

Date: 24 June 2026
Application: 260431



**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: 260431

Applicant: Mr Antony Read

Site Address: Ferry Cottage, Ferry Lane, Henley On Thames, Henley On Thames, RG9 3DH

Parish: Remenham

Grid Reference: Easting - 478453, Northing - 184336

Type of Development: Other Householder

Proposal: (Retrospective) Householder application for proposed replacement of existing fence.

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 260431. 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 **19 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260431
Address:	Ferry Cottage, Ferry Lane, Henley On Thames, Henley On Thames, RG9 3DH.		
Proposal:	(Retrospective) Householder application for proposed replacement of existing 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 Lead Local Flood Authority has reviewed the retrospective householder application for the replacement of an existing fence.

The site is located within Flood Zone 2. The proposal is for the replacement of an existing fence and is not expected to result in any increase in impermeable area or alter the existing surface water drainage regime.

Based on the information submitted, the proposal is not considered to increase flood risk from local sources. Provided the replacement fence does not obstruct overland flow routes or impede access to any ordinary watercourse for maintenance purposes, the Lead Local Flood Authority has no objection to the application.

The Local Planning Authority should consult the Environment Agency where required in relation to flood risk associated with Main Rivers or Flood Zone considerations.

Conditions & Reasons (if required)

Date:	02/07/2026	Signed:	NT
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