

Date: 28 November 2025
Application: 252907



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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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 Town

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.

Case Officer: Phillip Richards

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 252907. 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 **19 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252907
Address:	The Emmbrook School, Emmbrook Road, Wokingham, RG41 1JP.		
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.		
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

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. 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. However, the loading/unloading area and swept path of the largest proposed vehicle will be required to ensure sufficient manoeuvring space are provided for the construction vehicles.

It is stated that the applicant will arrange vehicle to collect 3 workers/labourers per vehicles, to minimise the numbers of cars on-site, which is welcomed. However, given the existing bus services within acceptable walking distance are running after the starting time and before the ending time of the construction site, the potential for the uses of public transports for the construction working hours are very limits. The applicant is required to clarify the maximum numbers of workers on-site, estimate

the numbers of parking spaces required, and indicate sufficient parking area on the site plan. Vehicles are expected to be parked within the red line.

The applicant shall also confirm if the existing gated site access off Emmbrook Road will be utilised for the proposal and the existing gates are set back the length of the largest construction vehicle accessing the site.

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.

While hoarding and site fencing details are mentioned, the applicant shall confirm if the proposed hoarding will enclose the application red line.

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

Conditions & Reasons (if required)			
Date:	10/12/2025	Signed:	JP