

Date: 27 November 2024
Application: 241905



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 241905

Applicant: JAC

Site Address: Rehoboth, Forest Road, Binfield, Wokingham, RG40 5QY

Parish: St. Nicholas Hurst

Grid Reference: Easting - 481243, Northing - 171136

Type of Development: Minor All other developments

Proposal: Full application for the proposed siting of horse exerciser.

Case Officer: Kieran Neumann

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 241905. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	(Name) (Job title)		
Service	WBC Highways	App No:	241905
Address:	Rehoboth, Forest Road, Binfield, Wokingham, RG40 5QY.		
Proposal:	Full application for the proposed siting of horse exerciser.		
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 proposal involves siting of horse exerciser within the red line. The planning statement states that the charity has located all its operations at this site.

The applicant is required to confirm whether the proposed horse exerciser will increase its capacity of operations or be opened for external users. If so, the applicant will be required to assess the proposed operation details and the additional parking demands and/or traffic impacts induced.

Subject to the confirmation of the horse exercisers will be used internally at existing level of operations, the Highways will have no objection to the proposal.

Conditions & Reasons (if required)

Date:	28/11/2024	Signed:	JP
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