metres long and 2.7 metres deep. On account of the size of the excavation we will be required to install interlocking sheet piles and hydraulic rams to provide a safe working environment for engineers as well as to prevent damaging the tank during installation, this will significantly aid us in managing the ingress of groundwater during works allowing us to pour a level and solid concrete base prior installation of the new system. Following excavation a 350mm layer of 40-60mm flint rejects will be laid throughout the base, this will act as our dewatering zone, allowing us to pump ground water which sits within the stone out of the hole, whilst providing a dry platform for the installation of a 250mm thick reinforced concrete slab base above. Once the concrete has set the tank will be lifted into position then surround in concrete in a series of pours whilst the treatment plant is simultaneously filled with water to ensure equal pressure inside and out of the system during the installation. With the tanks now secured into position we will make new inlet and outlet pipework connections. There will be a short period of up to a 1 hour window where we will require minimal use in order that live connection to the new Treatment plant can be successfully made (this could potentially be carried out early one morning prior to opening to minimise disruption). The pumped outlet connection will be made to waters edge as discussed. Finally the inlet pipework connection will be made. Using a diamond cutting floor saw an inlet trench will be cut through the boat house and out outside hard standing area towards the inlet of the Treatment plant. Approximately 15 metres of 110mm UPVC plastic pipework will now be laid on and surrounded in 10mm shingle, making the live drainage connection from the café and toilets. Full reinstatement will now take place and areas of cut concrete reinstated accordingly.

Power

As discussed the electric will be laid and connected back to the boathouse via the inlet pipework trench. The final connection will be made by our ELECSA registered electrician, he will also issue a certificate of safe connections required by Building Control.

