

Construction Method Statement

Bearwood SANG, Wokingham

Prepared for

Mr & Mrs Pike

by

Stuart Michael Associates Limited



October 2024

Coombe House
Coombe Square
Thatcham
Berkshire
RG19 4JF

T: 01635 867711
F: 01635 861715
E: mail@stuartmichael.co.uk
W: www.stuartmichael.co.uk

SMA Ref: 7274/CMS

Issue Status: Issue 02

DOCUMENT CONTROL			
Project	Bearwood SANG, Wokingham		
Job No.	7274		
Document Title	Construction Method Statement		
File Location	N:\Admin Project\7200 to 7299\7274 - SANG, Bearwood Road\CMP\7274 - CMP.doc		
Prepared by	Rhys Donoghue	Date	07/08/2024
Reviewed by	James Pritchard	Date	07/08/2024
Approved by	Rhys Donoghue	Date	08/08/2024
Document Issue	Description / Changes	Revised by	Date
01	Issued to Client for Comment	RD	09/08/2024
02	Revised as per WBC Comments	RD	09/10/2024



COPYRIGHT

The copyright for this document rests with Stuart Michael Associates Limited. Copyright for documents and other published sources of information prepared by others and used in the document may rest with others.

The contents, in whole or in part, of this document are restricted for use by the client and Stuart Michael Associates Limited in connection with the project in accordance with the terms of engagement. Stuart Michael Associates Limited accepts no liability or responsibility for use of this document for purposes other than those originally intended. Third parties relying on the contents of the document do so at their own risk.

No part of the contents of this document may be copied from any digital viewing system maintained to provide access for public scrutiny or any other source without written permission from the Company Secretary of Stuart Michael Associates Limited.

© Stuart Michael Associates Limited 2024

Stuart Michael Associates Ltd. Registered in England and Wales. Registration Number: 3739154

Registered Office: Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF.

Telephone: 01635 867711 Facsimile: 01635 861715.

CONTENTS
SECTIONS

		PAGE
1.0	INTRODUCTION	1
2.0	CONSTRUCTION METHOD STATEMENT	3
3.0	SUMMARY AND CONCLUSION	7

APPENDICES

- Appendix A Site Location Plan**
- Appendix B Site Masterplan**

DRAWINGS

- Drawing 7274.001 Construction Autotrack Swept Paths**

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 Any gates will be hung away from the carriageway to ensure any vehicles waiting to access the site do not block Bearwood Road.
- 2.11 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

- 2.12 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

- 2.13 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.
- 2.14 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.
- 2.15 Wherever possible deliveries will be made outside of the peak commuter hours of 07:30 – 09:00 and 15:30 -18:00.
- 2.16 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.
- 2.17 Autotrack Swept Path analysis for a range of construction vehicles is shown on **Drawing 7274.001.**

Construction Traffic Route

- 2.18 Non-local construction traffic will be routed via the M4/ A329(m). At the A329(m) junction with the A3290 construction traffic will leave the A329(m) continuing to the Showcase Roundabout. At the Showcase Roundabout construction traffic will continue south on the B3270 to the Lower Early Way/ Hatch Farm Way, where construction traffic will turn onto Hatch Farm Way. From the Lower Early Way/ Hatch Farm Way junction construction traffic will continue on Hatch Farm Way till the Hatch Farm Way/ B3030 signal junction. At the signal junction construction traffic will turn onto the B3030 Kings Street Lane and continue to

the B3030/ Bearwood Road mini-roundabout. At the mini-roundabout construction traffic will turn on to Bearwood Road and continue to the site.

- 2.19 Upon leaving the site construction traffic will follow the above route in reverse.

Vehicle wheel washing facilities

- 2.20 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.

- 2.21 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

- 2.22 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.

- 2.23 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.

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

- 2.25 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

- 2.26 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

- 2.27 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.

