

# **Construction Method Statement**

**Bearwood SANG, Wokingham**

**Prepared for**

**Mr & Mrs Pike**

**by**

**Stuart Michael Associates Limited**



**August 2024**

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## 1.0 INTRODUCTION

1.1 Stuart Michael Associates Limited (SMA) have been appointed by Mr & Mrs Pike to develop a Construction Method State (CMS) to support a consented change of use from private woodland (14.77ha) to informal recreational land at Bearwood Road, Wokingham. A plan showing the location of the site is attached as **Appendix A** and the Proposed SANG Plan is attached as **Appendix B**.

1.2 Planning consent was granted by Wokingham Borough Council (WBC) (application number: 203539) for the change of use to a SANG along with associated infrastructure including pedestrian and vehicle access, car parking and footpath network and landscaping.

1.3 The Site is located on the western edge of Wokingham. The Site is located to the east of Bearwood Road and to the west of the residential area at Woosehill. To the west is Bearwood Lakes Golf Course, whilst immediately south is A1 Waste Management Services and further south is Barkham. It is also located to the north west of woodland owned by WBC.

1.4 As part of the planning consent a CMS has been requested by WBC. This CMS will be adhered to and implemented throughout the construction period accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

1.5 Condition 3 of the planning consent requests that:

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,

- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

1.6 The CMS has been prepared to demonstrate that the Developer and or their Agents are aware of their roles, duties and responsibilities with respect to the Construction (Design Management) Regulation 2015 and in particular Part 3 Regulation 8 General duties. Construction will be undertaken in a manner that secures the health and safety of any person affected by the project.

## **2.0 CONSTRUCTION METHOD STATEMENT**

- 2.1 As stated this CMS has been prepared to support the change of use from private woodland to a SANG. As such it is anticipated that construction work on site will be minimal, with the only works expected on site being construction of the site access, the car park and footpaths along with some vegetation clearance. As such impact on the local area is expected to be minimal as there will be minimal materials or waste deliveries/ collections or on-site contractors.

### **Programme of Construction Works**

- 2.2 Due to the nature of the development proposals works on site will be minimal the initial phase of the development will include the site set up including security provisions such as fencing to protect the general public from areas of work.
- 2.3 Fencing and hoarding will, as far as is reasonably practicable, be located such that it does not damage sensitive habitats, trees or hedgerows.
- 2.4 The site access will be constructed once the area surrounding the access is secure. Upon completion of the access work on the rest of the site will begin.
- 2.5 Any on site facilities will be within the car park, including secure materials/ waste store and welfare facilities. Any vehicles will also be able to be parked in this area.

### **Hours of Work**

- 2.6 In line with Condition 11 of the planning decision no work relating to the construction of the development, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

### **Site Health and Safety Measures**

- 2.7 The following site rules and health and safety measures will be adhered to throughout the construction of the site.
- 2.8 All security fencing will ensure clear site lines for all modes of access to the site and members of the public traversing near to the site.
- 2.9 No vehicles will be allowed to exit or enter the site in a reverse gear. All vehicles will be able to load/ unload and turn within the confines of the site.

- 2.10 PPE is to be worn at all times (No matter where the operative is working i.e. at height etc.). All accidents or incidents, no matter how small, should be reported to and recorded.

#### **Details of Public Engagement**

- 2.11 Information boards with out of hours contact details, 24 hour telephone number (for comments/complaints), community information and information on the works programme, will be provided at key locations around the site.

#### **Deliveries and Vehicle Information**

- 2.12 Due to the nature of the development there will be minimal deliveries to the site, as such any impact on the local highway will be minimal.
- 2.13 Any materials or plant deliveries will be able to safely unload within the carpark area of the site. Care will be taken during deliveries, particularly if fuels are being handled. All deliveries are to be supervised by a responsible person.
- 2.14 Any vegetation cleared will be chipped on site to be used as an organic mulch within the site. This will minimise movements to and from the site.
- 2.15 Autotrack Swept Path analysis for a range of construction vehicles is shown on **Drawing 7274.001**.

