

Mark Leedale Planning
Chartered Town Planning Consultants

The Head of Planning,
Wokingham Borough Council,
Council Offices,
Shute End, Wokingham RG40 1WR.

Our Ref: SL/26/188
24th July 2026
cameron.young@wokingham.gov.uk
Brigitte.Crafer@wokingham.gov.uk

Dear Mr Young,

Scarletts Lodge, Scarletts Lane, Hare Hatch RG10 9XD
261198

I am in receipt of the email from Brigitte Crafer of 20th July and apologise for the delay in responding.

I note from the EA data that there is a “very low” risk of surface water flooding in this location. This aside I have taken advice from a Consulting Engineer who advises that on investigation and testing, if there is a drainage difficulty then specialist foundations such as helical screws can be used. However and whilst this will not take place until construction is proposed, a building of this nature given that it is lightweight and with 10 pads is unlikely to require any specialist foundations and no-dig construction as described will suffice.

I trust that this satisfies the query and we can move to a decision.

Yours sincerely,
Mark Leedale
Mark Leedale.

cc Client

20 Hurlands Place
Farnham
Surrey GU9 9HX
01252 718855
Markleedale4@gmail.com
Principal: Mark Leedale M.Sc, Dip TP, B.Ed(Hons) MRTPI