

**Date:** 31 January 2025  
**Application:** 250120



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Ecology Newts

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Ecology Newts,

**Full Planning Approval Consultation**

**Application Number:** 250120

**Applicant:** Mr and Mrs Adams

**Site Address:** Lockey Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH

**Parish:** Arborfield and Newland

**Grid Reference:** Easting - 476135, Northing - 167276

**Type of Development:** Minor Retail distribution and servicing (1-999)

**Proposal:** Full application for the erection of 1 no. building to form a farm shop, change of use of former farm shop building to Class E(g)(ii) use and alterations to the parking layout. (Part 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 250120. 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

<b>From:</b>	NatureSpace District Licensing Officer		
<b>Service</b>	WBC Ecology Newts	<b>App No:</b>	250120
<b>Address:</b>	Lockey Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH.		
<b>Proposal:</b>	Full application for the erection of 1 no. building to form a farm shop, change of use of former farm shop building to Class E(g)(ii) use and alterations to the parking layout. (Part retrospective)		
<b>Type of Development:</b>	Minor Retail distribution and servicing (1-999)		
<b>Site Visit Made:</b>	Yes/No		

Summary Of Recommendations	
<input checked="" type="checkbox"/> No comment <input type="checkbox"/> No objection <input type="checkbox"/> No objection subject to conditions (and reasons) <b>stated below</b> <input type="checkbox"/> Request further information before determination as <b>stated below</b> <input type="checkbox"/> Objection due to the reason(s) <b>stated below</b>	
Comments On Proposal	
None.	
Conditions & Reasons (if required)	
None.	
<b>Date:</b>	05/02/2025
<b>Signed:</b>	NatureSpace