

Date: 20 January 2026
Application: 252907



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Discharge of condition Consultation

Application Number: 252907

Applicant: Mr Tim Searle

Site Address: The Emmbrook School, Emmbrook Road, Wokingham, RG41 1JP

Parish: Wokingham

Grid Reference: Easting - 479935, Northing - 169865

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 223604 dated 09.03.2023. Condition 4 relates to construction environmental management plan, 6 to flood voids details, 18 to flood risk assessment.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 252907.

The new details are as follows: **Revised CEMP submitted following initial Highway comments.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **3 February 2026**. If you need any more information, please do not hesitate to contact the case officer Phillip Richards.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Phillip Richards
Service	WBC Highways	App No:	252907
Address:	The Emmbrook School, Emmbrook Road, Wokingham, RG41 1JP.		
Type of Development:			
Proposal:	Application for submission of details to comply with the following condition of planning consent 223604 dated 09.03.2023. Condition 4 relates to construction environmental management plan, 6 to flood voids details, 18 to flood risk assessment.		
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 submission to address the Highways responses dated 10th December 2025. Additional Highways comments dated 30th January 2026 are indicated in blue.

A DCEMP (including a site arrangement) has been submitted for phase 1, which is welcomed.

The submission outlines working hours to be from 08:00 to 17:00 on Mondays to Fridays and from 08:00 to 13:00 on Saturdays, during half-term or term breaks. Deliveries are proposed to be within the working hours and beyond the school peak hours, and to be directed by banksmen, which are welcomed. Deliveries shall be scheduled whenever possible to ensure no queuing at public highway.

Construction compound, wheel washing, waste storage and one parking space are provided on the site arrangement plan. The Highways have overlaid the proposed loading/unloading area with swept path of the largest proposed vehicle submitted in the revised drawings, which are acceptable.

The applicant suggests there will be up to 10 vans/cars at any one time. The revised CEMP also confirms that the construction works will take place during the school

holidays, which the adjacent school parking within the blue line has ample spaces to be utilised by the site workers, which are acceptable in principle.

The applicant confirms that the existing gated site access off Emmbrook Road will be set back by circa 28m from the edge of the carriageway to accommodate two 12m long rigid trucks, which is acceptable.

It is proposed that construction traffic will access/egress the site from/to Emmbrook Road, A329/Toutley Road, B3270/Wharfdale Road, A3290/A329(M) and M4, which will not pass-through the town centre and have the least impacts to the residential area and is considered acceptable.

The applicant confirms the proposed hoarding details of the construction site and compound in Section 1.5 of the revised CEMP, which is acceptable.

Acceptable dust and dirt control measures and waste/recycling arrangements are proposed, which is welcomed.

Conditions & Reasons (if required)			
Date:	30/1/2026	Signed:	JP