

Construction Method Statement

Land at Park Lane,
Charvil

Prepared for

Bellway

Bellway Homes Limited (Thames Valley)

by

Stuart Michael Associates Limited

July 2026



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1.0 INTRODUCTION

- 1.1 Stuart Michael Associates Limited (SMA) has been appointed by Bellway Homes Limited (Thames Valley) to develop a Construction Method Statement (CMS), to support the proposed residential development at Park Lane, Charvil. **Figure 1.1** illustrates the Site's location.
- 1.2 This report is to be read in conjunction with the Construction Traffic Management Plan, Road Condition Survey, and Communications Plan, each prepared as a standalone document.
- 1.3 The site is centered on Ordnance Survey grid reference SU 77633 75200 and co-ordinates X: 477633, Y: 175200. The nearby post code is RG10 9TS.
- 1.4 In terms of topography the site has a gentle fall from north-west to south-east.
- 1.5 With regard to existing ground conditions the British Geological Survey (BGS) online mapping indicates the site to have underlain bedrock as Seaford Chalk Formation and Newhaven Chalk Formation – Chalk to the southeast of the site and Lambeth Group to the northwest of the site. Sedimentary bedrock formed between 89.8 and 72.1 million years ago during the Cretaceous period and notes the superficial deposits as River Terrace Deposits, Sand and gravel. Sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.
- 1.6 A Site Investigation was undertaken by Geo-Integrity ref: 25-07-12 which provides further details of the underlying ground conditions. The results of the investigation works identifies the test locations with soils encountered, areas of contamination and soakage tests locations /rates.
- 1.7 Topsoil underlies the majority of the site with localised made ground that exists underlying the builder's yard and a small pocket at the centre of the site – maximum thickness 0.70mbgl. River Terrace Deposits underlie the near-surface soils down to depths of 8.00mbgl in the west and 0.95m in the east (thinning in a south-east direction). These deposits vary but are predominantly granular sand and gravel (non-shrinkable). Whilst significant layers of cohesive soil were encountered, laboratory testing proved this material to be of medium shrink ability in accordance with NHBC guidelines.

Background

- 1.8 The Site is located to the south of the Hawthorns and west of Park Lane and opposite the primary school in Charvil, within the jurisdiction of Wokingham Borough Council (WBC) which serves as both the Local Planning and Highway Authority. To the north of the Site is a recently completed scheme which delivered 25 dwellings.

- 1.9 The site benefits from an outline planning permission for 75 dwellings granted on May 2025 (WBC planning reference: 232704), for “Outline application for the proposed erection of up to 75 dwellings with only access to be considered via Park Lane. Appearance, Landscaping, Layout and Scale to be matters reserved.”

Proposed Development

- 1.10 In accordance with the approved Drawing ITB17047-GA-005 Rev G, the proposed development will be served through a simple priority junction and a 5.5m wide site access road with 6.0m radii which tie with Park Lane. Within the Site, the road reduces in width to 5.0m commensurate with its residential nature.
- 1.11 The proposals include 2.0m wide footways on either side of the access road to connect with the existing footway on the western side of Park Lane which leads to public footpath on the opposite side of Park Lane running on the northern boundary of Charvil Piggot Primary School. The Site masterplan is provided within **Appendix A**.

Report Outline

- 1.12 This CMS has been required to address Condition 16 of the planning decision.
- 1.13 *16. Construction Method Statement “No development shall take place, including any works of demolition, until a Construction Method Statement/plan has been submitted to, and approved in writing by, the local planning authority. The approved statement/plan shall be adhered to throughout the construction period.*

The Statement shall provide for:

- the parking of vehicles of site operatives and visitors.*
- loading and unloading of plant and materials (including times, these should be in line with permitted hours of work).*
- storage of plant and materials used in constructing of the development*
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (where appropriate).*
- wheel washing facilities and an area cleaning regime.*
- measures to control the emission of noise, dust, and dirt during construction,*
- method of recycling/disposing of waste resulting from demolition and construction works.*
- asbestos survey results and if present a safe removal and disposal plan to be submitted.*

- a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use;

and, • a method to record the quantity of recovered mineral (re-use on-site or off-site) and to report this data to the LPA upon completion of the development.

Reason: In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.

- 1.14 The CMS will ensure measures are in place that demonstrate 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.

2.0 CONSTRUCTION METHOD STATEMENT

2.1 This statement has been developed by SMA and will be adopted by the Main Works Contractor. Any revisions to this plan shall be agreed, approved by the Build Director and recorded. This Statement shall be a live document, which shall be continuously reviewed to take into account additional environmental information encountered during the detailed design and construction phase. It shall allow for the inclusion of any further conditions and amendments that arise from the granting of consents or legitimate concerns of Third Parties.

2.2 All personnel and sub-contractors working on the project shall perform their duties in accordance with the requirements of the statement. The Site Team shall report regularly to the Area Build Manager on the status and effectiveness of its implementation.

Programme of Construction Works

2.3 It is anticipated that the construction works for the Site could be up to 2.5 years, with approximately 50 dwellings constructed per year. This period will commence once all of the pre-commencement conditions are addressed.

2.4 It is proposed that the construction works would last for a period of approximately 2.5 years, however, this may be extended to 3 years.

2.5 The programme of works for the development is as follows:

- Enabling works comprising perimeter fencing/security provisions, site compound, site clearance, ground investigation, initial service works and access works;
- Sub infrastructure works, ground works and foundations;
- Construction of superstructures;
- External works such as car parking and landscaping; and
- Ecology Mitigation.

