

Date: 10 April 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 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:	JP		
Service	WBC Highways	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:	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 change the use of existing agricultural land to equestrian and to erect a riding arena. The wider site is in relation to a previous refusal (Reference: 201458) for equestrian facility for riding school, which includes reasons on highway grounds.

With the proposed submission, the Highways acknowledge that the scale and nature of this proposal is unlikely to be similar to 201458.

The existing access and parking are proposed to be utilised. It is also proposed that the riding arena will be utilised by horses that are currently residing in the stables on the land. Insufficient information has been provided for Highways to determine if the horses will access the riding arena via internal farm tracks or be transported via public highway.

The applicant is required to clarify the proposed operation of the site, whether the proposal will increase its capacity of operations or be opened for external users. If so, the applicant shall assess the proposed operation details and the additional parking demands and/or traffic impacts induced with a Transport Statement.

Subject to the confirmation of the proposal will be used internally at existing level of operations and access via internal farm tracks, the Highways will have no objection to the proposal.

Conditions & Reasons (if required)			
Date:	15/4/2025	Signed:	JP