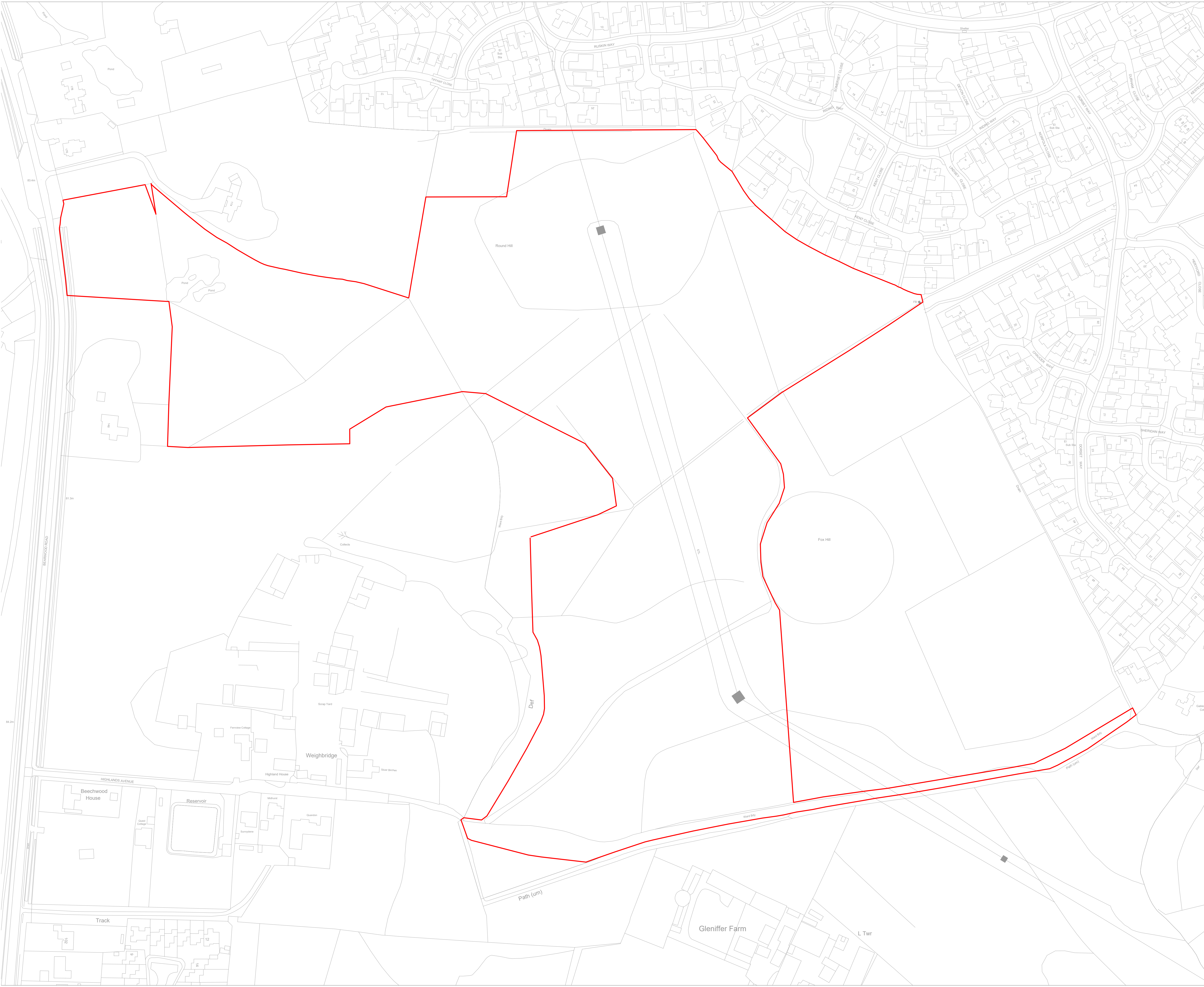
Measures to ensure no on-site fires during construction

- 2.28 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:

Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.
Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.
Licence 100045345

Copyright reserved

Scale 1:1250 @ A1

0m 25m 50m 100m

KEY:

