

Date:
Application: 250872



WOKINGHAM
BOROUGH COUNCIL

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Highways,

Discharge of condition Consultation

Application Number: 250872

Applicant: Sainsbury's Supermarkets Ltd

Site Address: Land At Nine Mile Ride Extension, Reading, RG2 9GB

Parish: Barkham

Grid Reference: Easting - 476902, Northing - 165024

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 12 relates to levels; 14 to hard and soft landscaping scheme; 27 to construction accesses; 29 to cycle parking; 63 to ventilation and odour; 65 to a Construction Environmental Management Plan (CEMP), and 73 to fire hydrants, and the details are in relation to the supermarket development in the district centre.

Case Officer: Nick Chancellor

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 250872. 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

From:	JP / AC		
Service	SDL Highways	App No:	250872
Address:	Land At Nine Mile Ride Extension, Reading, RG2 9GB.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 12 relates to levels; 14 to hard and soft landscaping scheme; 27 to construction accesses; 29 to cycle parking; 63 to ventilation and odour; 65 to a Construction Environmental Management Plan (CEMP), and 73 to fire hydrants, and the details are in relation to the supermarket development in the district centre.		
Type of Development:			
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

The Highways received the revised CEMP to address to the Highways responses dated 1st May 2025. [New comments on the revised details of the submission dated 15th July 2025 are marked in blue.](#)

Condition 27 – Construction Accesses

1. Appendix 3 of the CEMP indicates the provision of vehicle and pedestrian gates during the construction, which is welcomed.
2. However, the proposed gates would need to be set back the length of the largest vehicle accessing the site. This is to ensure HGV's do not obstruct the adjoining footway or carriageway, should the gates be closed. [This is still required.](#)

Condition 65 – Construction Environmental Management Plan (CEMP)

3. Highways understands that this is a part discharge of this condition in relation to the supermarket development only.
4. Highways also understands that the CEMP will be the responsibility of the main contractor and will be treated as a live document which is welcome.
5. Any major changes to the document would be submitted to WBC for approval.

6. It states in Appendix 3 that access to the site would be via district centre access road. As the construction traffic route of the wider site has not been approved, Highways would need to see a plan showing the routing of construction vehicles between the site and the wider highway network, to ensure that construction traffic and its potential impacts to the surrounding area are carefully managed.
7. Construct traffic route has been proposed in Appendix 5. The applicant is advised to access the site only via the A327, instead of via Nine Mile Ride.
8. It is welcomed that a road condition survey will be carried out on wider site.
9. It is welcomed that deliveries will be managed and only carry out within the site working hours. Highways recommend deliveries to be outside school entry and exit times whenever possible.
10. It is welcomed that there would be wheel-wash station with a street sweeper used when required for the off-site roads.
11. The proposed construction operating hours are welcome, and no working will be allowed on Sundays.
12. All parking will be within the site compound and no parking will be allowed on nearby residential roads.
13. Construction traffic would be managed by site banksman and banksman of the wider site, which is welcomed.
14. As commented previously, the gates would need to be set back the length of the largest vehicle accessing the site. This is still required.
15. Green travel plan / green protocol for site worker has been included in the revised CEMP, which is welcomed.

Conditions & Reasons (if required)			
Date:	15/7/2025	Signed:	JP