

PLANNING REF : 250785
PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 07/05/2025

COMMENTS:

Arborfield & Newland Parish Council

250785 - Equestrian Centre - Mole Road

Arborfield and Newlands Parish Council wishes to object to this retrospective planning application for the practise area and change of use categorisation of the land.

The previous larger planning application (201458) was refused by WBC on substantive and firm grounds based on local and national planning policy and legislation. This application (250785) could be construed as a deliberate attempt by Sillett Equestrian to manipulate the planning system retrospectively.

The current application hinges on the change of use from agricultural to equestrian and is unclear whether this is intended for personal private use or will be for business use as both are used in the planning statement.

The planning statement outlines that this is a private development and change of use for the purpose of exercising the owner's horses but the planning statement goes on in paragraph 5.7 to state that it should be an exception to CP11 as

'sustainable rural enterprise'; therefore, is it for personal use or an enterprise/business?

As the planning application states it is to exercise the owner's horses on site then, under CP11, the application must be refused (i.e. it is not for commercial use). It is also

unclear as to which 'original' buildings on-site already have the necessary planning permission to be referenced under CP11.

If the site is indeed to be used commercially, as suggested by the reference to compliance with CP11, vehicular traffic is a significant concern. The access and egress routes to the site lead directly onto Mole Road and any large vehicles would create dangerous situations for drivers as they attempt to turn into or out of the entrance. No traffic

assessment has been submitted to address the impact of this.

This is a development in the Bearwood Wooded Sand and Gravel Hills Character Area and would change the nature of the fields abutting The Coombes ancient woodland. An elevated arena would be detrimental to this

valued and historic landscape. The addition of the double gates and removal of hedgerows to facilitate the new gates has already left a scar on the landscape and shows prior intent to develop the land before any planning application was submitted. The double gates are adequately wide for HGVs and it is concerning that such traffic may be considered suitable for a designated Green Route.

Sillett

Equestrian would have been very aware of the need for planning approval before they changed the wooded area into a practise area and have deliberately tried to manipulate the planning process. The planning statement provided states that it is using the previous refusal of planning permission as a basis for this retrospective application of change of use.

It would appear that this application is misleading in its purpose - citing initially personal use but

referencing compliance with CP11 for commercial enterprise. It is concerning that this retrospective planning application does not dispel any of the fundamental reasons for refusal cited in the officer's report on 201458. On the above grounds, Arborfield & Newland Parish Council object to this planning application and would like to see the site reinstated to its former condition.