



ELIVIA HOMES CENTRAL LTD

Proposed Residential Development:

238 & 240 Nine Mile Ride

Finchampstead

Wokingham

RG40 3QD

CONSTRUCTION METHOD STATEMENT

REPORT REF – CJB Rev.C 050625

Planning permission ref – APP/X0360/W/22/3295631

PROJECT NUMBER – 0085

June 2025

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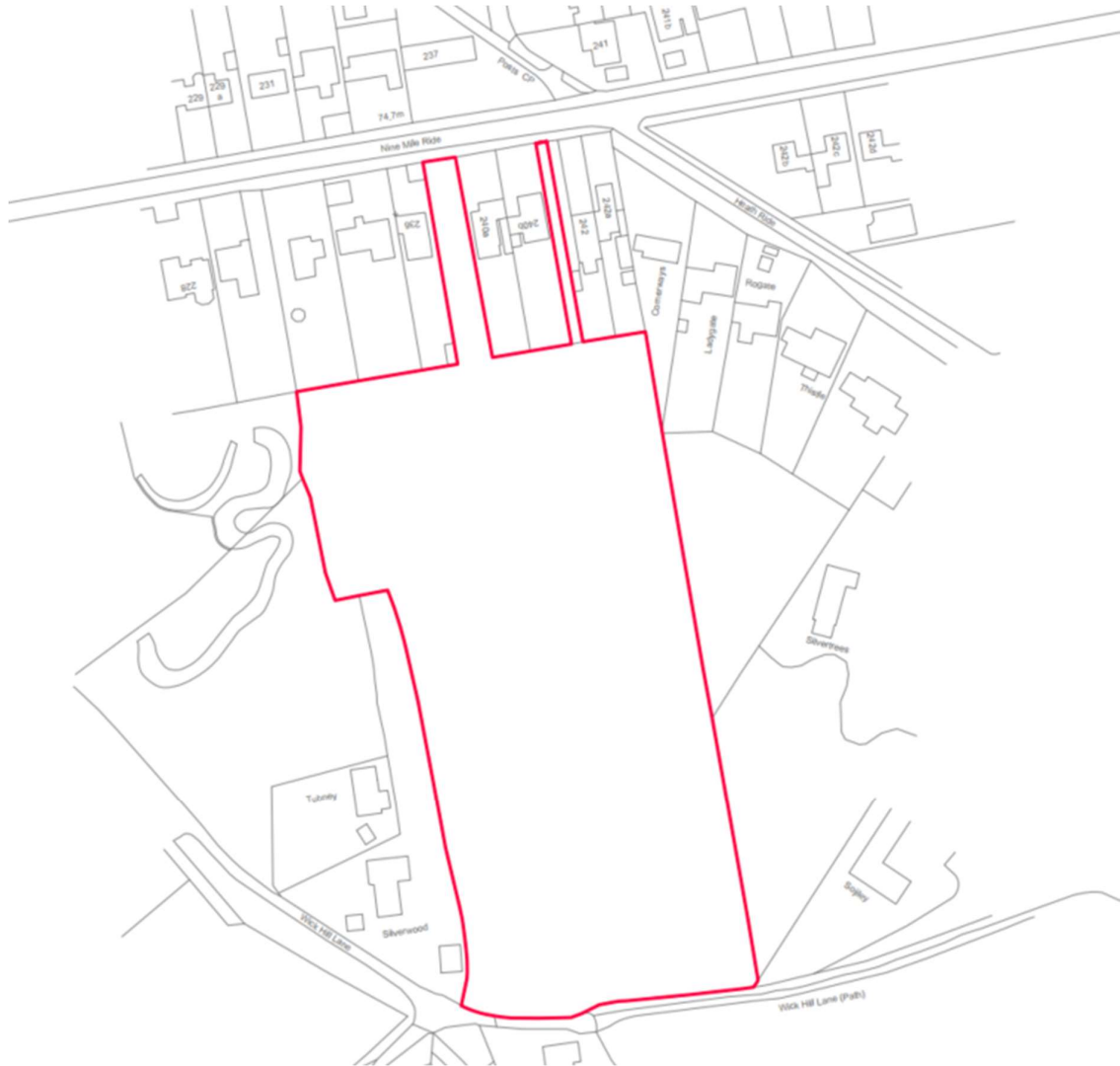
1.0 INTRODUCTION

This Construction Method Statement has been produced by Elivia Homes.

