

Date: 7 April 2025
Application: 250872



**WOKINGHAM
BOROUGH COUNCIL**

SDL Flood Risk Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Flood Risk Officer,

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:	Boniface Ngu Flood Risk & Drainage		
Service	SDL Flood Risk Officer	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:	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

We have reviewed **version 1 of Sainsbury's Arborfield CEMP report dated 04/12/2024** and have the following comments to make:

Sections 4.4.4 mentions measures for managing surface water during construction, while **Table 2** mentions the runoff control plan.

Both above are covered within **Appendix 4** of the above CEMP report, within ECP 3 and ECP 4 respectively.

Surface water control and pollution control being the responsibility of the site manager, as specified within ECP 3 and ECP 4.

Based on the above, we can **recommend discharge** of the drainage aspects (viii & xv) of condition 65.

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.

Date:

10/04/2025

Signed:

Boniface Ngu