

**Date:** 21 January 2026  
**Application:** 260133



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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Shute End, Wokingham

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Dear WBC Highways,

**Discharge of condition Consultation**

**Application Number:** 260133

**Applicant:** Sillett Equestrian

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

**Parish:** Winnersh

**Grid Reference:** Easting - 476859, Northing - 168089

**Type of Development:**

**Proposal:** Application for submission of details to comply with the following condition of planning consent (250785) dated 20/10/2025. Condition 3 (Delivery & Servicing Plan) and Condition 4 (Landscaping).

**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 260133. 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 **11 February 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                    |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                 |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                       | <b>App No:</b> | 260133 |
| <b>Address:</b>             | Newlands, Mole Road, Sindlesham, Wokingham, RG2 9JQ.                                                                                                                                               |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following condition of planning consent (250785) dated 20/10/2025. Condition 3 (Delivery & Servicing Plan) and Condition 4 (Landscaping). |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                    |                |        |
| <b>Site Visit Made:</b>     | 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 proposal seeks consents for discharging conditions 3 and 4 for Planning Application Reference 250785. This memo responds on the submissions related to highway grounds.

### Condition 3 – Delivery and Servicing Plan

A Delivery & Servicing Management Strategy is submitted, which is welcomed.

It is confirmed that orders for delivery will be consolidated and there will be up to 2 deliveries for feed, hay/haylage and woodshavings at the same day. Due to the low frequency and all proposed deliveries will be scheduled to avoid the local highway peak hours, the proposed delivery arrangement is acceptable.

For horse transport, the applicant shall clarify if the proposed 18T/26T rigid HGV horsebox is no larger than the proposed dimensions of the 11m long rigid truck as assessed in Drawing No. C25133-ATP-DR-TP-002. If any of the rigid HGV is larger than the vehicle used in the approved swept path, updated swept path analysis shall be submitted.

The applicant confirms that long distance journey would primary using the M4/A329(M), and routing is chosen using HGV-specific satellite navigation devices

to avoid weight, height and width restrictions, which would unlikely pass-through the town centre and is acceptable.

**Summary**

Subject to the approved swept path analysis can still represent the proposed 18T/26T rigid HGV horsebox, the Highways have no objection to recommend discharging Condition 3.

**Conditions & Reasons (if required)**

|              |          |                |    |
|--------------|----------|----------------|----|
| <b>Date:</b> | 3/2/2026 | <b>Signed:</b> | JP |
|--------------|----------|----------------|----|