Site Boundary

REV	DATE	NOTE	Drawn/Chk'd

aspect landscape planning

TITLE

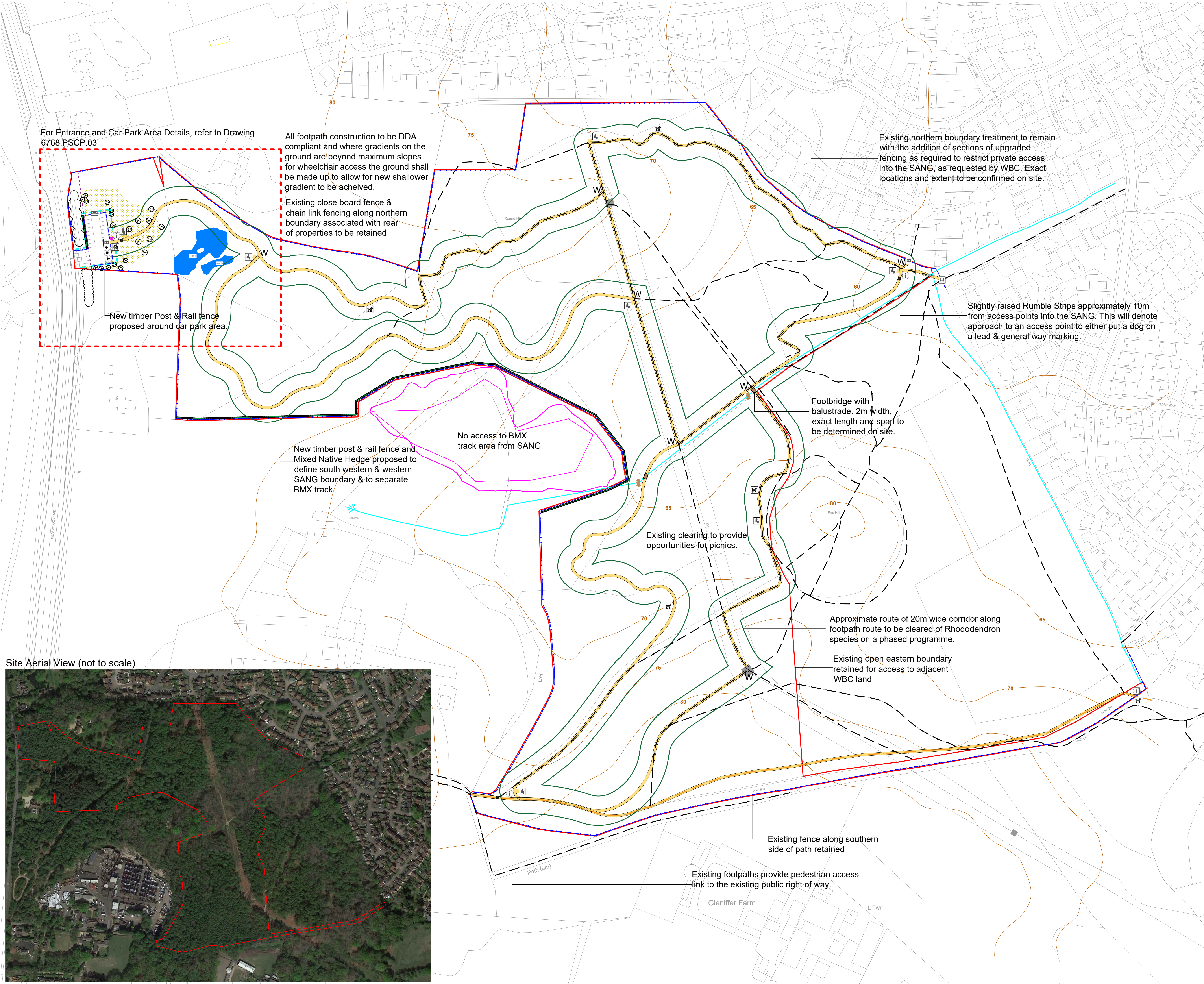
Bearwood SANG, Wokingham
Site Location Plan

CLIENT

Pike wood SANG Limited

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

APPENDIX B



NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.
Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Norul Way, Banbury OX16 2AF.
Licence 100045345
Copyright reserved

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

aspect landscape planning

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



Stuart Michael Associates Ltd
Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF
T: 01635 867 711 e: mail@stuartmichael.co.uk
F: 01635 861 715 w: www.stuartmichael.co.uk

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	-	
© This drawing is the copyright of Stuart Michael Associates Limited. It may not be reproduced or amended without the written approval of Stuart Michael Associates					