#### **Vehicle wheel washing facilities**

- 2.16 A vehicle wheel washing facility in the form of a jet washer will be located near to the site exit. Vehicles will be obligated to pass through the washing facility to minimise transfer of dust and waste onto the local network.
- 2.17 The local highway will be regularly inspected. Any muck on the road will be promptly cleared away should the need arise.

#### **Measures to Control Dust, Noise and Vibration during the Construction Period**

- 2.18 There is minimal construction work proposed on site, as such the generation of dust, noise and vibrations will be minimal. As such the following measures will only be implemented if identified as necessary.
- 2.19 The site will be kept clean to prevent dust from migrating to neighbouring areas. In dry weather, water suppression will be used to dampen down dust from any cutting or similar dust generating works.

2.20 Unwanted materials will be loaded to a waste skip as soon as practicable, so that a good standard of housekeeping is maintained.

2.21 The potential environmental impacts associated with constructing vehicle movements are to be addressed through the strategy by way of:

- Minimising traffic movements where practicable;
- Minimising fuel consumption through the use of local materials and sub-contractors;
- Implementing noise and dust reduction strategies throughout the construction process.

### **Noise Management**

2.22 All workers on site will be made aware of the need to keep noise and disruption to a minimum from plant, radios and vehicles. No vehicles or plant will be allowed to idle when on site.

### **Lighting on site during construction**

2.23 During winter months, contractor task lights could be used, to maintain work production. This will not have any adverse impacts on any nearby existing residential properties.

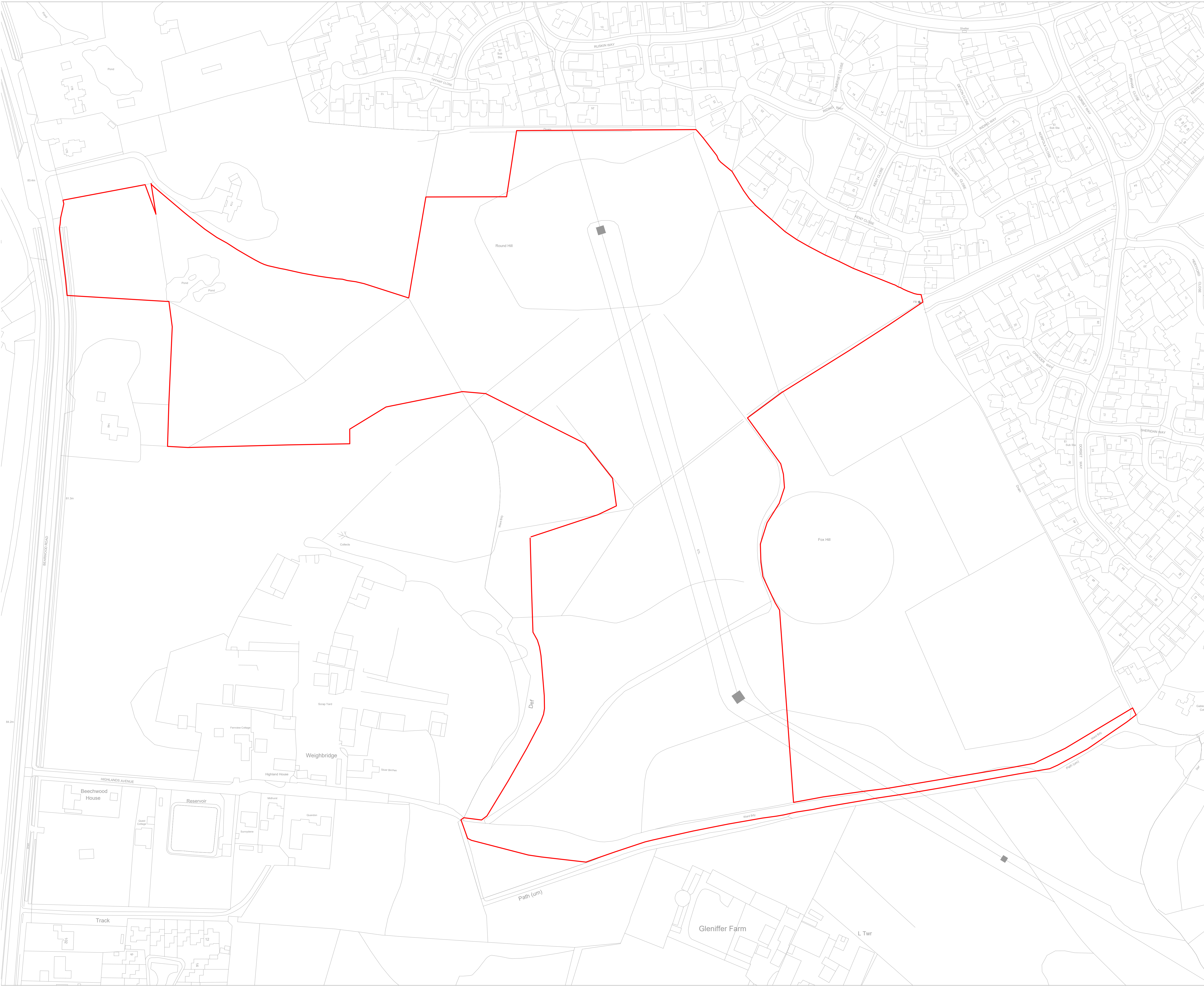
### **Measures to ensure no on-site fires during construction**

