

Date: 27 May 2025
Application: 250785



**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: 250785

Applicant: Sillett Equestrian

Site Address: Newlands, Mole Road, Sindlesham

Parish: Arborfield and Newland

Grid Reference: Easting - 476859, Northing - 168098

Type of Development: Other Change of Use

Proposal: Full application for the change of use of land and 3no. buildings to equestrian, erection of 1no. stable building and creation of a riding arena with associated engineering works. (Retrospective)

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 250785.

The new details are as follows: **Application red-line has been altered to include the existing southern and north-western stable buildings on site.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Kieran Neumann.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Kieran Neumann
Service	WBC Highways	App No:	250785
Address:	Newlands, Mole Road, Sindlesham.		
Type of Development:	Other Change of Use		
Proposal:	Full application for the change of use of land and 3no. buildings to equestrian, erection of 1no. stable building and creation of a riding arena with associated engineering works. (Retrospective)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☒ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The application red line has been revised, which does not lead to additional highways impacts.

Highways' comments dated 2nd May 2025 will remain relevant, and hence have no objection to the proposal.

Conditions & Reasons (if required)

Date:	27/5/2025	Signed:	JP
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