

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 6 March 2026

Application Number: 252639

Location: Lower Rivermead Farm, Willow Lane, Wargrave, Wokingham, RG10 8LH

Proposal: Full application for the change of use of land and proposed erection of an all-weather equestrian arena with associated landscaping works.

Recommendation: Approve

Conditions and/or Reasons

1. Time limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered/titled:

Location Plan - October 2025

Block Plan - January 2026

Proposed Plans - Arena (Drawing No.3763)

Drainage Plan - October 2025

The development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External Material

The materials to be used in the construction of the external surfaces of the riding arena hereby permitted shall match those upon the approved plans, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. No External Lighting

No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site. Any external lighting that is installed shall accord with the details so approved.

Reason: To satisfactorily protect the character and appearance of the Green Belt, area and the residential amenities of nearby occupiers.

5. Personal Use Only

The development hereby approved shall only be used for the private enjoyment of occupants of Lower Rivermead Farm and shall not be used for any commercial purpose, riding competitions or events.

Reason: To protect the openness of the Green Belt and the character of the area

6. Ancillary Use Only

The proposed riding arena shall remain ancillary to the Rivermead farm and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking

7. Drainage Details

There shall be no land raising and no development shall take place until drainage cross section drawings indicating catchpits have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is no increase in flood risk on or off site and silt/sand from the development is not transported elsewhere.

8. Landscaping

Prior to the use hereby approved commencing there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to the Countryside, Green Belt and Landscape.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

2. The application site for this proposed development falls within an area of archaeological significance and has potential for Roman remains. This is due to the postulated course of a Roman Road which is predicted to run through the fields from the north, running south towards Wargrave. There is the possibility for artefacts related to the road or Roman roadside activity to remain underground. Further information regarding the archaeology in the area can be found online at www.heritagegateway.org.uk/gateway/

Archaeological remains may be damaged by any necessary ground disturbance, therefore you are requested to inform Berkshire Archaeology as soon as possible if any artefacts are discovered. Details of archaeological finds will be added to our Historic Environment Record (HER), an online database of local archaeological sites, finds, and historic buildings within our area, which includes Bracknell Forest, Reading, Slough, Windsor and Maidenhead, and Wokingham.

3. Connection to any ordinary watercourse requires Ordinary Watercourse Consent from the LPA via floodriskdc@wokingham.gov.uk.

More information on ordinary watercourse consenting can be found following the link below:

<https://www.wokingham.gov.uk/community/community-and-safety/emergencies/flooding-and-drainage/local-flood-risk-management-strategy>

BJC

Recommendation and conditions/reasons agreed:

Date: 24.02.26

REMEMBER - The earliest date for a decision on this application is: **23 January 2026**