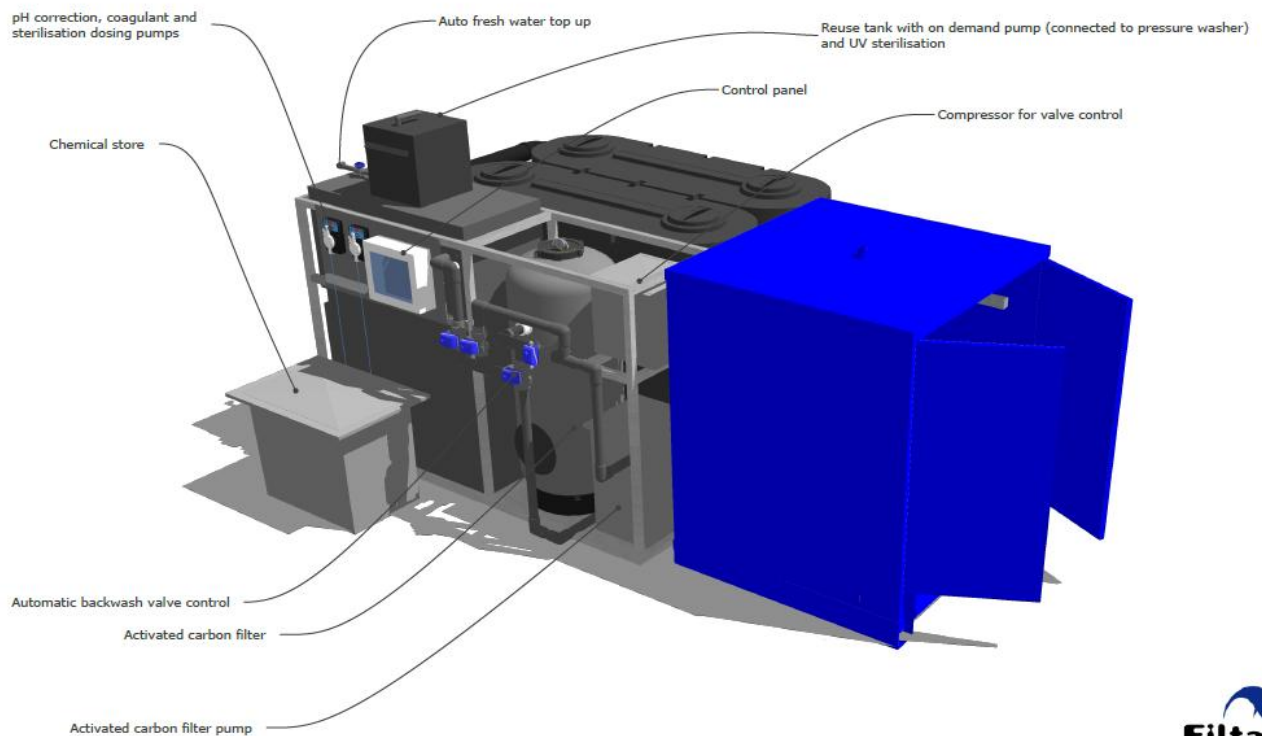
Discharge

With the plot gifted with historical connection to the passing River Thames, we will simply be linking the tanks treated effluent outlet facility back to this existing point of discharge”

FILTRATION SYSTEM

To be provided by FiltaBund. I have requested the full specification sheet from them, but in the meantime, this is the option we wish to install.

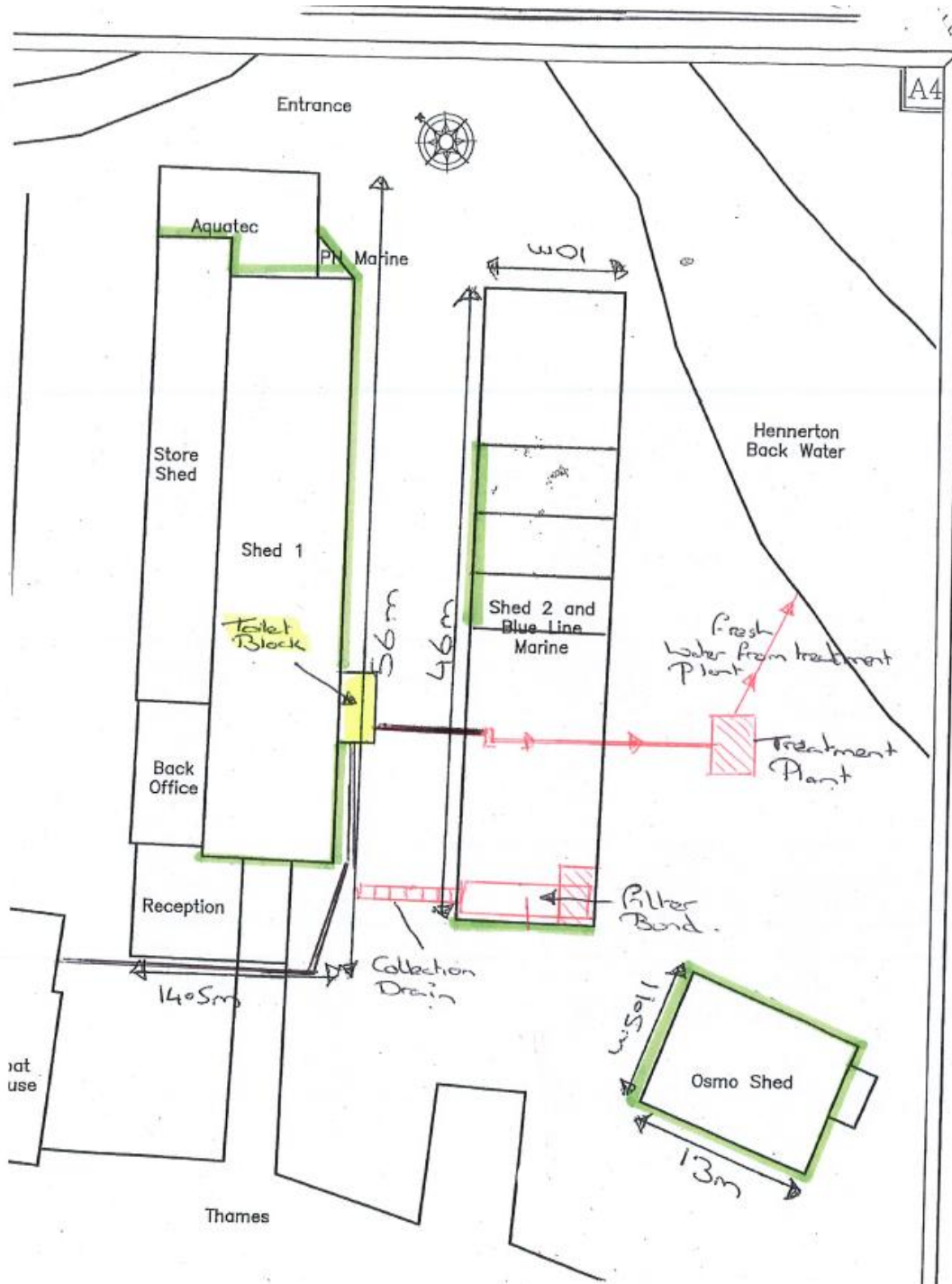
Option 3: Pre filter, pH correction tanks with settlement of silts and water recycling. Rydlyme can be used on the slipway. May not require agreement from EA as water is recycled. System operates when power washer is used to avoid collection of rainwater. Includes 6 month supply of chemicals and filter bags. Activated carbon changed annually.



