



# READING ROAD, ARBORFIELD

## FRAMEWORK CONSTRUCTION MANAGEMENT PLAN

February 2025

RESIDENTIAL DEVELOPMENT  
READING ROAD  
ARBORFIELD

FRAMEWORK CONSTRUCTION MANAGEMENT PLAN

CONTROLLED DOCUMENT

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Figure 1 – Site Location

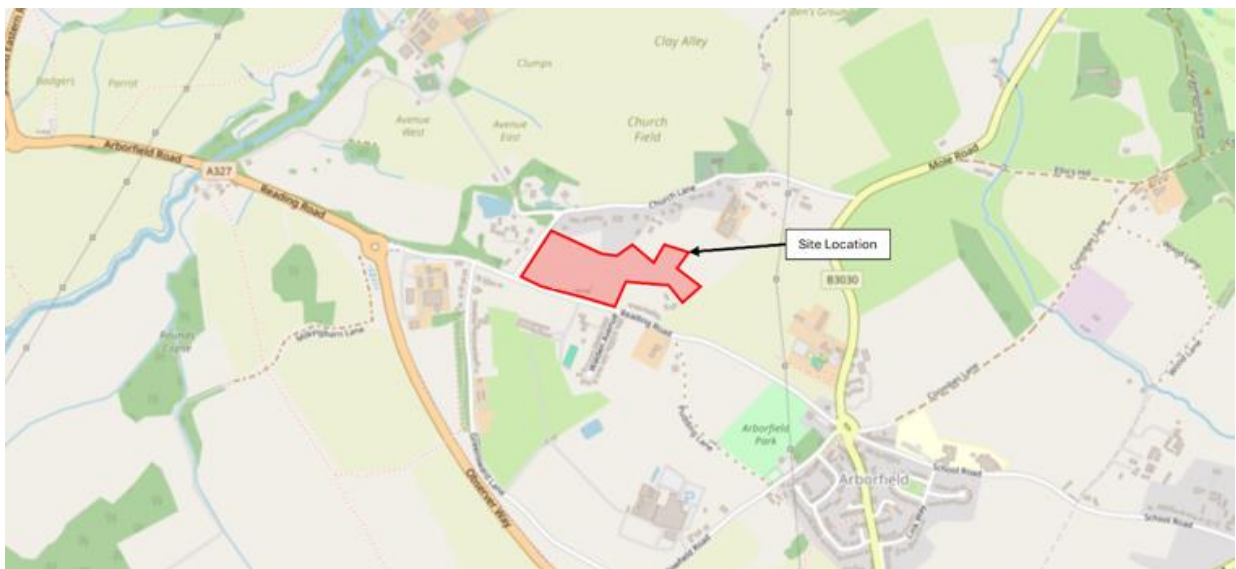
Figure 2 – Proposed Construction Traffic Routing

Appendices

Appendix A – Proposed Site Layout

## 1. INTRODUCTION

- 1.1 This Framework Construction Management Plan (FCMP) has been prepared by Paul Basham Associates on behalf of Dandara Southern Limited and Elstree Land in relation to an *'Outline application for the proposed erection of up to 111 no. dwellings with associated works, parking, landscaping, publicly accessible open space and access from Reading Road,'* at Land North of Reading Road, Arborfield (ref: 243099).
- 1.2 This report has been prepared at the request of Wokingham Borough Council highways, and should planning approval be granted, would be revised and finalised either as part of a Reserved Matters application or through a discharge of condition application. The purpose of the FCMP is to set out the high level principles that would be adhered to.
- 1.3 The site location is identified within **Figure 1** and the proposed layout is attached as **Appendix A**.