2.6 An indicative phasing plan for construction works is illustrated on **Drawing 7473.004. Hours of Work**

2.7 The following hours of work will be adhered to throughout the construction of the site: no construction work or delivery of materials relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 08.00 am. - 18.00 p.m. on Monday to Friday and between the hours of 08.00 a.m. - 13.00 p.m. on Saturdays. This will ensure the protection of neighbouring amenities.

Procedures for Emergency Deviation From Working Hours

- 2.8 Emergency deviation from standard working hours may be required in exceptional circumstances, where unforeseen events or critical construction activities necessitate immediate action. The purpose of this procedure is to ensure that any out-of-hours work is properly controlled, justified, and communicated to all relevant parties, minimising disruption and maintaining compliance with contractual and regulatory requirements.
- 2.9 The Construction Director is responsible for authorising any emergency work outside the approved working hours. Once authorisation has been given, BHL, and all relevant local authorities will be informed of the deviation, which involves providing details of the reason, expected duration, and proposed mitigation measures. The local community should also be informed as soon as possible, either through direct communication or public notice, to ensure transparency and manage expectations.
- 2.10 During out-of-hours operations, all reasonable steps must be taken to minimise noise, vibration, and light pollution. This may include the use of quieter equipment, temporary acoustic barriers, limited vehicle movement, and focused task lighting. A log of the event must be maintained, recording the nature of the emergency, the authorisation details, timing, and actions taken to mitigate impacts.
- 2.11 Following completion of the emergency work, a review will be conducted to assess the effectiveness of the response, compliance with environmental and safety requirements, and any feedback received from stakeholders.

Staff and Visitor Parking

- 2.12 Parking for staff and visitors to site will be provided within the site as shown on **Drawing 7473.001A**. The Construction Manager will be responsible for ensuring that all staff and visitors to site are informed of parking arrangements during site inductions to ensure that all parking remains within the site.

Roles and Responsibilities

- 2.13 The Construction Director will be responsible for the following:
- Compound Checks;
 - Ensuring the required consents are in place before work starts;
 - Ensuring environmental and waste requirements are included on requisitions and in subcontracts and orders;
 - Ensuring oil, including diesel is stored in properly bunded tanks / drip trays;
 - Ensuring Waste Transfer Notes / Special Waste Consignment Notes are checked;

- Reporting incidents and non-conformances;
- Liaising with statutory authorities and the Main Works Contractor as required and ensuring records of communication (including verbal communication) are kept. Statutory authorities should always be accompanied on site visits;
- Ensuring employees and subcontractors receive Induction Training, as appropriate;

2.14 The contact details of the Construction Director are as follows:

- Name: Kevin Chapple
- Telephone Number: 07483 679822
- Email-address: Kevin.Chapple@bellway.co.uk

2.15 The contact details of other relevant personnel will be provided to the relevant authorities as necessary before work commences on Site.

2.16 All staff have a responsibility for the environment and ensuring working practices which are not harmful or dangerous. These responsibilities include but are not limited to:

- In the case of an incident, stopping work, implementing control procedures and reporting;
- Contacting the Waste Representative when waste needs collecting;
- Passing any queries or correspondence on environmental issues to the site manager.
- To use safe working practices at all times.

Public Relations Procedures

2.17 A range of public relations procedures will be implemented throughout the construction process, to ensure that the impact of construction is limited. The purpose of these procedures is to ensure clear, consistent, and professional communication between the construction site and all external stakeholders. The site management team must ensure that all communication is handled appropriately and in accordance with company policy.

2.18 The Construction Director is responsible for overseeing all communication activities and approving any public statements. A designated Community Liaison Officer (or similar) will act as the main point of contact for the public and local authorities.

2.19 A number of key communication measures will be implemented to maintain positive public relations. Community notifications should be issued prior to any major works,

road closures, or potential disruptions. These notifications can be delivered through letters, emails, or local bulletin boards. Clear and visible public information boards will be installed at the site entrance and other key locations, displaying project details, key contact information, working hours, and relevant safety messages. Additionally, a dedicated phone line and/ or email address will be provided for public inquiries and complaints, which will be monitored to ensure prompt responses. Monthly project updates will be provided to keep residents informed of progress, milestones, and schedule changes.

- 2.20 A structured complaint handling procedure must also be followed. All complaints should be recorded in a logbook within 24 hours of receipt. The issue must be investigated and a response provided. Where necessary, corrective actions should be implemented, and the complainant should be informed of the resolution. This ensures accountability and demonstrates commitment to community satisfaction.

- 2.21 More information is provided within the Communications Plan (SMA Ref: 7473/CP).

Storage of Plant and Materials

- 2.22 A temporary compound area will be located within the development site. There will be secure, hardstanding places, including an area for cabins and storage (see **Drawing 7473.001A**).
- 2.23 The size of the compound is subject to change as the requirements of the project progress.

Provision of Boundary Hoarding

- 2.24 Enabling works for each phase will comprise perimeter fencing/security provisions. The construction and maintenance of fencing and hoardings will be carried out to an acceptable condition to prevent unwanted access to the construction site, to provide noise attenuation, screening, and site security where required. This will include the need to provide viewing points at relevant locations, if appropriate the use of different types of fencing:
- Painting the side of hoardings facing away from the site, and to keep them free of graffiti or posters;
 - Providing site information boards with out of hours contact details, 24-hour telephone number (for comments/complaints), community information, information on the works programme, details of site managers contact details, at key locations and;
 - Displaying notices on site boundaries to warn of hazards on site such as deep excavations, construction access, etc.