VAL WYATT

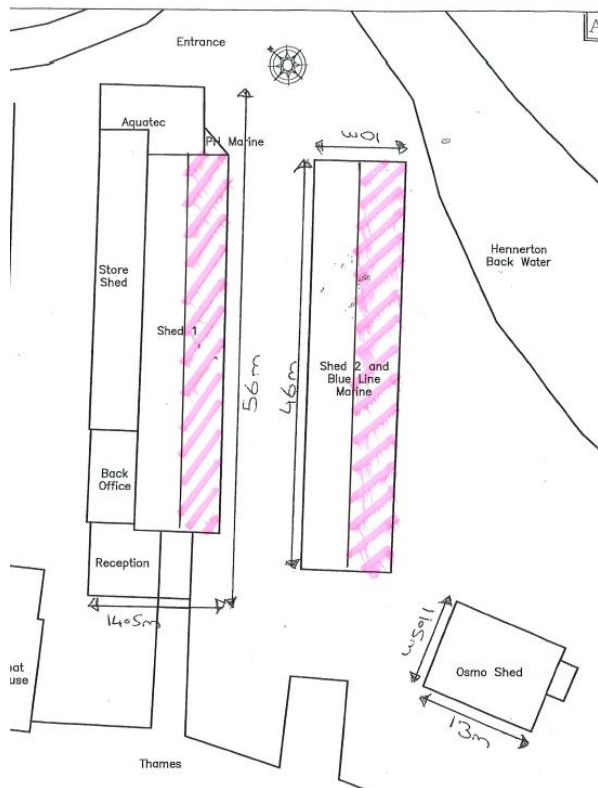
• EST 1845 •

Location of Filtration system and Sewage Treatment Plant (drawn in red):



SOLAR PANELS

To be installed on the roofs of Shed 1 and Shed 2 by Spirit Energy.



Shed 1:



29.7 kWp installation, consisting of 66 x 450W Monocrystalline solar panels. The panels will be

mounted on a corrugated metal pitched roof, using non-penetrative K2 Multirail system. The panels will be wired to 1 x Solis 30 kW Triple MPPT inverter located in a top floor riser cupboard. The active PV cell area (not including any spaces between panels) will be approx 156 m², and the system is anticipated to produce 27472.5 kWh/annum.

Shed 2:

31.05 kWp installation, consisting of 69 x 450W Monocrystalline solar panels. The panels will be mounted on a corrugated metal pitched roof, using non-penetrative K2 Multirail system. The panels will be wired to 1 x Solis 30 kW Triple MPPT inverter located in a top floor riser cupboard. The active PV cell area (not including any spaces between panels) will be approx 163 m², and the system is anticipated to produce 28721.25 kWh/annum.



| CIL
| Enforcement
| Land Promotion
| Planning
| Sequential Tests

Contact

Address

200 Dukes Ride RG45 6DS

Phone

01344 508048
01865 507265
01483 363950
01743 612043
01392 691384

Web & Mail

Email: office@etplanning.co.uk
ET Planning Ltd | 10646740

Web: www.etplanning.co.uk