

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

Our ref: WA/2026/132840/01-L01
Your ref: 252565
Date: 19 January 2026

Dear Sir/Madam

**Full Application For The Part-Retrospective Development Of A Temporary 6-Month Annual Marquee/Boat Storage.
Willow Marina, Val Wyatt Marina Ltd Willow Lane Wargrave RG10 8LH**

Thank you for consulting us on the application noted above, on 5 January 2025. We have reviewed the following information with regard to our planning remit:

- Planning Statement (Compiled by Boddingtons Planning Ltd, dated October 2025)
- Heritage Statement (Compiled by Boddingtons Planning Ltd, not dated.)
- Photo of marquee.
- Revised Elevations (Drawing No 2547/01A, Drawn by Boddingtons Planning Ltd, Project: Marquee for winter period October to March, dated October 2025.)
- Revised Floor Plan (Drawing No 2547/03A, Drawn by Boddingtons Planning Ltd, Project: Marquee for winter period October to March, dated October 2025.)
- Revised Location Plan (Not titled or dated).

The application site is located within Flood Zones 2 and 3, which planning practice guidance defines as having a medium and high probability respectively. The submitted flood risk assessment uses the Flood Map for Planning from 2018, which has now been updated and assess the previous proposal for a smaller marquee.

Environment Agency position

In the absence of an acceptable flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

Reason

The flood risk assessment (FRA) submitted with this application is for a different site/proposal and therefore fails to meet the requirement set out in the National Planning Policy Framework (NPPF) for applications to be supported by a site-specific FRA. This FRA does not therefore assess the risks posed by this development.

Overcoming our objection

Cont/d..

To overcome our objection, the applicant should submit a site-specific FRA that complies with the requirements set out in paragraphs 20 to 21 of the [Flood Risk and Coastal Change planning practice guidance](#).

Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Updated Flood Map for Planning

On 25 March 2025, we published updated Flood Zones alongside other datasets for use in development. The Flood Map for Planning has subsequently changed on this site and so we require developers to use this updated information to inform their FRAs.

Our Customers and Engagement teams can provide any relevant flood risk information that we have available. Please email enquiries_THM@environment-agency.gov.uk. Further advice on what to include in an FRA can be found in the planning practice guidance including a checklist: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#para80>.

Environmental Permit- advice to applicant

The applicant will require a Flood Risk Activity Permit (FRAP) to undertake the proposed works as the main river Thames runs adjacent to the site.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Sign up for Flood Warnings- advice to applicant

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Closing comments

Please re-consult us if further relevant information is submitted. We will aim to provide comments within 21 days of re-consultation.

Yours faithfully

Miss Amy Richardson
Planning Advisor

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