

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 26 June 2026

Application Number: 251091

Location: Willow Marina, Willow Lane, Wargrave, RG10 8LH

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.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered (p8b/uk/873021/1179123), (EPR/RB3399JC - Plan of site), (EPR/RB3399JC- Plan of site (updated)), (Revised Plan 1), (Revised Plan 2), (Revised Plan 3), (Revised Plan 4), (Plan 5), Construction Method Statement, received by the local planning authority on 13/05/2025, 14/05/2025, 19/05/2025 & 05/03/2026. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External materials - Except where stated otherwise on the approved drawings and application form, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Construction method statement - The development hereby permitted shall be carried out in full accordance with the approved Construction Method Statement, received by the Local Planning Authority on 05/03/2026. The approved measures shall be adhered to for the duration of the construction phase unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety & convenience and neighbour amenities.
Relevant policy: Core Strategy policies CP3 & CP6.

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

Reason: To prevent 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.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. This permission is subject to the statutory biodiversity gain condition under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021), unless exempt.

A Biodiversity Gain Plan must be submitted to and approved in writing by the Local Planning Authority before development may lawfully commence, demonstrating how at least 10% net gain will be achieved.

The submitted biodiversity information demonstrates that on-site provision is unfeasible, and compliance with the statutory condition will therefore require the provision of off-site biodiversity units and/or statutory biodiversity credits.

Recommendation and conditions/reasons agreed:



Date: 24/06/26

REMEMBER - The earliest date for a decision on this application is: **29 July 2025**