

Date: 3 June 2025
Application: 251040



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 251040

Applicant: Val Wyatt Marine Ltd

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

Parish: Wargrave

Grid Reference: Easting - 478506, Northing - 179315

Type of Development: Minor All other developments

Proposal: Full application for proposed works at Willow Marina including installation of PV panels and replacement uPVC fenestration, re-cladding of existing buildings and replacement of wall and roof sheeting, plus resurfacing of existing hardstanding and installation of a new sewage treatment plant and a filtration system.

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 251040. 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

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	251040
Address:	Willow Marina, Val Wyatt Marina Ltd, Willow Lane, Wargrave, Wokingham, RG10 8LH.		
Proposal:	Full application for proposed works at Willow Marina including installation of PV panels and replacement uPVC fenestration, re- cladding of existing buildings and replacement of wall and roof sheeting, plus resurfacing of existing hardstanding and installation of a new sewage treatment plant and a filtration system.		
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

We have reviewed **GeoSmart flood risk assessment report 85719R1 dated 25/04/2025** together with its appendices and have the following comments to make:

The 1.37ha site is within flood zone 3 but we would have no objection to the principle of the renovation works as represented on **proposed plan drawing in Appendix A**.

The note from the photos within the FRA that the existing hardstanding area is not permeable and would not object to its resurfacing.

The FRA is unclear on how foul drainage from the site was managed before and we would like to understand whether the new sewage treatment plant will add additional discharge into the watercourse? Please clarify.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	03/06/2025	Signed:	Boniface Ngu
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