

Date: 11 March 2026
Application: 260596



**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: 260596

Applicant: Ms & Ms Mary and Breda Doherty

Site Address: Land Opposite Junction Of Forest Road &, Foxley Lane, Binfield, Bracknell, Berkshire

Parish:

Grid Reference: Easting - 483391, Northing - 170820.6

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of stable block, consisting of no.3 stable stalls with associated hardstanding driveway.

Case Officer: Annabelle Jones

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 260596. 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 **1 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260596
Address:	Land Opposite Junction Of Forest Road &, Foxley Lane, Binfield, Bracknell, Berkshire.		
Proposal:	Full application for the proposed erection of stable block, consisting of no.3 stable stalls with associated hardstanding driveway.		
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 proposes to erect a stable block with three stable stalls for private equestrian leisure only. The existing gated access from Forest Road is proposed to be utilised.

Given the proposal is for private equestrian leisure only, the Highways assume the stable block will be used internally at the existing level of operations.

Subject to the confirmation of the largest HGV to be used on-site will remain unchanged, the Highways will have no objection to the proposal. Otherwise, the applicant has to demonstrate the manoeuvring of the proposed largest vehicle.

If there are substantial changes regarding the capacity of operations or the existing operations details, the Highways shall be reconsulted.

Conditions & Reasons (if required)

Date:	19/3/2026	Signed:	JP
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