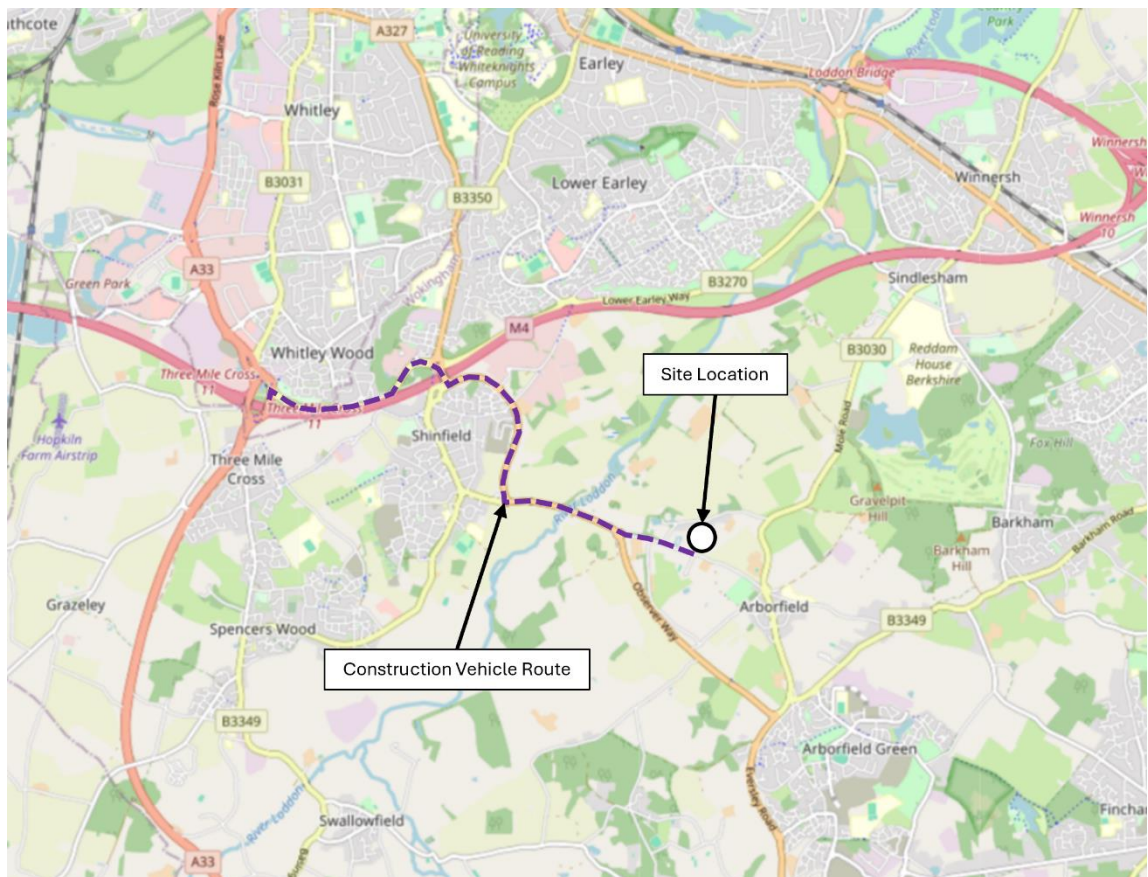
**Figure 1:** Site Location

## 2. CONSTRUCTION TRAFFIC AND ROUTING

- 2.1 The local road network has been assessed in terms of suitability for the movement of construction vehicles to and from the site.

### Route from Strategic Road Network

- 2.2 **Figure 2** displays the proposed HGV routes from the strategic road network to the site. The site is well placed with the dashed purple line indicating the route from the M4 to the site, avoiding travel through Arborfield Cross.



**Figure 2:** Proposed Construction Traffic Routing

- 2.3 Deliveries will not be made during the weekday peak periods, and can also be timed to avoid school drop-off and collection times. It is not anticipated that any road closures or diversions will be required for the construction process.

### **3. CONSTRUCTION TRAFFIC MANAGEMENT AND MITIGATION**

#### **Working Practice On-site**

- 3.1 All materials will be stored within the construction compound, loaded and unloaded by trained personnel. Hard hats will be compulsory on-site, with signage provided within the compound to this regard. In addition, all site visitors will be required to sign in to ensure adequate safety measures are met. The site hoarding will publicise contact details for the site manager and the site will be secured at the end of each day to prevent unauthorised access.

#### **Working Hours**

- 3.2 For the duration of the construction period working hours will be within the general guidelines stated by Wokingham Borough Council with acceptable hours for noisy working within the district being between 08:00am-06:00pm (Mon-Fri) and 08:00am-1:00pm (Saturday). No noisy work will be undertaken on Sundays and public holidays.
- 3.3 During the construction period it may be necessary, in exceptional circumstances, to work outside these hours. Should this occur, the hours and duration of these works will be subject to consultation with Wokingham Borough Council.

#### **Management of Deliveries**

- 3.4 Delivery vehicles will be provided with an allocated timeslot to ensure no delivery vehicles wait on Reading Road. Sufficient space will be provided within the site to allow turning of construction vehicles.
- 3.5 To ensure that no impact is made on the surrounding highway network during the construction phase, wheel wash facilities will be provided within the site. All construction vehicles will undergo a wheel washing procedure prior to leaving the site to prevent dust movement away from the construction site onto the local highway network.

#### **Construction Staff Parking**

- 3.6 The site is of sufficient size to ensure that suitable construction staff parking can be provided within the site. No parking will therefore occur on the local road network.

#### **Consultation with Local Residents**

- 3.7 The applicant recognises it is important to ensure residents are aware of the construction traffic and residents' comments regarding the construction traffic are addressed. Local residents would be provided with construction information and contact details in the event of any issues arising.

## 4. SUMMARY

- 4.1 This Framework Construction Management Plan (FCMP) has been prepared by Paul Basham Associates on behalf of Dandara Southern Limited and Elstree Land in relation to an *'Outline application for the proposed erection of up to 111 no. dwellings with associated works, parking, landscaping, publicly accessible open space and access from Reading Road,'* at Land North of Reading Road, Arborfield (ref: 243099).
- 4.2 The site is well placed for access to/from the Strategic Road Network with the route avoiding Arborfield Cross. A number of measures will be implemented to ensure safety and reduce disturbance from construction traffic. These include:
- Restricting working hours;
  - Wheel wash facilities;
  - Management of deliveries onto the site using allocated timeslots;
  - Provision of turning and parking areas within the site;
  - Regular inspections of safety hoarding, scaffolding and signs; and
  - Consultation with local residents
- 4.3 Whilst some disruption is inevitable, it is considered that the above measures will help to ensure the effects of the construction traffic on the local road network are minimised.

## Appendix A