- 2.25 Clear sight lines will be maintained around hoardings and fencing with no hidden corners in order to avoid, where reasonably practicable, opportunities for anti-social behaviour and crime and to ensure safety of vehicles. Footways of adequate width to facilitate pedestrian flows will be provided with signs provided to facilitate safe access around the site boundary. Adequate lighting will be installed, as necessary, near hoardings.
- 2.26 Fencing and hoarding will, as far as is reasonably practicable, be located such that it does not damage sensitive habitats, trees or hedgerows. The location of the boundary hoarding is shown on **Drawing 7473.001A** and in detail as part of the arboricultural works at **Appendix B**.

Construction Traffic Routing

- 2.27 Construction traffic will access the site off Park Road. A construction traffic route will apply to all HGVs and large vehicles. Construction traffic will be routed via the A4 Bath Road Roundabout to the north of the site, traffic will turn off the A4 and follow the A3032 Old Bath Road and turn right into Park Lane and continue south to the site access on the southern side of Park Lane. This is displayed on **Drawing 7473.003**.
- 2.28 Upon leaving the Site, construction traffic will follow this route in reverse.
- 2.29 More information is provided within the CTMP (SMA Ref: 7473/CTMP).

Footpath Closures and Access Arrangements

- 2.30 To minimise disruption for pedestrians the footways in proximity to the site will largely be unaffected by the construction works as such will remain open apart from when works access is required. At these times temporary closure of the footway to ensure pedestrian safety will be implemented.

Delivery Vehicle Details

- 2.31 The majority of construction deliveries will be via rigid heavy goods vehicles. However, it is likely that some materials may be delivered on articulated vehicles.
- 2.32 Where possible, suppliers and contractors will be instructed to use the smallest delivery vehicles possible to ensure that they do not cause obstructions on local roads.
- 2.33 Where practicable, the Developer will use local companies to provide services such as supplies of materials, road transport, distribution facilities and sub-contract labour and plant.
- 2.34 To ensure minimal impact on the residents, no delivery and/ or removal of equipment and plant from the site will be allowed outside the hours of operation:
- Monday to Friday (excluding public bank holidays) 08:00 – 18:00.

- Saturday: 08:00 – 13:00
- Sunday: No vehicle movements
- Public Bank Holidays: No vehicle movements

Loading and unloading of plant and materials

- 2.35 Construction traffic will be able to enter the site and loading and unloading bays will be provided within the parking bays on site.
- 2.36 HGV deliveries will be pre-booked and the arrival to site will be overseen by a qualified banksman.
- 2.37 HGV vehicles will be inspected before leaving the site, and where necessary, will be cleaned using a jetwash to prevent the transfer of muck onto the local highway network.

Wheel Washing

- 2.38 A wheel wash area will be provided at the site exit identified on **Drawing 7473.001A** In line with other Bellway sites, the wheel wash area will be a hardstanding surface laid to ensure runoff falls and drains into a sump or gulley leading to (or pumped to) a settlement tank to filter water from settled mud/debris. The discharge water will pass through a petrol-interceptor whilst the settled silt will remain in the tank until it is removed. The facility will be provided with hosepipes, brushes, an adequate water supply and pressure washers together with dedicated labour to carry out the cleaning operations.
- 2.39 A traffic marshal/ banksman & the vehicle driver will carry out a visual inspection of the vehicle wheels, the underside of vehicles, mud flaps and wheel arches. If necessary, they will then use the pressure washer and hoses to clean the vehicle to ensure that prior to leaving site, the wheels, chassis & external bodywork are washed free of earth, mud, clay, gravel, stones or any other similar substance.
- 2.40 Roadways will be swept as needed with a mechanical road sweeper. The hardstanding as and when necessary, will be swept and/or powerwashed to keep it clean and to prevent vehicles becoming re-contaminated with mud.
- 2.41 Site management will routinely inspect the wheel was area and public highway daily and more frequently during periods of wet or inclement weather and when ground works are being carried out to identify whether the settlement tank needs emptying of silt, or the mechanical road sweeper needs to be used.

Provisions for the Storage, Collection and Disposal of rubbish from the development during the construction period

- 2.42 An area for storage, collection and disposal of rubbish from the development will be provided within the site compound.

Recycling

- 2.43 A scheme for recycling the waste that results from the construction works will be implemented. Where possible materials will be re-used across site and the remainder will be separated and recycled. Waste materials will be taken off site as fast as is practicable.

Programme of works / phasing / lorry routing and potential numbers (including measures for traffic management and operating hours)

- 2.44 A schedule of planned vehicle deliveries is provided in **Table 2.1**. This table sets out the Developers typical projected deliveries of construction materials and the frequency these are anticipated.

Table 2.1: Schedule of Planned Principal Deliveries

Materials	Use on Project	Expected Delivery and Frequency
Contractors Materials	Throughout	Monday-Friday as needed
Aggregates	Throughout	Monday-Friday as needed
Fuel Deliveries	Through out	Twice weekly
General building Deliveries	Through out	Daily
Large Plant and Equipment	Mainly start of site and end of site works	As needed
Waste Vehicles	Through out	Daily

- 2.45 Where practicable, the Developer will use local companies to provide services such as supplies of materials, road transport, distribution facilities and sub-contract labour and plant.

