

Date: 16 December 2025
Application: 253039



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 253039

Applicant: Sillett Equestrian

Site Address: Newlands, Mole Road, Sindlesham, Wokingham, RG2 9JQ

Parish: Arborfield and Newland

Grid Reference: Easting - 476799, Northing - 168135

Type of Development: Other Change of Use

Proposal: Full application for the use of land for the stationing of a mobile home for residential use. (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 253039. 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 **9 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	253039
Address:	Newlands, Mole Road, Sindlesham, Wokingham, RG2 9JQ.		
Proposal:	Full application for the use of land for the stationing of a mobile home for residential use. (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

General

The wider site is in relation to planning consent 250785 for equestrian use. The applicant proposes to station a mobile home to the south of the approved equestrian use to support the operations of the equestrian site.

The traffic generated from one new dwelling will unlikely have significant impacts on the wider highway network.

The existing private access is to be utilised, which is acceptable.

Sustainability

Insufficient details have been provided for the Highways to assess on the acceptance of site sustainability.

If the mobile home is considered as independent property

There are limited local facilities within acceptable walking distance from the site, making the site an unsustainable location nor is there any bus service within acceptable walking distance, making car the main mode for this development.

Meanwhile, the B3030 Mole Road is subject to 50mph speed limit. There is no street lighting and existing pedestrian or cycling network along the site frontage to provide safe and attractive environment for considering sustainable travel modes.

The Highways can unlikely support the proposed mobile home if it can be considered as an independent residential unit.

If the mobile home is ancillary to application 250785

It is required to confirm the proposed mobile home will be ancillary to the approved use of 250785. The applicant shall then revise the location plan to include the approved site as part of the application red line/blue line, and to revise the proposal description to associate the mobile home with the approved equestrian use (whenever applicable).

While paragraph 5.12- 5.21 has tried to explain the need for this proposal, the Highways would have expected the applicant to provide further clarification on the proposed mobile home. This shall include but not limited to who will occupy the proposed mobile home (the applicant/what types of staff), is the mobile home expected to be occupied daily or as a primary residence, and clarify the nature of the mobile home.

There is also insufficient justification for long-term needs of the proposed mobile home, compared to a temporary or seasonal residential unit. Paragraph 5.20 suggests that an injured pony requires special care very two hours, which may be considered as a temporary special demand instead of long-term demand. It is also noted that there will be staff commuting to the site daily from 7am/7:30am to 5pm, and the applicant will be on-site from 9:30am to 8pm during winter.

Parking

While the total numbers of habitable rooms cannot be identified from the submission, according to the WBC Parking Standards, the demand of parking for residential unit is subject to the numbers of habitable rooms and the allocation of parking spaces.

The proposed driveway has sufficient area for more than three parking spaces, which is acceptable.

Cycle Provisions

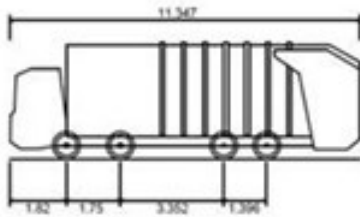
The Highways expect that cycle provisions to be provided in accordance with the WBC Parking Standards. Details shall be indicated on the site plan.

Refuse Collection Strategy

According to Manual for Streets, the bin collection areas shall not be placed exceeding the maximum carrying distances for households (30m) and refuse collection operators (25m) from the public highways.

As the site is accessed via a private access road, the applicant shall clarify how refuse collection servicing is going to be provided.

If council refuse collection will be applicable for this site, the applicant will need to provide the swept path for refuse vehicles entering and leaving the site in forward gear with the following standards:



Large Refuse Vehicle (4 axle)	
Overall Length	11.347m
Overall Width	2.500m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to Lock Time	6.00s
Wall to Wall Turning Radius	11.330m

Conditions & Reasons (if required)

Date:	6/1/2026	Signed:	JP
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