

Date: 15 January 2026
Application: 253127



**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,

Householder Consultation

Application Number: 253127

Applicant: Mrs Sandra Cracknell

Site Address: 6 School Road, Riseley, Wokingham, RG7 1XP

Parish: Swallowfield

Grid Reference: Easting - 473458, Northing - 163394

Type of Development: Other Householder

Proposal: Householder application for the proposed temporary stationing of a mobile home for use incidental to the main dwelling (retrospective).

Case Officer: Tariq Bailey-Biggs

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 253127. 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 **5 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	253127
Address:	6 School Road, Riseley, Wokingham, RG7 1XP.		
Proposal:	Householder application for the proposed temporary stationing of a mobile home for use incidental to the main dwelling (retrospective).		
Type of Development:	Other Householder		
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 this Householder application for the proposed temporary stationing of a mobile home for use incidental to the main dwelling (retrospective) on 15th Jan 2026.

The site is located within Flood Zone 1, where the risk of fluvial flooding is low. The site is, however, identified as being within an area susceptible to groundwater flooding.

The proposal relates to the temporary stationing of a mobile home within the curtilage of an existing residential property. The LLFA notes the following characteristics relevant to flood risk:

- The mobile home is moveable, retains its wheels, and is not permanently fixed to the ground.
- There are no permanent foundations, basements, or below-ground works proposed.
- The unit is supplied with water and electricity from the main dwelling and does not require new below-ground drainage infrastructure.
- The mobile home is stated to be incidental to the main dwelling, not a self-contained unit, and does not introduce additional impermeable areas beyond those already present within the residential curtilage.

Given the above, the proposal is not considered to:

- Increase surface water runoff,
- Obstruct groundwater flow paths, or
- Increase flood risk on-site or to neighbouring land.

While the site lies within an area susceptible to groundwater flooding, the temporary and non-permanent nature of the mobile home, together with the absence of excavation or

ground disturbance, significantly limits flood risk concerns. The LLFA also notes that the use is ancillary and reversible, and that the structure can be removed should groundwater conditions become problematic. Drainage plan shows connections to soakway .

On the basis of the information available, the LLFA raises **no objection** to the proposed development from a flood risk and surface water drainage perspective.

Informative

The applicant is advised that the site lies within an area susceptible to groundwater flooding. The mobile home should be sited and managed in a manner that minimises vulnerability to groundwater emergence, including avoiding any permanent foundations or below-ground works.

Conditions & Reasons (if required)

Date:	19/01/2026	Signed:	NT
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