1.1 Site Location

238 & 240 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD

The site lies on the southern side of Nine Mile Ride in the parish of Finchampstead, which itself lies approximately 2.5 miles to the south of Wokingham town centre.



1.2 Description of Existing Site

The site comprises a broadly oblong area of land, the site includes two substantial detached properties (no's 238 & 240) which are set on generous plots set behind the frontage development and accessed by two individual private driveways. The southern end of the site is heavily treed and protected by a tree preservation order.

1.3 Construction Access to Site

Suitable access to site for construction is via the existing driveways to 238 & 240 Nine Mile Ride. Once permitted tree works and maintenance are complete, the driveway to 238 Nine Mile Ride offers the better access and so will be the main vehicular access throughout construction of the site. The access to 240 Nine Mile Ride will be used as a secondary access primarily for pedestrians and will only be used for suitable vehicle when the 238 access is unavailable. During the early stages of the build the 238 access will be closed to allow for the upgrading works, retained trees will be protected. All works will be carried out in accordance with the SJA Arboricultural Technical Note: February 2024 - Appendix D. The excerpt below confirms that construction to this entrance will be above soil surfacing to minimise impact on the existing tree roots. A sacrificial bitumen layer will act as a protective layer during construction; this will then be drilled at 750mm centres to ensure its long-term porosity. Full details of the construction of the approved accesses will be submitted pursuant to condition 6.

From SJA Tech Note

	Above Soil Surfacing
Proposed hard surfacing within root protection areas (RPAs) of retained trees to be constructed in accordance with section 7.4 of BS 5837: 2012, Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed <u>above</u> existing soil level, or no deeper than the base of any existing surfacing it is replacing, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level.	

1.4 Brief Description of works

Ecology and Arboriculture works, demolition of two existing dwellings, construction of 26 residential plots and all associated works.

1.5 Contents of Construction Management Statement

This Construction Management Statement provides the details required by Condition 9 of The Planning Appeal Decision – 13th December 2022 Ref: **APP/X0360/W/22/3295631**

Condition 9

No development shall take place 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 demolition and construction period. The statement shall include details of the following:

- i. Construction of a suitable works access; (see 1.3)*
- ii. The parking of vehicles of site operatives and visitors; (see section 6)*
- iii. The loading and unloading of plant and materials; (see section 7)*
- iv. The storage of plant and materials used in constructing the development; (see section 8)*
- v. Measures to prevent mud from vehicles leaving the site during construction; (see section 10)*
- vi. Measures to control the emission of noise, dust and dirt during construction; (see sections 11 & 12)*
- vii. A scheme for recycling / disposing of waste resulting from demolition and construction works; (see sections 13)*
- viii. Hours of construction; (see 3.2)*
- ix. Hours of delivery of plant and materials to the site; (see 3.2)*
- x. The routes to be used to access the development site; (see 4.1)*
- xi. Site construction office, site compound and ancillary facility buildings. (See Appendix B)*

2.0 DEVELOPMENT PHASING

It is anticipated that construction works will commence on site Summer 2025, works detailed in phases as listed below: -

- 2.1 Phase 1 – Ecological** - Ecology checks and protection measures implemented under guidance of appointed Ecologist.
- 2.2 Phase 2 – Tree works & Installation of tree protection fencing** – These works will be carried out in accordance with the approved SJA Arboricultural report.
- 2.3 Phase 3 – Construction of S278 and Access Road** – Works are scheduled to commence summer 2025.
- 2.4 Phase 4 - Demolition and Site clearance works** – Demolition and site clearance works are scheduled to commence early Autumn 2025 after the close of the bird nesting season and the bat licence has been received.
- 2.5 Phase 5 – Construction** - Elivia Homes construction programme is planned to commence Autumn 2025, this is subject to the approval and clearance of pre-commencement planning conditions and completion of working drawing packages. Estimated duration 75 weeks.

3.0 PUBLIC CONSULTATION AND LIAISON

- 3.1** Prior to development works commencing Elivia Homes construction management team will communicate to all involved and interested parties notifying of intended activities and dates.
- 3.2** Elivia Homes will facilitate information sharing meeting/s if this is deemed necessary or requested by interested parties, details TBC

4.0 SITE WORKING AND DELIVERY HOURS

4.1 Working hours for the development are: -

8.00am – 6pm Monday – Friday
8.00am – 1pm Saturday
No working permitted on Sunday or Bank Holidays

4.2 Site delivery hours : -

8:30am – 17:00pm Monday – Friday
9:00am – 12.00pm Saturday
No deliveries permitted on Sunday or Bank Holidays

Elivia Homes will however restrict deliveries to the same as the working hrs permitted and additionally will time deliveries and vehicle movements to and from the development to avoid bottlenecks directly adjacent to the development and on the wider road network.

