

Date: 19 June 2026
Application: 261338



**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: 261338

Applicant: Sillett Equestrian

Site Address: Newlands Mole Road, Sindlesham, Wokingham

Parish: Arborfield and Newland

Grid Reference: Easting - 476797, Northing - 168140

Type of Development: Minor All other developments

Proposal: (retrospective) Full application for the erection of decking.

Case Officer: Kieran Neumann

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 261338. 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 **13 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261338
Address:	Newlands Mole Road, Sindlesham, Wokingham.		
Proposal:	(retrospective) Full application for the erection of decking.		
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 (retrospective) Full application for the erection of decking on 19th June 2026 which is in flood zone 1 .

The decking is raised above the ground, so it does not cover the soil with concrete or other impermeable material. Water can still drain naturally into the ground underneath. Therefore, the development does not increase flood risk or require changes to the site's drainage.

LLFA conclusion

Based on this assessment,

LLFA: No objection. The proposal does not alter existing drainage or increase flood risk.

Conditions & Reasons (if required)

Date:	29/06/2026	Signed:	NT
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