Deliveries

- 2.46 Care will be taken during deliveries, particularly when fuel and hazardous materials are being handled. All deliveries are to be supervised by a responsible person so that storage tank levels are checked before delivery to prevent overfilling and that the product is delivered to the correct tank. Contingency plans are to be agreed and suitable materials available should any incident occur. All employees are to be briefed on the actions that are required in the event of a strike.
- 2.47 It is expected that deliveries will be made by vehicles no larger than a Rigid Truck, 12m long. **Drawing 7473.002A** illustrates the Autotrack swept paths at the Site access and entering the Site compound.

Storage

- 2.48 Materials used in construction operations, such as oil, chemicals, cement, cleaning materials and paint have the potential to cause serious pollution. All fuel; oil and chemical storage must be sited on an impervious base and secured. Leaking or empty oil drums must be removed from the site immediately and disposed of via a licensed waste disposal contractor. The contents of any tank are to be clearly marked on the tank, and a notice displayed requiring that valves and trigger guns be locked when not in use.

Security

- 2.49 All valves and trigger guns are to be protected from vandalism and unauthorised interference and turned off and securely locked when not in use. Any tanks or drums are to be stored in a secure container or compound, which is to be kept locked when not in use. Bowsers should be stored within site security compounds when not in use.

Silt

- 2.50 Water containing silt is never to be pumped directly into watercourses or surface water drains. Silty water can arise from excavations, exposed ground, stockpiles, plant and wheel washing. A Construction Phase Surface Water Management Plan (CPSWMP) has been prepared by RSK Geosciences, which is available on request, which provides a plan to mitigate risks from silt pollution during the construction phase.
- 2.51 The CPSWMP sets out a range of measures including silt fencing to be installed up-slope of basin and headwall protection incorporated at the inlets and outlets with silt matting at the inlets, maintain vegetation buffers at the site boundary, silt fencing or soil bund to be installed along the site's northern boundary.
- 2.52 The CPSWMP suggests installing the basins early in the construction process to reduce silt mobilization.
- 2.53 In regard to the construction site access, the CPSWMP requires that vehicle washing facilities are installed near site access, to prevent silt being tracked out onto these roads. It also requires a road sweeper or other suitable road cleaning equipment to be used to clear internal and external highways to ensure minimal transfer of silt out of the site.

Refuelling

- 2.54 Care will be taken during the refuelling of plant to avoid potential spillage. Mobile plant is to be refuelled in a designated area, preferably on an impermeable surface away from any drains or watercourses. A spill kit is to be available in this location. Hoses and valves are to be checked regularly for signs of wear and turned off and securely locked when not in use. Diesel pumps and similar equipment are to be placed on drip trays to

collect minor spillages. These should be checked regularly and any accumulated oil removed for disposal.

Concrete

- 2.55 Concrete is highly alkaline and corrosive and can have a serious impact on watercourses. It is essential to take particular care with all works involving concrete and cement. Suitable provision is to be made for the washing out of concrete mixing plant or ready-mix concrete lorries so that washings do not flow into any drain or watercourse or seep underground.
- 2.56 In the event of a spillage on site, the material must be contained (using an absorbent material such as sand or soil or commercially available booms). All spillages are to be reported to the Site Manager.

Measures to Control Dust during the Construction Period

- 2.57 A key issue to consider is the creation of dust during construction. To restrict dust, a number of measures will be implemented.
- 2.58 Dust and air pollutant control measures are implemented on the construction site to protect workers, the surrounding community, and particularly vulnerable residents such as children, the elderly, and those with respiratory conditions. The purpose of these procedures is to minimise the generation and spread of airborne particles and pollutants from construction activities, ensuring compliance with environmental standards and maintaining good community relations.
- 2.59 The Construction Director will be responsible for overseeing all dust and air quality management on site. Vulnerable locations will be identified and given priority in the implementation of dust control measures.
- 2.60 No demolition works are required, therefore it is not expected that large amounts of dust will be emitted. However, the contractor will be expected to be aware of high winds which may cause dust to be carried into the neighbouring area.
- 2.61 By using effective dust mitigation techniques, including good site planning, the potential for dust emissions to arise at a construction site and impact on surrounding receptors can be minimised.
- 2.62 In dry weather, water suppression will be used to dampen down dust and prevent dust from migrating to neighbouring properties. Equally during winter conditions gritting will be carried out by the contractors. Water suppression methods will include the maintenance of applying water to spoil heaps, road sweeping to keep the dust construction traffic routes on site to a minimum and where necessary the use of water cannons to produce mist to reduce the spread of dust onto neighbouring properties.

