

Date: 6 August 2025
Application: 251700



WOKINGHAM
BOROUGH COUNCIL

Sainsbury's Supermarkets
c/o Gary Morris - Alder King Planning
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Dear Gary

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION O/2014/2280**

Application Number: 251700

Applicant Name: Sainsbury's Supermarkets Ltd, c/o Alder King Planning
Consultants

Site Address: Sainsburys, Arborfield Green, Arborfield, RG2 9LN

Proposal: Application for submission of details to comply with the following condition
of planning approval O/2014/2280 (140977) dated 01.04.2015. Condition 64 relates
to hours of operation.

Your application pertains to condition 64 of outline planning permission O/2014/2280
which states the following:

Hours of operation of non-residential development

64. Before occupation of each unit of non-residential development, details of the hours of operation of those premises, hours of outside use of the premises, and hours of deliveries, shall be submitted to and be approved in writing by the Local Planning Authority. The unit shall be occupied in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard residential amenities and to ensure that the development is not unneighbourly in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3.

Accordingly, discharge of conditions application reference 232860 sought, and
received approval for the following opening and delivery hours:

Opening Hours

07:00 – 22:00 Monday to Saturday; and
10:00 – 16:00 on Sundays.

Delivery Hours:

07:00 – 23:00

To enable fresh food deliveries ahead of the store opening each day, an amendment is now sought to allow for a slightly longer delivery window, from 06:30 until 23:00 - an extra 30 minutes in the morning.

The service yard / unloading bay area of the site is within relatively close proximity of existing residential development and Meadow House (Cook Way) in particular. Temporary permission is therefore sought for a period of six months to allow the Local Planning Authority to monitor the impact of a longer / earlier delivery window.

In view of the need to balance residential amenity with the legitimate needs and requirements of business operations, the LPA is willing to entertain delivery hours from 6:30am *on a trial basis*. It is anticipated that the new supermarket will first open for business in late August 2025. The following opening and delivery hours are therefore approved until **28/02/2026**:

Condition 64 / Hours of Operation - from August 2025 until 28/02/2026:

Opening Hours

07:00 – 22:00 Monday to Saturday; and
10:00 – 16:00 on Sundays.

Delivery Hours:

06:30 – 23:00

In the event that the applicant wishes to seek approval for delivery hours (i.e. beyond 28/02/2026), a new discharge of conditions application will be required in advance of this date. Should a subsequent application in respect to condition 64 not be forthcoming, approved opening and delivery hours would revert to the following (from 01/03/2026):

Condition 64 / Hours of Operation - from 01/03/2026 onwards:

Opening Hours

07:00 – 22:00 Monday to Saturday; and
10:00 – 16:00 on Sundays.

Delivery Hours:

07:00 – 23:00

Yours sincerely



Nick Chancellor
Development Delivery Manager