

Date: 16 December 2025
Application: 253039



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

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:	O.Obi EH Officer		
Service	WBC Environmental Health	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:	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

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Environmental Health has reviewed the application and raises no objection in principle, subject to conditions to ensure the protection of residential amenity.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

It is recommended that any approval includes conditions to ensure that the residential use does not give rise to noise, odour, smoke, or other emissions that could adversely affect neighbouring occupiers, and that any associated services, plant, or equipment are operated so as not to cause a statutory nuisance.

Reason: To protect public health and residential amenity in accordance with Wokingham Borough Council Local Plan policies relating to environmental protection and the prevention of nuisance.

Date:	14/01/2026	Signed:	O.Obi
--------------	------------	----------------	-------