

Date: 10 April 2025
Application: 250785



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

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 to equestrian and creation of a riding arena with associated engineering works. (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 250785. 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:	NT		
Service	WBC Drainage	App No:	250785
Address:	Newlands, Mole Road, Sindlesham.		
Proposal:	Full application for the change of use of land to equestrian and creation of a riding arena with associated engineering works. (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

LLFA received Full application for the change of use of land to equestrian and creation of a riding arena with associated engineering works. (Retrospective) on 10th April 2025.

For a full (retrospective) application involving the change of use of land to equestrian and the creation of a riding arena with associated engineering works, surface water management is a key consideration. Here's how this proposal should be assessed and commented on in terms of surface water impacts:

Change in Land Use and Surface Permeability

- **From Greenfield to Hardstanding:** The change from natural or agricultural land to equestrian use and a constructed riding arena likely results in a significant reduction in surface permeability. Depending on the materials used (e.g. sand, rubber, synthetic surfacing), the arena may behave like a semi-impermeable surface, increasing runoff during rainfall events.
- **Retrospective Nature:** As the arena is already constructed, evidence of surface water pooling or overland flow should be assessed, especially during heavy rain.

2. Surface Water Runoff and Drainage

- **Increased Runoff Risk:** The arena and associated engineering works (such as sub-base layers and any grading) may divert or concentrate surface water

flows, potentially increasing the risk of flooding or erosion on adjacent land or public highways.

- **Drainage Measures:** The application should clearly outline what drainage infrastructure (if any) has been installed — e.g. French drains, perimeter swales, or soakaways — and demonstrate that these are sufficient to manage runoff sustainably. Consideration should be given to whether runoff is being directed towards a watercourse, ditch, or neighbouring land.

LLFA requires above and as follows

Submission of a surface water strategy and plan.

- Evidence of existing or proposed SuDS features.
- Details of maintenance and measures to prevent runoff onto neighbouring land or public rights of way.

Conditions & Reasons (if required)

Date:	11/04/2025	Signed:	NT
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