5.0 CONSTRUCTION TRAFFIC ROUTE / VEHICLE AND PEDESTRIAN SITE ACCESS

- 5.1** For construction purposes access to the development can only be gained via Nine Mile Ride approaching from all directions this is detailed in the vehicle routing plans (see **Appendix C**), these will be communicated to all suppliers and contractors, signage will be erected at the site entrance and on approaching roads.
- 5.2 HGV vehicles** must contact the Site Manager before arrival on site and confirm that they are able to access the site immediately on arrival, at no time should vehicles wait in roads in the direct vicinity of the development and cause obstruction. Vehicles unable to gain immediate access to the development will be sent away from the development and instructed to wait in a safe and suitable location. Vehicles will then be called back to the development when space is available.

5.3 All contractors and suppliers must refer to the Construction Management Plan (see **Appendix B**). This indicates the vehicular access point into the development site for deliveries of plant & materials, indicates loading/unloading areas and highlights material storage and contractor parking areas.

5.4 Vehicular activities associated with the development will be monitored by the site team.

6.0 SITE COMPOUND, OFFICE AND WELFARE FACILITIES

6.1 Elivia Homes will establish a site compound suitable for the scale of the development, this will be established early in the build process and is detailed on the development Construction Management Plan.

7.0 PARKING OF VEHICLES

7.1 Elivia Homes are aware of the increased traffic that developments cause as a requirement of bringing personnel to the development to carry out roles required for implementation, the impact is assessed and addressed on a site by site basis. Whenever possible parking will be on site, however at times on street parking, where legally permitted maybe necessary.

7.2 Elivia Homes will endeavour to minimise traffic to its developments by promoting lift sharing, use of public transport and the use of minibuses where practicable.

Specific to the 238 Nine Mile Ride Development

7.3 During the site clearance phase parking will be laid out on the development.

7.4 During the initial groundworks phase temporary parking will be laid out on the development.

7.5 During the main construction phase parking will be laid out on site as per the CMP.

7.6 During the period when Sales are active on-site specific parking will be laid out as detailed on the site CMP.

7.7 It is acknowledged that there is limited on street parking available in the vicinity of the development, all parking will be monitored by the Elivia Homes'

Site team and any problems arising because of our operations will be addressed.

- 7.8** Secure storage for trade tools and materials will be made available on site, this will reduce the requirement for vans to be on site.

8.0 SITE DELIVERIES, LOADING AND UNLOADING OF PLANT & MATERIALS

- 8.1** Material deliveries to the site will be on an “as required” and “just in time” delivery basis, together with implementing a pre- booking regime scheduling all planned deliveries; this allows on site storage to be kept to a minimum.
- 8.2** Where practicable, materials will be pre-fabricated off-site, brought to site and assembled using a “just in time” delivery system.
- 8.3** Plant will be offloaded within the confines of the site. Elivia Homes will take all reasonable measures to ensure that deliveries to the site and collection of materials from site are carried out in a controlled manner including the pre-booking regime; this will avoid vehicles waiting on the surrounding roads. There will be a holding area on site for waiting vehicles as well as a designated vehicle loading/unloading area. Drivers that do not comply with this will be excluded from making further deliveries to the site.
- 8.4** All site clearance vehicles are to be accommodated within the site boundary during loading.
- 8.5** During busy periods on the site a banksman/gateman will be utilised to control all vehicle movement to and from the site.
- 8.6** Elivia Homes will use reasonable endeavours, where practicable to ensure materials and plant deliveries are made on rigid vehicles and actively seek to minimise the requirement for articulated HGV's to attend the site. For certain deliveries it is inevitable that articulated lorries will be required, these deliveries will be managed and planned to avoid congestion at the site access.

9.0 STORAGE OF PLANT & MATERIALS

- 9.1** In line with plans for the reduction of site traffic, container storage will be made available on site for trade operatives to secure materials and tools.
- 9.2** Plant and materials will be stored within the confines of the site for the duration of the works.

9.3 Material storage areas are detailed in the Construction Management Plan.

9.4 For safety, security, damage and space reasons it is in the best interest of Elivia Homes to keep materials on site to a minimum, this on a small development also retains space for parking as previously detailed.