- 2.63 Unwanted materials will be loaded to a waste skip as soon as practicable, so that a good standard of housekeeping is maintained. Netting attached to the harass fence will also act as a barrier.
- 2.64 Throughout the construction period, care would be taken to ensure the adequate control of dust from vehicles delivering and removing materials to and from the site. Drop heights, when loading and unloading materials, would be minimised. All dusty loads would be sheeted appropriately. Dried mud and dust carried onto roads by lorries and other machinery can be a significant source of dust. The Site Manager will ensure that all internal roads are regularly cleaned.
- 2.65 The existing local highway in proximity to the site access will be inspected daily to ensure no dirt has been transferred from the site. In the event of dirt on the highway, the Site Manager will ensure that the road is swept by an appropriate street cleaner.
- 2.66 HSE guidelines are to be followed regarding noise generating plant, machinery and tools.
- 2.67 There will be no burning of waste resulting from the development on site.
- 2.68 To minimise the impact of the noise from the construction of the site, as Condition 16 of the planning conditions requests, measures will be implemented to ensure the impact of noise on local amenities are minimised as far as reasonably possible.
- 2.69 This CMS ensures that the construction of the site will be compliant with BS5288 guidance including preparation of comprehensive noise and vibration risk assessments to identify sources and sensitive receptors.
- 2.70 Throughout the site priority will be given to ensure that control at the source measures are implemented, by deploying quieter machinery, installing noise barriers or acoustic enclosures, and using damping or isolation techniques to minimise vibration.
- 2.71 The Construction Director will maintain proper documentation and records of assessments, mitigation efforts, and monitoring outcomes to demonstrate compliance. By blending technical controls, proactive communication, and verified monitoring, the site can both safeguard worker health and ensure minimal disruption to neighbouring environments while satisfying legal and best-practice standards
- 2.72 The construction site will be operational between 08:00 and 18:00 from Monday to Friday and 08:00 to 13:00 on Saturdays. Any potential noise and vibration would be during this period and kept to a minimum as far as possible.

Noise Control Measures

- 2.73 Noise mitigation procedures on the construction site are to be implemented in accordance with BS 5228-1 and BS 5228-2: 2009, which provide guidance on

controlling noise and vibration from construction and open site activities. The purpose of these measures is to minimise disruption to nearby residents, businesses, and sensitive receptors, ensuring that construction operations are carried out responsibly and within acceptable environmental limits. Particular considerations will be made for vulnerable members of the public.

- 2.74 The Construction Director will be responsible for ensuring compliance with the relevant sections of BS 5228. As part of the site induction/ toolbox, talks all relevant noise management measures will be explained to all contractors. These talks will be held prior to works commencing, whereby they will outline predicted noise levels, potential sources, mitigation measures, and monitoring arrangements. These plans will be reviewed regularly as the project progresses.
- 2.75 Mitigation measures include the selection of quiet or low-noise equipment, as well as ensuring that all machinery is fitted with effective silencers and maintained in good condition. These measures will be implemented throughout the site. All equipment will be regularly inspected to ensure there are no defects that may cause unnecessary noise.
- 2.76 Construction activities will be scheduled to minimise high-noise operations during sensitive times, unless prior agreement is obtained. Temporary acoustic barriers, enclosures, or screens will be erected around particularly noisy equipment or work areas to reduce sound propagation beyond site boundaries. Plant and equipment should be located as far as practicable from nearby receptors. No machinery will be allowed to idle.
- 2.77 All noise-related complaints from the public must be logged, investigated within 24 hours, and responded to within three working days. Findings and actions taken should be documented and reported to management and relevant authorities. Regular reports summarising noise monitoring data, incidents, and mitigation effectiveness should be submitted to the relevant authorities as necessary.
- 2.78 Regular reviews of the noise control measures should be conducted throughout the project to ensure continued compliance with BS 5228 Parts 1 & 2: 2009. Lessons learned and feedback should be incorporated into future planning to enhance performance and maintain a positive relationship with the surrounding community.

Light Pollution

- 2.79 Site lighting control is essential to ensure the safety and security of all personnel and visitors, while minimising light pollution and disturbance to the surrounding community. The purpose of these procedures is to provide adequate illumination for safe working conditions and secure site operations during low-light periods, while preventing

unnecessary glare, overspill, and environmental impact, particularly to nearby residential properties and wildlife.

- 2.80 The Contract Director is responsible for implementing and maintaining appropriate lighting arrangements in accordance with health, safety, and environmental requirements. All lighting installations should comply with relevant British Standards, including BS EN 12464-2:2014 for outdoor workplace lighting.
- 2.81 Specific control measures include directional, low-glare LED fittings with appropriate shielding, or cowls to prevent light spill beyond site boundaries. Lighting should be positioned to focus downward and only illuminate necessary areas. Temporary lighting towers and floodlights should be adjusted regularly as work progresses to ensure safe coverage while minimising off-site impact. Motion-activated or timed lighting controls will be used where possible to reduce unnecessary operation outside working hours and to conserve energy.
- 2.82 For site security, lighting will ensure that all entry points, perimeter areas, and security camera zones remain visible and safe during non-working hours. Coordination with the site's security team is essential to ensure lighting supports surveillance systems without causing glare or blind spots. Emergency lighting systems should be installed in welfare facilities, evacuation routes, and high-risk zones to provide illumination in the event of power failure.
- 2.83 Lights should be angled away from properties and natural habitats, and additional shielding should be fitted where necessary. The Construction Director or other competent individuals should monitor lighting impacts as part of regular site inspections, and any complaints regarding light intrusion should be logged, investigated, and addressed promptly.
- 2.84 During winter months, individual plots shall be lit within the units, to maintain work production. This will not have any adverse impact on existing neighbouring properties. For each phase/area significant impacts will be identified, the contractor will develop and implement lighting strategy to reduce and prevent unnecessary disturbance.
- 2.85 Routine reviews of lighting arrangements will be undertaken throughout the project to confirm their continued suitability for changing site conditions and seasonal daylight variations. Adjustments will be made where necessary to maintain optimal safety, security, and community consideration.