2.24 There will be no fire or burning of materials on the site. Appropriate plans and management controls to prevent fires will be implemented throughout construction.

### **3.0 SUMMARY AND CONCLUSION**

- 3.1 This Construction Method Statement (CMS) has been produced for by Mr & Mrs Pike to support a consented change of use from private woodland (14.77ha) to informal recreational land at Bearwood Road, Wokingham.
- 3.2 This CMS is in support of a planning consent granted by Wokingham Borough Council (WBC) (application number: 203539) for the change of use to a SANG along with associated infrastructure including pedestrian and vehicle access, car parking and footpath network and landscaping.
- 3.3 Access for the construction phase of the development will be taken via the site access constructed as part of the initial phase of development. This access is shown on the site masterplan, attached as **Appendix A**.
- 3.4 A CMS has been requested by WBC. This CMS will be adhered to and implemented throughout the construction period accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
- 3.5 This CMS summarises the proposed safe coordinated systems of work construction methods, protection of the environment, habitat and biodiversity.
- 3.6 The CMS has been prepared to demonstrate that the Developer and or their Agents are aware of their roles, duties and responsibilities with respect to the Construction (Design Management) Regulation 2015 and in particular Part 3 Regulation 8 General duties. Construction will be undertaken in a manner that secures the health and safety of any person affected by the project.
- 3.7 In view of the above it is considered that this CMS and the ongoing monitoring and management of the construction process satisfies the requirements of the planning condition.
- 3.8 It is acknowledged that variations to the CMS may be necessary as development progresses and the phasing programme may change as a result. It is proposed that this would be addresses through an 'Open Book' approach. In this event, updated information/ plans and drawings would be provided to Local Planning Authority for their consideration and approval.

# APPENDIX A



NOTES:

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Scale 1:1250 @ A1

0m 25m 50m 100m

KEY:

Site Boundary

|     |      |      |             |
|-----|------|------|-------------|
| REV | DATE | NOTE | Drawn/Chk'd |
|     |      |      |             |