10.0 SITE SECURITY

10.1 Hoardings are to be erected in the location detailed on the CMP, this subject to the agreement of adjacent landowners where necessary. Hoardings will be painted in the Elivia Homes colours and will be kept in a safe and tidy condition throughout the duration of the construction process.

10.2 The site boundaries away from the site access will be secured using heras fencing until such time as works have progressed to allow the permanent boundary and plot fencing to be installed.

11.0 WHEEL CLEANING FACILITIES

11.1 A wheel cleaning facility will be provided at the site exit. The facility will be set back from Nine Mile Ride sufficiently to allow vehicles to be cleaned away from the boundary, this section of road will be the 1st section to be installed on the development, this is done not only to use for the wheel cleaning but also to set out the entrance safely and to give a good early appearance for the development.

11.2 The wheel cleaning facility will include an operative, jet wash and a drainage gully to catch run off water and debris, it is not practicable on this size of development to install a full drive through automatic system.

11.3 Elivia Homes will use reasonable endeavours to ensure that water and debris are not carried on to Nine Mile Ride, should this occur however the road will be cleaned by use of a mechanical sweeper.

12.0 MEASURES TO CONTROL THE EMISSIONS OF DUST AND DIRT DURING THE DEMOLITION AND CONSTRUCTION PHASES

12.1 Elivia Homes will ensure that contractors adhere to current regulation and legislation relating to the control of dust from Construction and Demolition activities.

12.2 Elivia Homes construction methodology will be to install permanent roads, hardstanding's and temporary roads during the 1st phase of groundworks, this

will ensure that vehicles operate on surfaces that can be kept clean of debris and dirt and also that can be cleaned to avoid the creation of dust and damped down as required to avoid the creation of airborne dust.

- 12.3** Dust generation during construction will be monitored by the site management team. If conditions lead to problems being encountered during works; water bowzers will be utilised to spray large areas of the site and manual damping down will be used on smaller areas.
- 12.4** This element of Health & Safety will also be monitored by our appointed 3rd Party consultants THSP carry out monthly inspections and specifically review this element of our operations, should issues be noted these will be reported directly to the Elivia Homes senior Management team and actioned.
- 12.5** Elivia Homes will use reasonable endeavours to ensure that all vehicles/skips transporting demolition waste or excavation arisings will deploy suitable covers overloads.
- 12.6** During the initial groundworks phase there will be a requirement to stockpile subsoil and topsoil on site for future use, materials to be stock piled will be moved to agreed areas and placed in well-formed bunds to ensure that they do not become susceptible to dust creation in dry weather and eroding water run off during wet periods, this action will reduce potential for dust and mud nuisance during the build.
- 12.7** Plant operating on the site will, where possible be positioned away from the site boundaries to avoid exhaust fumes from drifting over neighbouring properties and gardens. Plant will also be well maintained to ensure that it is working correctly, this reduces exhaust pollution.

13.0 CONTROL OF NOISE AND VIBRATION

- 13.1** Elivia Homes will comply with noise and vibration legislation.
- 13.2** Elivia Homes will ensure that contractors adhere to current regulation and legislation relating to the control of dust from Construction and Demolition activities.
- 13.3** All plant and equipment used on site will be well maintained and correctly silenced in accordance with the manufacturer's instructions and BS 5228.
- 13.4** Due to the location of the development and the activities planned it is not expected that noise levels will exceed limitations imposed.

- 13.5** Noise levels will be monitored by the Site Manager and Elivia Homes shall use reasonable endeavours to ensure that any concerns are investigated.
- 13.6** Noisy plant or equipment should be situated as far as possible from the site boundaries, be well maintained and in efficient working order, plant should also be operated in such a manner to minimise noise emissions.
- 13.7** All plant should be switched off when not in use.
- 13.8** Pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturer.
- 13.9** Equipment which breaks concrete, brickwork and masonry by bending, bursting cutting, or nibbling should be used in preference to percussive tools where practicable.
- 13.10** Care / consideration should be given to all site activities that have the potential to cause noise nuisance.

14.0 RECYCLING CONSTRUCTION WASTE

- 14.1** Where practicable, required and is financially viable to do so, waste materials will be salvaged during the construction process for recycling and onsite re-use.
- 14.2** Demolition waste – Masonry materials arising from the demolition process will be crushed on site and the material gained will be used during the construction process, this will reduce the number of vehicles attending the development.
- 14.3** Where practicable to do so Elivia Homes use segregated skips, if mixed skips are used these will be sorted at the offsite waste management facility.