Pest Control Measures

- 2.86 Pest control on the site will be monitored by the site manager and, if necessary, in the event of any matters arising specialist contractors will be used.

- 2.87 The on-site canteen area will provide a fridge to allow those working on the site to store food for that day safely, however, there will be a sign stating that this should be emptied at the end of each day, and no food will be stored on site overnight.
- 2.88 Waste is regularly removed from the site and not allowed to build up. Due to the separation of waste streams in the skip system general site waste should not be contaminated with food waste and therefore pests will not be attracted to these skips.

Biodiversity Protection Measures

- 2.89 A separate construction environmental management plan CEMP (Biodiversity) report has been prepared to address condition 41. This includes risk assessment of potential damaging construction activities, protection zones, practical measures and timing of sensitive works.

Mineral Recovery

- 2.90 A geotechnical ground investigation and condition report has been prepared by Geo Integrity, dated August 2025 (Report Title: *Phase I Desk Study and Phase II Geotechnical and Geo-Environmental Report*).
- 2.91 The desk study information also states the site is located in an area of potential unrecorded small-scale mining. Therefore, historic mineral recovery may have already taken place.
- 2.92 The soil conditions across the site generally range between chalk and clay with areas of made-up ground and topsoil. A review of information relating to subsidence risk associated with chalk dissolution concluded that the site should be zoned in terms of foundation design i.e plots where conventional shallow foundations could be adopted and plots which will require piled foundations.
- 2.93 Whilst excavation works for foundations will produce spoil which will be stored, used and regraded as necessary on site. Given the complexity of the soil conditions on site and potential historic mining in the area it is not anticipated that there will be any significant mineral recovery.

Asbestos

- 2.94 No building demolition works are required therefore no asbestos removal/disposal is necessary.
- 2.95 The ground investigation study concluded that there are no obvious or significant contamination identified within the localised near-surface Made Ground soils and underlying natural soils encountered during the fieldwork. Locally anthropogenic material was encountered within the Made Ground soils located at the east of the site

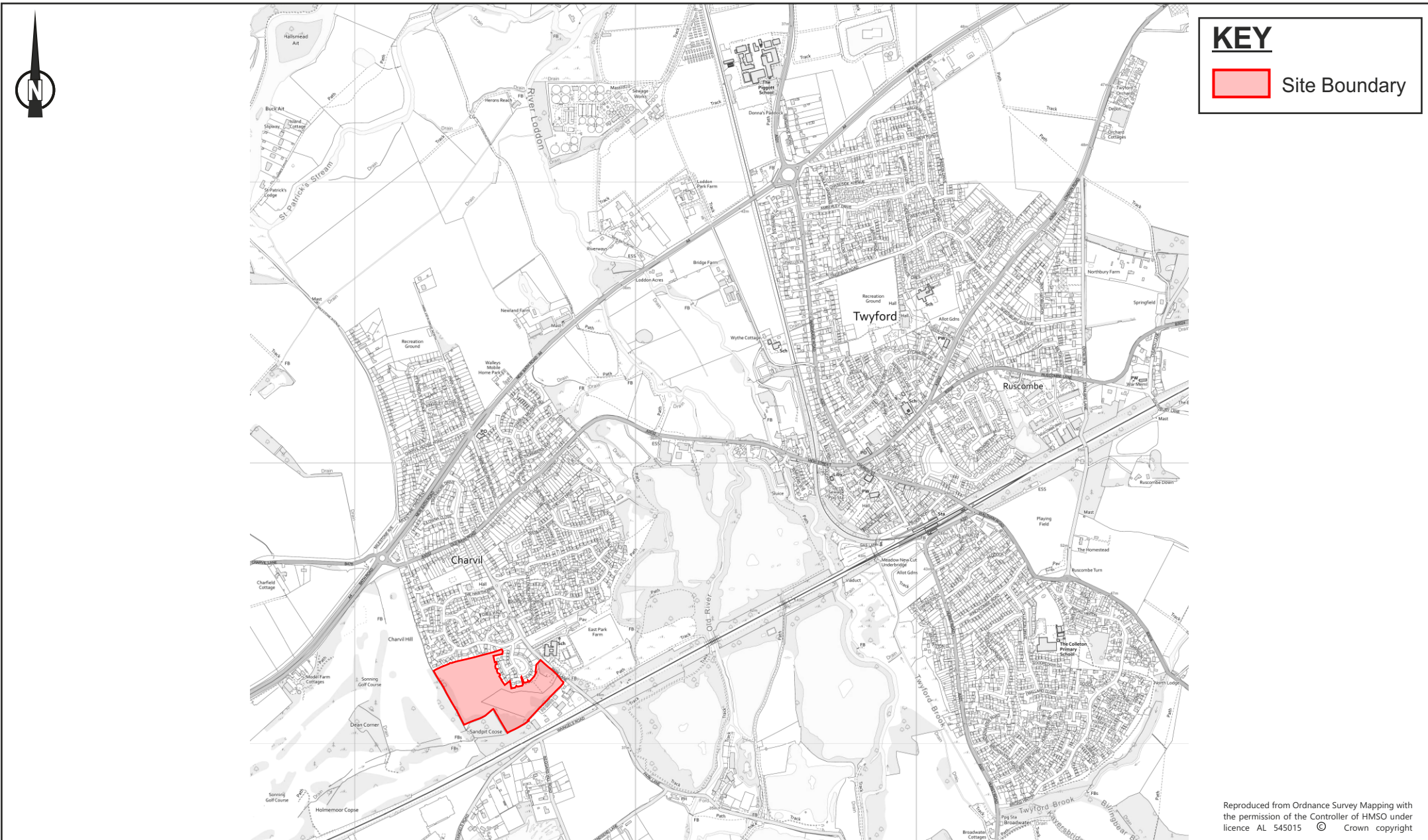
and at the centre of the site; however, this was limited to construction materials including brick, plywood and plastic.

