

Date: 16 December 2025
Application: 253039



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 253039

Applicant: Sillett Equestrian

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

Parish: Arborfield and Newland

Grid Reference: Easting - 476799, Northing - 168135

Type of Development: Other Change of Use

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

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 253039. 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 **9 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	253039
Address:	Newlands, Mole Road, Sindlesham, Wokingham, RG2 9JQ.		
Proposal:	Full application for the use of land for the stationing of a mobile home for residential use. (Retrospective)		
Type of Development:	Other Change of Use		
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

Block plan drawing 24/10/02 B dated December 2025 indicates that the site is within flood zone 1 and we would have no objection to the principle of the development as represented by **Accommodation drawing 24/10/04 A dated December 2025**.

The mobile home is raised off the ground.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	19/12/2025	Signed:	Boniface Ngu
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