15.0 SITE MANAGEMENT STRUCTURE

15.1 Elivia Homes is based at the address below: -

Suites 5 & 6, Woodlands Court
Beaconsfield
HP9 2SF
01494 685930

15.2 Team structure: -

Elivia Homes Construction Director – Chris Bysouth

Chris.bysouth@eliviahomes.co.uk

Tel – 01494 685930

Elivia Homes Construction Manager – TBC

Email tbc

Tel – 01494 685930

Elivia Homes Site Manager - TBC

Email tbc

Tel – 01494 685930

Health & Safety Consultant / Advisor – THSP

Tel- 03456188144

16.0 CONTRACTOR TRAINING

16.1 All contractors and suppliers will be competency checked as part of Elivia Homes procurement process.

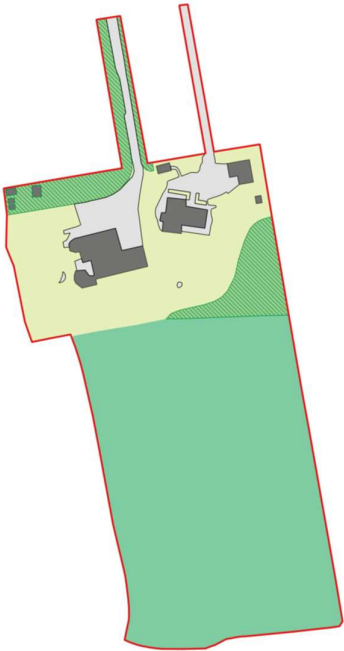
16.2 The CMP will be displayed on site and form part of all tender documents for all trades associated with the development, this to ensure that the agreed principles are communicated.

16.3 Site specific inductions will be completed by Elivia Homes Site Management team for all staff and contractors new to the development, the inductions will include reference to the key sensitivities outlined in the CMP.