- 2.96 The results of the hazard assessment, within the ground conditions report, also concluded that there were no visible pieces of asbestos were detected by the naked eye or identified in the chemical testing. Therefore, asbestos was not considered further from a waste perspective.

3.0 SUMMARY AND CONCLUSION

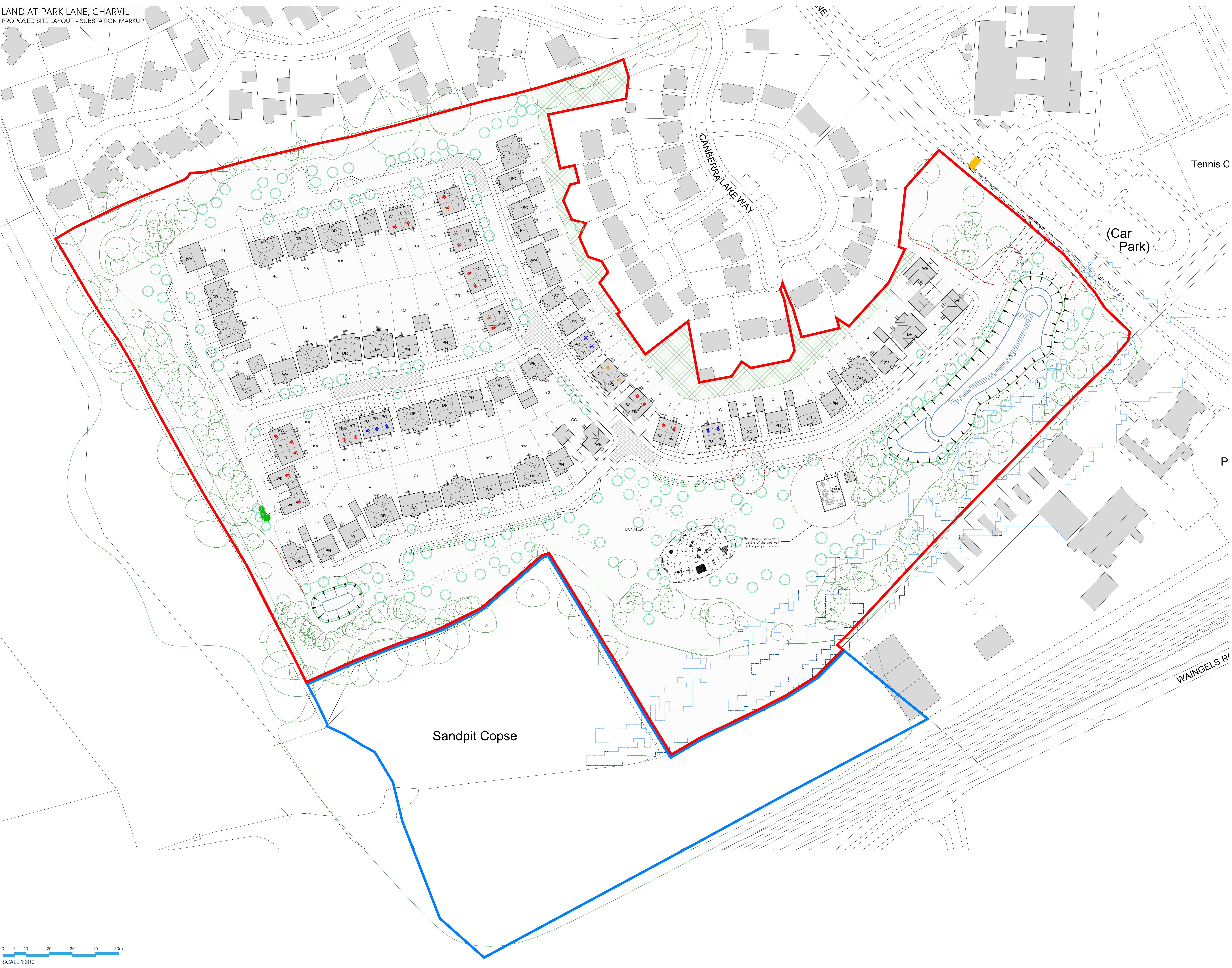
- 3.1 Stuart Michael Associates Limited (SMA) has been appointed by Bellway Homes Limited (Thames Valley) (the applicant) to develop a Construction Method Statement (CMS), to support the proposed residential development at Park Land, Charvil.
- 3.2 This CMS summarises the proposed safe coordinated systems of work construction methods and sequencing. It also outlines measures that will be taken to minimise the impact of construction on all motorised and or non- motorised highway users in the surrounding area.
- 3.3 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.
- 3.4 During the construction of the development, the developer will seek to minimise disruption to neighbouring properties and local residents. The minor increase in traffic is not expected to cause any delays, safety problems or amenity issues for pedestrians. All neighbouring properties will be informed of any disturbances that may arise as a result of the construction period.
- 3.5 Contact details of the Construction Director will be provided to the relevant bodies once they are appointed. It will be the site manager's responsibility to ensure the safety of all construction workers on site.
- 3.6 In view of the above it is considered that this Construction Method Statement and the ongoing monitoring and management of the construction process satisfies the requirements of Planning Condition 16.
- 3.7 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 addressed through an 'Open Book' approach. In this event, updated plans and drawings will be provided to the relevant bodies for their consideration and approval.

