

20 January 2026

FAO Chief Planning Officer
Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam

Re: Newlands, Mole Road, Sindlesham, Wokingham

Discharge of conditions application for application ref 250785 relation to Condition nos. 3 (Delivery and Servicing Plan) and 4 (Landscaping).

I am pleased to enclose a discharge of conditions submission for planning permission ref. 250785 approved on 20/10/2025. This submission seeks to discharge condition nos. 3 and 4 of the decision.

Accompanying this submission are the relevant application form, documents, and information including:

- Mole Road DSMP prepared by Fastnet
- CW0342-D-001 Newlands Soft Landscape Scheme Plan

CONDITION 3: Delivery and Servicing Plan

Within 3 months of the date of this permission, a Delivery and Servicing Plan shall be submitted to and approved in writing by the local planning

authority. The submitted Delivery and Servicing Plan shall include the following details:

- 1. Management details of proposed delivery activities, including a booking system.*
- 2. Anticipated daily HGV nos. expected,*
- 3. Routing plan for HGVs (avoiding any schools and weight/height restrictions on the surrounding road network);*
- 4. Accreditation Schemes in use (E.g. FORS and CLOCS).*

The management of the deliveries onto and within the site shall be in accordance with the approved details thereafter. Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Submitted alongside this application is a Delivery and Servicing Plan prepared by Fastnet. The Delivery and Servicing Plan ensures that the development is serviced in a controlled and efficient manner in order to minimise the environmental impact. The Plan has a number of key aims which are discussed further within its contents, these include:

- Reduce delivery/servicing trips, where possible, especially during peak network hours;
- Provide and maintain safe, well-managed loading facilities;
- Recognise and prioritise delivery firms and service providers that can demonstrate a commitment to recognised best practice where possible;
- The co-ordination of vehicles both delivering to and collecting from the site;
- The regulation of vehicle types and sizes;
- The co-ordination of servicing and waste collection vehicle activity;
- Identification of responsible person; and,
- Contribute towards staff, supplier and road user safety.

CONDITION 4: Landscaping

Within 3 months of the date of this permission, 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 date of this permission.

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.

Submitted alongside this application is a Landscaping Plan prepared by Collington Winter Environmental. The plan demonstrates a native hedge to the east and west of the riding arena and a small section to the north to blend into the existing woodland. The plans also show 5 trees, including 2 hornbeam to the north adjacent to the hedge and 3 oaks along the track.

Conclusion

The submitted details are found to satisfy the requirements of conditions no. 3 (Delivery and Servicing Plan) and 4 (Landscaping) of the decision application ref 250785.

It is therefore respectfully requested that these conditions be discharged, allowing the permission to proceed.

Should you have any questions on matters raised throughout this letter, please don't hesitate to let me know.

Yours Sincerely,

Holly Goulding BSc (Hons)

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