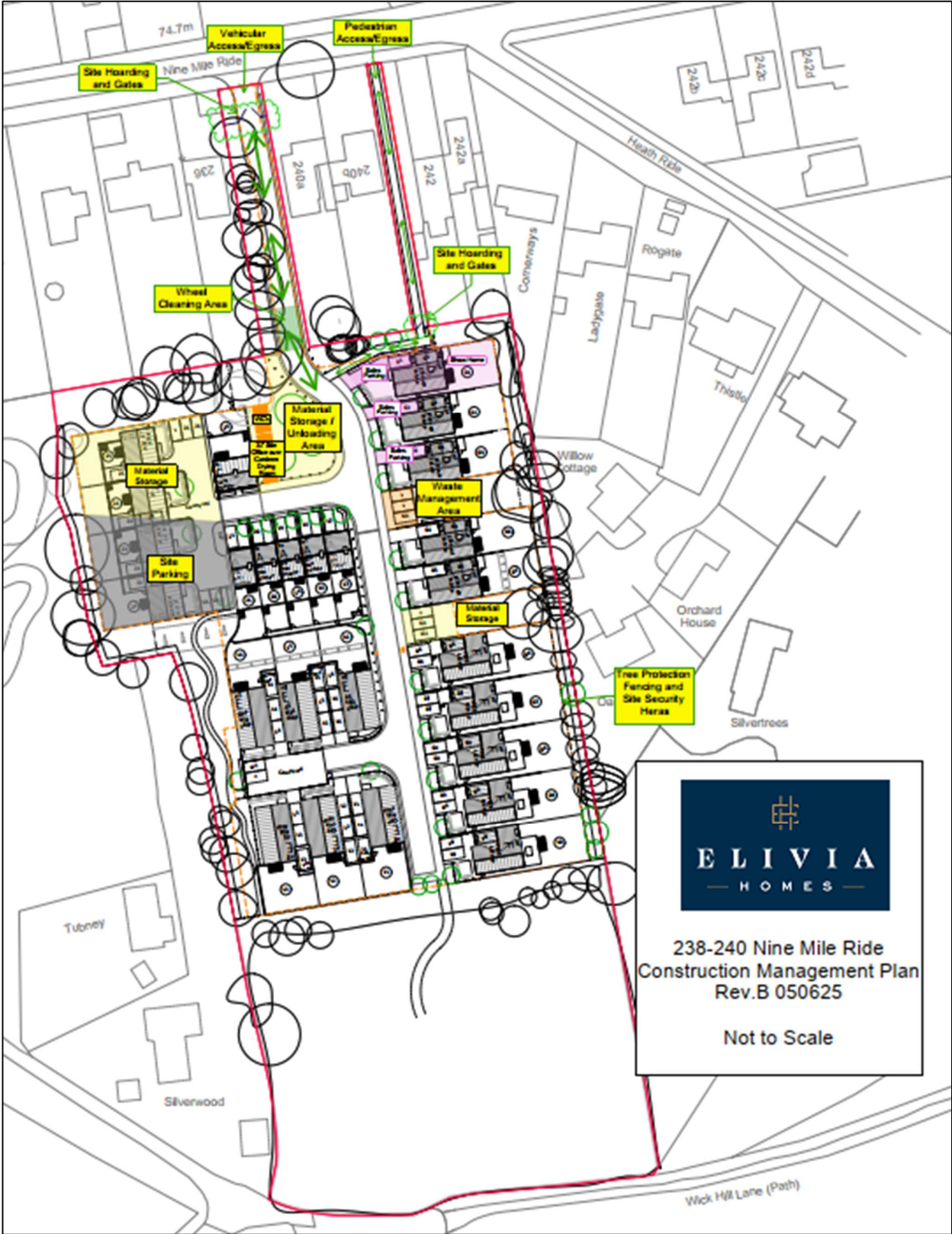
17.0 CONDITION SURVEY

- 17.1** Prior to commencement of works on the development a meeting will be convened between an Elivia Homes representative and Wokingham Borough Council Highways Officer.
- 17.2** During the pre-start meeting a condition survey will be completed of the roads and footpaths adjacent to the development and a photographic record taken and shared with both parties.
- 17.3** On completion of the project, a 2nd meeting will be held to review the condition of the roads and footpaths adjacent to the development, any damage caused as a direct result of the development works will be rectified under the control of and at the cost of Elivia Homes.
- 17.4** Deterioration to roads and footpaths that cannot be specifically attributed to Elivia Homes development works will not be undertaken.

