

Date: 14 November 2025
Application: 252672



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: 252672

Applicant: mr Lion

Site Address: Sindlesham Farm House, Mill Lane, Earley, Wokingham, RG41 5DQ

Parish: Earley

Grid Reference: Easting - 476441, Northing - 170607

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a new brick boundary wall with a solid timber pedestrian gate and a solid timber electric sliding vehicle gate, following the removal of the existing white picket fence.

Case Officer: Marcus Hillman

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 252672. 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 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252672
Address:	Sindlesham Farm House, Mill Lane, Earley, Wokingham, RG41 5DQ.		
Proposal:	Householder application for the proposed erection of a new brick boundary wall with a solid timber pedestrian gate and a solid timber electric sliding vehicle gate, following the removal of the existing white picket fence.		
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

The dwelling is within flood zone 2 and the eastern boundary experiences surface water flooding for the low to medium events.

The picket white fence, in the existing scenario provides free flow of into and out of the site but a solid brick wall, in the proposed scenario will not allow that happen, thus increasing flood risk on or off site. This is as represented by **existing and proposed elevations drawing 2025-50 – 003 dated October 2025**.

We need to understand how this situation is addressed, to ensure that flood risk is not increased on site or transferred off site.

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:	19/11/2025	Signed:	Boniface Ngu
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