

PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 22/01/2026

COMMENTS:

Arborfield & Newland Parish Council

Application number:

253039

Proposal: Full application for the use of land for the stationing of a mobile home for residential use. (Retrospective)

Site Address: Newlands, Mole Road, Sindlesham, Wokingham, RG2 9JQ

Arborfield & Newland Parish Council strongly objects to this planning application for unauthorised development on the following grounds:

- The application references customer use for which permission has not been sought. As permission currently stands, the equine facilities and activity at the site are confined to the residents' horses only
- The site is an outside the defined settlement boundaries and is in a countryside setting (CP1, CP11)
- The Council is concerned about the impact of this application on the quality of the landscape and unauthorised development would devalue the Barkham and Bearwood Valued Landscape in which it is situated and have a negative impact on the Thames Basin Heaths Special Protection Area (CP3, CP8)
- The site is not sustainable in the context that it is not located near to services and facilities and would require private vehicle use as it is not frequented by a public transport route (CP6)
- There is no evidence provided to support the rationale of the application in relation to fear of theft of equipment or horses
- There is no evidence provided to support the rationale of the application in relation to the need for staff accommodation

• Numerous prior applications for this site have related to commercial use. The Parish Council would like to voice its concerns that this application has the appearance of being the first step in a forward move towards commercial use for this location

• There are also significant concerns that a precedent for siting a mobile home within a greenfield area will be set

Based on the above grounds, Arborfield & Newland Parish Council requests that Wokingham Borough Council refuse this retrospective planning application and ensure restoration of this site to its previous condition and lawful use.

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