

Date: 5 January 2026
Application: 252565



**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: 252565

Applicant: Val Wyatt Marina Ltd

Site Address: Willow Marina, Val Wyatt Marina Ltd, Willow Lane, Wargrave, RG10 8LH

Parish: Wargrave

Grid Reference: Easting - 478530, Northing - 179242

Type of Development: Minor All other developments

Proposal: Full application for the part-retrospective development of a temporary 6-month annual marquee/boat storage.

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 252565. 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 **26 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252565
Address:	Willow Marina, Val Wyatt Marina Ltd, Willow Lane, Wargrave, RG10 8LH.		
Proposal:	Full application for the part-retrospective development of a temporary 6-month annual marquee/boat storage.		
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 Full application for the part-retrospective development of a temporary 6-month annual marquee/boat storage on 5th January 2026.

The LLFA has reviewed the full application for the part-retrospective use of land for a temporary marquee for boat storage, operating for a maximum period of six months annually, located within Flood Zone 3. The site is identified as being at high risk of flooding; however, the proposed use is considered to be water-compatible or less vulnerable in nature, with no habitable accommodation proposed. In principle, this type of development is acceptable within Flood Zone 3 in accordance with national planning policy, subject to appropriate flood risk considerations.

The proposed development is temporary and fully reversible, involving a demountable marquee structure with no permanent foundations, land raising, or alterations to existing ground levels. As such, the proposal does not result in any loss of floodplain storage capacity, nor does it impede flood flows or conveyance routes. The Authority is satisfied that the development will not increase flood risk on site or elsewhere.

With regard to surface water drainage, the proposal does not introduce any additional impermeable areas and therefore will not increase surface water runoff. Existing drainage patterns will remain unchanged, and no new connections to the public sewer network are required. The temporary and seasonal nature of the use, together with the ability to remove the structure and stored boats in advance of flood events, provides an appropriate level of flood resilience. The site operator is advised to register for the EA Flood Warning Service and to maintain a flood

management and evacuation procedure to ensure safe operation during periods of heightened flood risk.

On the basis of the information provided, the LLFA raises no objection to the proposal on flood risk or surface water drainage grounds, subject to the development remaining temporary, limited to a maximum of six months per year, and implemented in accordance with the submitted details.

Conditions & Reasons (if required)			
Date:	06/01/2026	Signed:	NT