APPENDIX A – SITE LOCATION AND LAYOUT

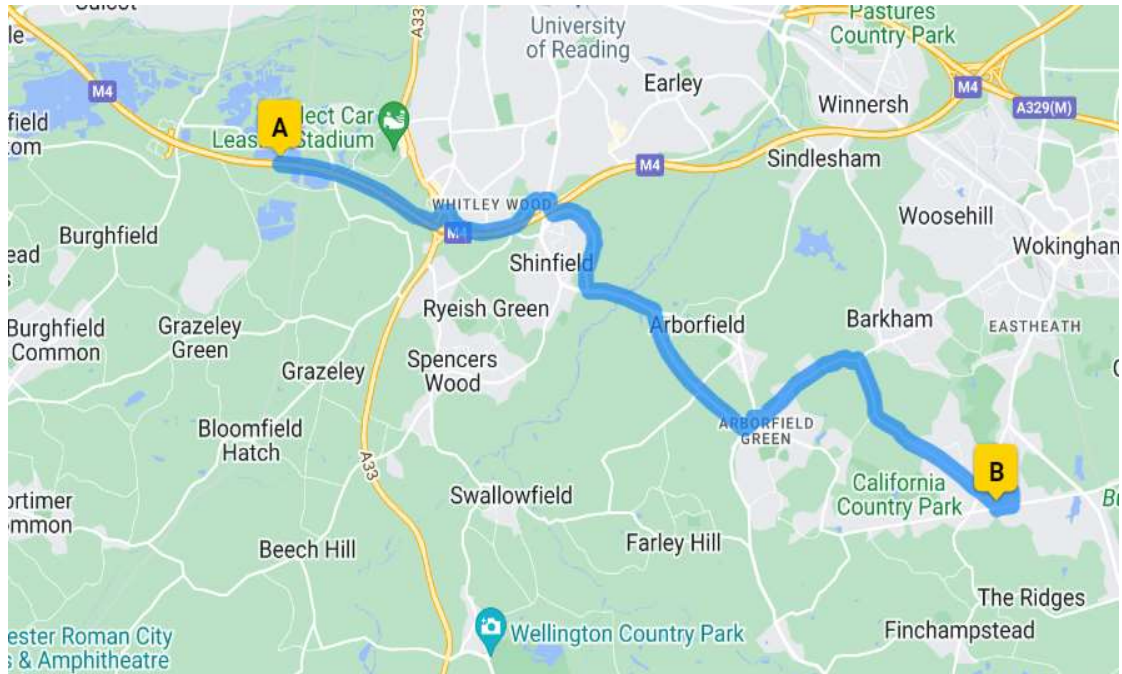


Appendix B – CONSTRUCTION MANAGEMENT PLAN

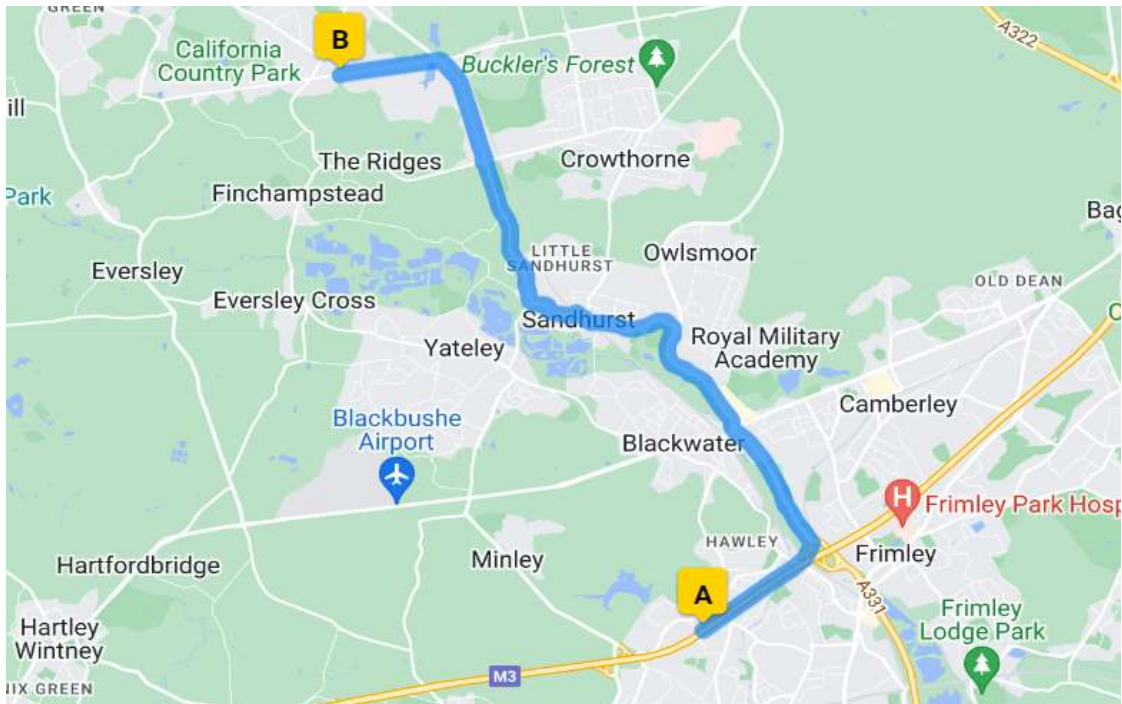


Appendix C – VEHICLE ROUTING PLANS

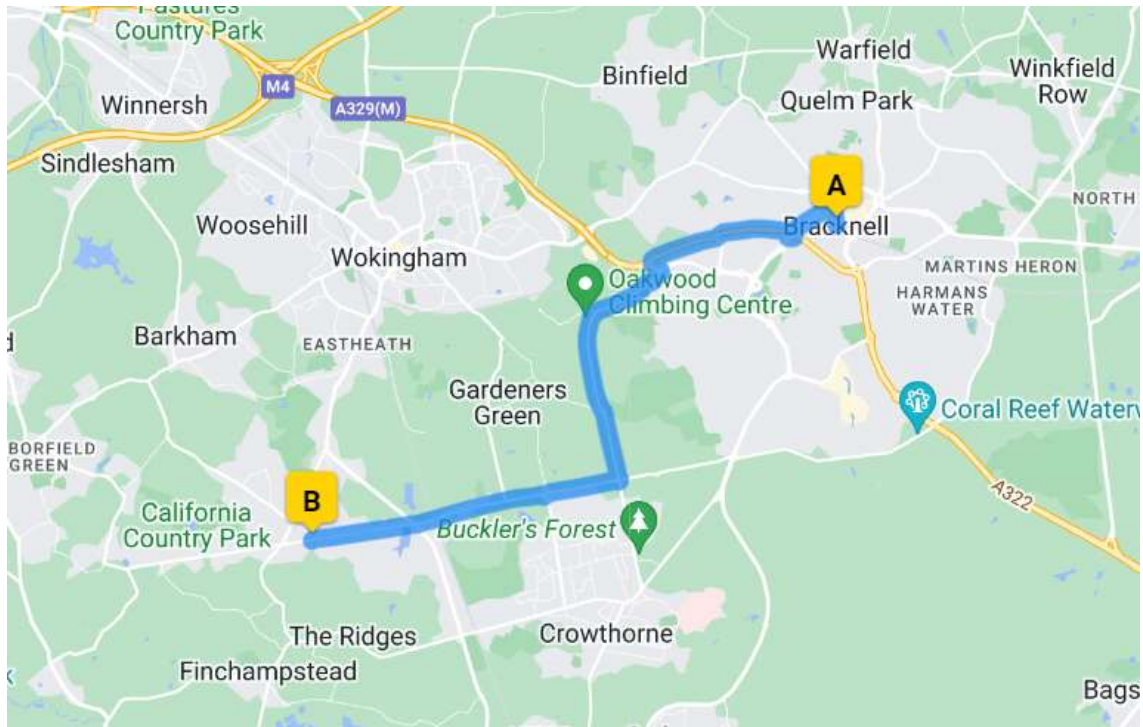