aspect landscape planning

TITLE

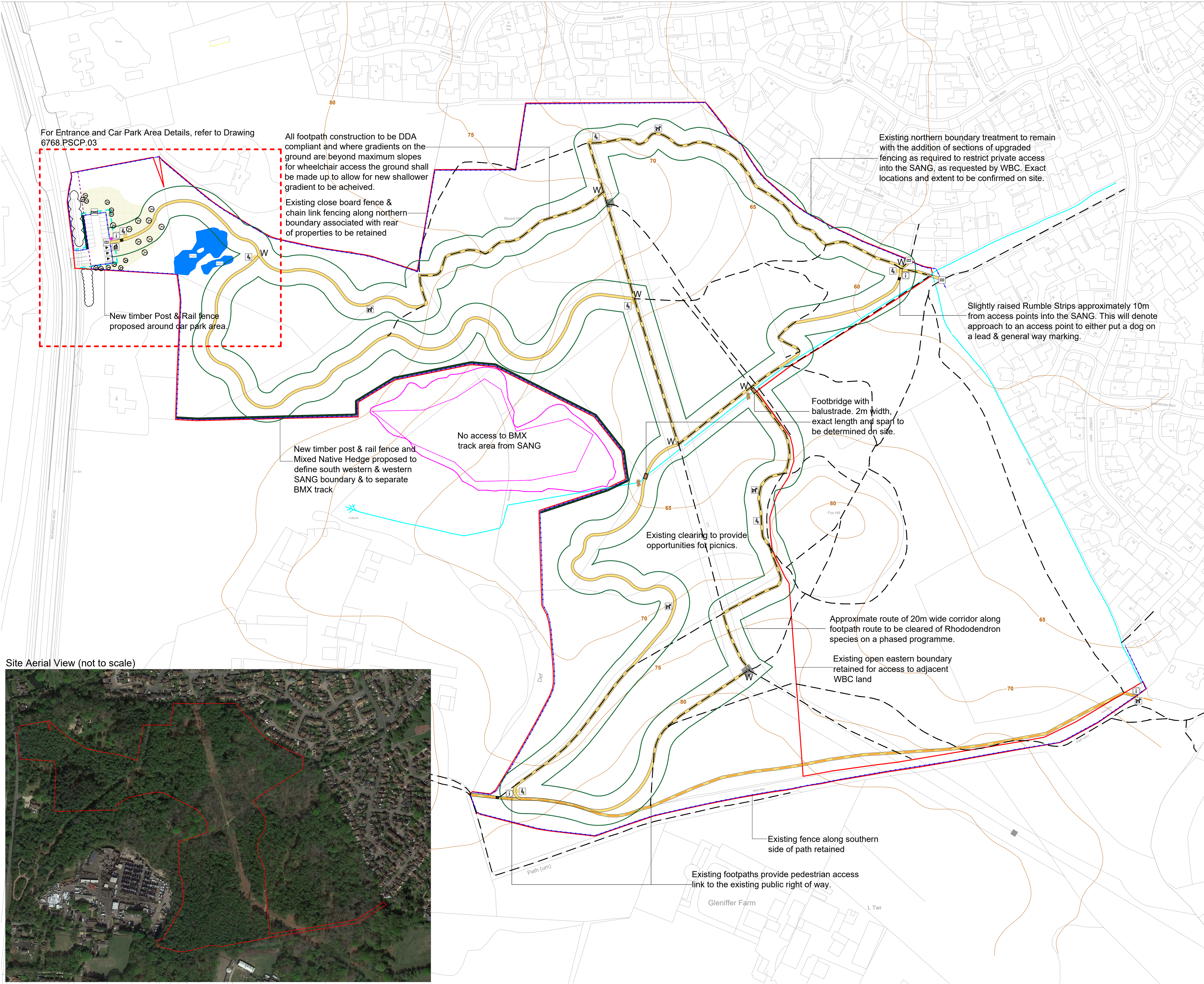
Bearwood SANG, Wokingham  
Site Location Plan

CLIENT

Pike wood SANG Limited

|                |          |          |       |
|----------------|----------|----------|-------|
| SCALE          | DATE     | DRAWN    | CHK'D |
| 1:1250@A1      | DEC 2020 | BS       | CJ    |
| DRAWING NUMBER |          | REVISION |       |
| 6768.ASP2      |          |          |       |

# APPENDIX B



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Scale 1:1250 @ A1

0m 25m 50m 100m

KEY:

- Site Boundary
- Proposed Trees
- Proposed Hedge
- Proposed Wildflower EW1 Woodland Mixture
- Proposed 2m wide, minimum 2.3km length Hoggin Footpath. Existing Footpath Links to be Utilised where Appropriate (for details see drawing 6768/ASP.HWD)
- Proposed Rumble Strips in Hoggin Path
- Existing Informal Footpaths
- Public Right of Way WOKI FP11
- Proposed Timber Post and Rail Stock Proof Fence Perimeter Fencing to be Proposed and Upgraded (specific boundaries annotated on plan)
- Proposed 2m Composite Material Footbridge. Short Span Footbridge with 3 Post and Rail balustrade and non-slip strips. Exact Length/Span of Bridge to be Determined on Site.
- Proposed Debris Dams (locations on plan are indicative and subject to agreement with WBC)
- Proposed Bench. Hatton Rustic 4 Slat Seat. BX17 4055. Size 2000mm x 580mm Mounted onto 3m x 2m Hoggin Hard Standing Area
- Proposed Derby Standard Litter Bin Moss Green. BX45G 2550.
- Wayfinding Signage - 800mm high timber post with chamfered top and coloured arrows to aid wayfinding and illustrating alternative walking routes
- Proposed Information Boards (to be specified by others)
- Proposed Maintenance Access Gate (for details please drawing No: 6768/ASP.HWD)
- Proposed Pedestrian Style Access Gate (for details please drawing No: 6768/ASP.HWD)
- Proposed Log Bike Rack (or similar)
- 10m Offset Either Side of Proposed SANG Route. Exact Route to be Determined by Arboricultural Survey and Existing Vegetation Clearance.
- Existing Watercourse
- Contours
- BMX Track
- Electrical Pylons
- Existing Pond

Note:  
For Arboricultural details regarding the existing trees 10m either side of the proposed SANG footpath, please refer to Aspect Arboriculture Survey.

For Ecology details please refer to EPR information.

For Access and car park details please refer to i-Transport information.

FOR PLANT SCHEDULE REFER TO DRAWING 6768.PSCP.03

| REV | DATE       | NOTE                                                                                         | BS | CJ |
|-----|------------|----------------------------------------------------------------------------------------------|----|----|
| F   | 19.04.2021 | Additional hoggin surface proposed as per LPA comments 2 x internal routes and southern PRow | BS | CJ |
| E   | 09.12.2020 | Updated car park layout added                                                                | BS | CJ |
| D   | 02.12.2020 | Updated to LPA comments 18/11/2020 / team comments                                           | BS | CJ |
| C   | 13.11.2020 | Updated to LPA comments 9/11/2020                                                            | BS | CJ |
| B   | 03.11.2020 | Updated to team comments                                                                     | BS | CJ |
| A   | 28.10.2020 | Updated to team comments                                                                     | BS | CJ |
| REV | DATE       | NOTE                                                                                         | BS | CJ |

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TITLE  
Bearwood SANG, Wokingham  
Proposed SANG Plan

CLIENT  
Pike wood SANG Limited

| SCALE     | DATE      | DRAWN | CHK'D |
|-----------|-----------|-------|-------|
| 1:1250@A1 | SEPT 2020 | BS    | CJ    |

| DRAWING NUMBER | REVISION |
|----------------|----------|
| 6768.PS.02     | F        |

# DRAWINGS



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MR & MRS PIKE

BEARWOOD SANG,  
WOKINGHAM

CONSTRUCTION TRAFFIC  
AUTOTRACK SWEEP PATHS

|                                                                                                                                                                     |     |             |         |           |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|---------|-----------|--------------|
| -                                                                                                                                                                   | -   |             |         |           |              |
| ST                                                                                                                                                                  | Rev | Description |         |           | Drn Chk Date |
| REVISIONS                                                                                                                                                           |     |             |         |           |              |
| Preliminary                                                                                                                                                         | ✓   | Approval    |         | Tender    | Const.       |
| DRAWING STATUS                                                                                                                                                      |     |             |         |           |              |
| DATE                                                                                                                                                                |     | DRAWN       | CHECKED | SCALE     |              |
| AUG 2024                                                                                                                                                            |     | RD          | JGP     | 1:500 @A3 |              |
| DRAWING No.                                                                                                                                                         |     |             | REV     | STATUS    |              |
| SMA-7274-001                                                                                                                                                        |     |             | P01     | -         |              |
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