

Date: 11 November 2025
Application: 252639



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 252639

Applicant: Mr Kevin Rixon

Site Address: Lower Rivermead Farm, Willow Lane, Wargrave, Wokingham, RG10 8LH

Parish: Wargrave

Grid Reference: Easting - 478285, Northing - 179683

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of an all-weather equestrian arena with associated landscaping works.

Case Officer: Phillip Richards

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 252639. 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 **2 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	252639
Address:	Lower Rivermead Farm, Willow Lane, Wargrave, Wokingham, RG10 8LH.		
Proposal:	Full application for the proposed erection of an all-weather equestrian arena with associated landscaping works.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes /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 applicant's development proposals are for an 800sqm manege for personal use to exercise the existing horses on site.

The applicant has stated that the existing access arrangements will be retained. The proposed arena is for personal use of existing horse only and therefore will not intensify trips to and from the site which is acceptable. To ensure the proposed operations to be practical, the site is required to be ancillary to the existing equestrian use of the farm.

No detail of parking is provided. It is assumed that any parking associated with the manege could be accommodated within the existing parking area which is acceptable.

The planning officer is advised to consider conditions to prevent the site be opened for external users, or any commercial use, competitions or events that could lead to additional vehicle movements and parking demand as such use would warrant further assessment.

However, if the site and land use were to be open for public events, then the Highways can unlikely support the proposal due to poor access to the site via sustainable travel modes and the likelihood there will be high levels of car dependency.

Conditions & Reasons (if required)			
1. ARENA TO REMAIN ANCILLARY TO EXISTING EQUESTRIAN USE The proposed (INSERT: ARENA) shall remain ancillary to the existing equestrian use of the farm and shall not be sold, leased or disposed of separately. Reason: In the interest of highway safety; to ensure acceptable access and parking 2. The menage shall not be used for any commercial purpose, riding competitions or events. Reason: To ensure acceptable access and parking in the interest of highway safety.			
Date:	25.11.25	Signed:	Stantec LS

2016 162303 – application for agricultural prior determination for agricultural storage facility for the storage of baled straw

Refused as not proved within agricultural land, and building of size / scale reasonable for agricultural purposes