

Wokingham Borough Council -
Development Control

Reference: WA-2025-132374/03
Customer reference: 251091
02 April 2026

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

Willow Marina, Willow Lane, Wargrave, RG10 8LH

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 251091.

We have reviewed the following documents:

- E-mail from Rowan Reynolds (Wokingham DC) to Environment Agency's Thames Sustainable Places team, with the following attachments:
- Planting Assessment
- Environmental Risk Assessment
- Copy of permit reference EPR/RB3399JC

Environment Agency position

We **maintain our objection** for the following reasons:

Planting Assessment

We have been unable to open the embedded pdf document relating to planting within the coir rolls and so are unable to comment on this at present.

With regard to the proposed seeding, the mix is acceptable, but the stated method of establishment involving cultivation, the creation of a firm tilth and then leaving it to settle for a few weeks before seeding may not be applicable here, given the fact that this is being used on the face of a relatively steep, regraded bank. It is not clear when the works are to be carried out and, therefore, when the seeding would take place, but the potential for high water levels may need to be taken into account. The management appears sensible in general, again bearing the bank slope in mind.

Environmental Risk Assessment

It is not clear if this document is proposed to fill the role of a Construction Environment Management Plan. Documents submitted as part of the Flood Risk Activity Permit application process may provide more detailed information in this regard,

Point 4 (Timing) of the document discusses aspects around timing of the works, but then does not state when the works will be carried out, apart from referring to the boating season being quiet and bird nesting season being over. There may have been timing restrictions placed on the proposed works relating to avoiding the coarse fish spawning season, which coincides with the main migration period for fish. This is in relation the proposed piling works. This should be referred to in this document, perhaps in point 7 (Fishery).

Point 9 (Landscape) (shown as a second point 8 in the document currently), should refer to the installation of low level sheet piling, with the creation of marginal habitat behind it and a regraded bank seeded with a wildflower grass seed mix. Currently, there is only reference to the use of timber.

We look forward to receiving additional information to address the issues raised above. Alternatively, as proposed in our previous response 23 July 2025 (ref: WA/2025/132374/01-L01), a condition for a Landscape and Ecological Management Plan could be placed on any planning permission that may be granted for the proposed development. See the previous response for suggested wording.

If you have any questions regarding our response, please contact
Planning_THM@environment-agency.gov.uk.

Yours sincerely,

Amy Richardson,
Planning_THM@environment-agency.gov.uk
Red Kite House, Howbery Business Park, Wallingford, Oxfordshire, OX10 8BD