1. HGV access route from North



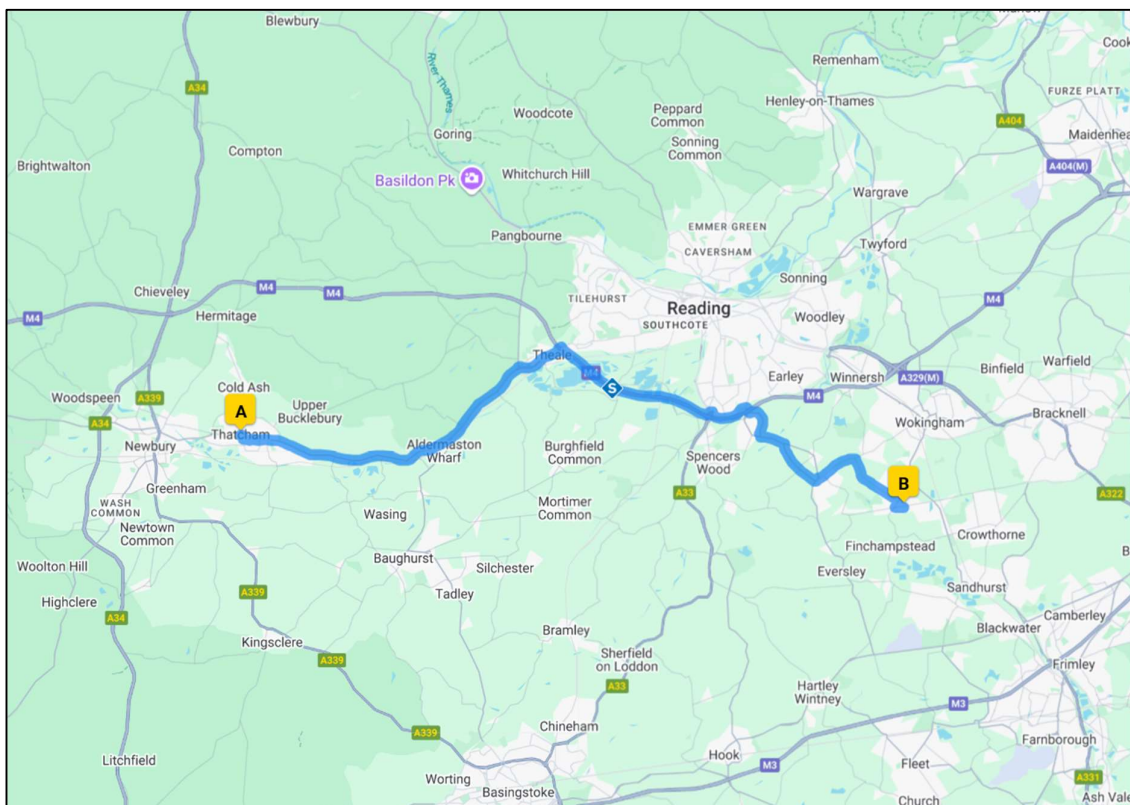
2. HGV access route from South



3. HGV access route from East



4. HGV Access route from West



Appendix D – SJA Arboricultural Technical Note

See attachment