

**Date:** 22 May 2025  
**Application:** 251091



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Drainage,

**Full Planning Approval Consultation**

**Application Number:** 251091

**Applicant:** Richard Snowball

**Site Address:** Willow Marina, Willow Lane, Wargrave, RG10 8LH

**Parish:** Wargrave

**Grid Reference:** Easting - 478527, Northing - 179238

**Type of Development:** Minor All other developments

**Proposal:** 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.

**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 251091. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                     |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Boniface Ngu<br>Flood Risk & Drainage                                                                                                                                                               |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                                        | <b>App No:</b> | 251091 |
| <b>Address:</b>             | Willow Marina, Willow Lane, Wargrave, RG10 8LH.                                                                                                                                                     |                |        |
| <b>Proposal:</b>            | 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. |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                                                                                                                                        |                |        |
| <b>Site Visit Made:</b>     | 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

The proposal is for works along the riverbank of a main river, which falls within the Environment Agency's remit.

**Environment Agency permit EPR/RB3399JC dated 18/10/2024** was issued on the 22/10/2024.

**Section 11 of the Environmental Risk Assessment report states that works will be carried out from a barge/boat** and wastes from the work will be disposed of using a licensed facility.

Based on the above, we would have no objection to the principle of the development, but would **recommend the condition below**:

## Conditions & Reasons (if required)

The development should be carried out in accordance with Environment Agency permit EPR/RB3399JC dated 18/10/2024 was issued on the 22/10/2024.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

|              |            |                |              |
|--------------|------------|----------------|--------------|
| <b>Date:</b> | 27/05/2025 | <b>Signed:</b> | Boniface Ngu |
|--------------|------------|----------------|--------------|