FIGURES



APPENDICES

APPENDIX A

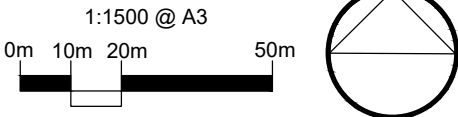


- 50m
- Proposed Site Boundary
 - 1.5m Exclusion Zone from Centre of the New Well for the Pumping Station
 - Proposed 2.4m/3m Visibility at the Site Entrance
 - Indicative Tree Planting
 - Landscape Buffer Planting
 - Existing Trees & associated RPA to be retained
 - Existing Trees / Vegetation to be Removed or Reduced
 - Proposed Affordable Accommodation
 - Proposed First Home Accommodation
 - Proposed Shared Ownership Accommodation
 - Flood Zone -2
 - Flood Zone -3

APPENDIX B

APPENDIX A

TREE PROTECTION PLAN (12671 TPP 01 Rev E)



- KEY:**
- Site Boundary
 - Tree Numbers
 - Tree Canopies
 - Category 'U' Trees
 - Category 'A' RPA
 - Category 'B' RPA
 - Category 'C' RPA
 - Ancient Woodland
 - Ancient Woodland 15m Buffer
 - Tree Preservation Order
 - Trees to be Removed
 - Tree Protection Barrier
 - Tree Protection Barrier (2nd Position)
 - Supervised Excavation

Note: Trees 4, 8, 12, 31, 33, 68, 75, 126, 140, 143, 146, 183, 210, 212, 234 have been plotted using measurements on-site in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site (showing all 10544 Park Lane Overhead Map).
Note: The RPA footprint for Trees 1, 2, 31, 32, 210, 216, 221, 222, 236, 237 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn
REVISIONS			



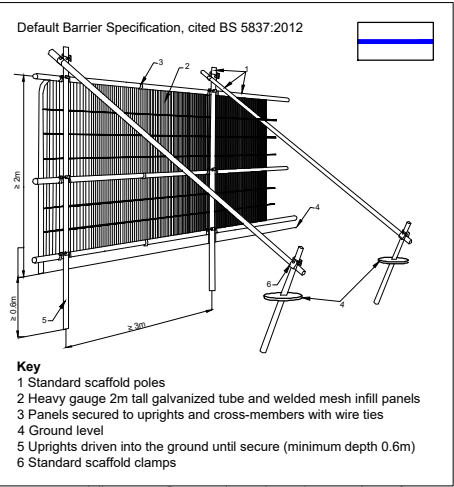
TITLE
Park Lane, Charvil
Tree Protection Plan

CLIENT
Bellway

SCALE 1:1500 @ A3	DATE JUN 2026	DRAWN GW
DRAWING NUMBER 12671 TPP 01 Rev E (Overview)	REVISION E	

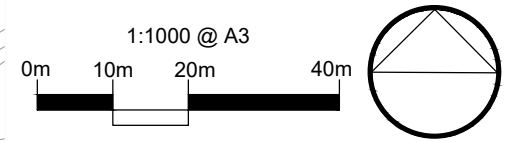
Based on: 25.2208.2000 Q - Proposed Site Layout.dwg
RECORD P25-0896 SK100 P3 Drainage Strategy.dwg

Default Barrier Specification, cited BS 5837:2012



Key

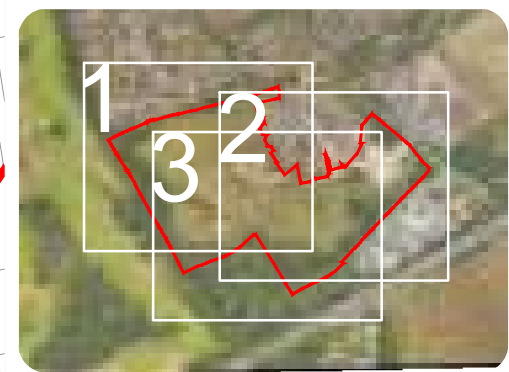
- 1 Standard scaffold poles
- 2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6m)
- 6 Standard scaffold clamps



- KEY:**
- Site Boundary
 - Tree Numbers
 - Tree Canopies
 - Category 'U' Trees
 - Category 'A' RPA
 - Category 'B' RPA
 - Category 'C' RPA
 - Ancient Woodland
 - Ancient Woodland 15m Buffer
 - Tree Preservation Order
 - Trees to be Removed
 - Tree Protection Barrier
 - Tree Protection Barrier (2nd Position)
 - Supervised Excavation

Note: Trees 4, 8, 12, 31, 33, 68, 75, 126, 140, 143, 146, 181, 210, 212, 234 have been plotted using measurements on-site in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site (surveyed 4th/10th April 2024).

Note: The RPA footprints for Trees 1, 2, 31, 32, 210, 216, 221, 222, 236, 237 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

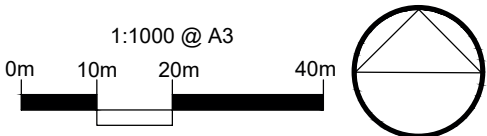
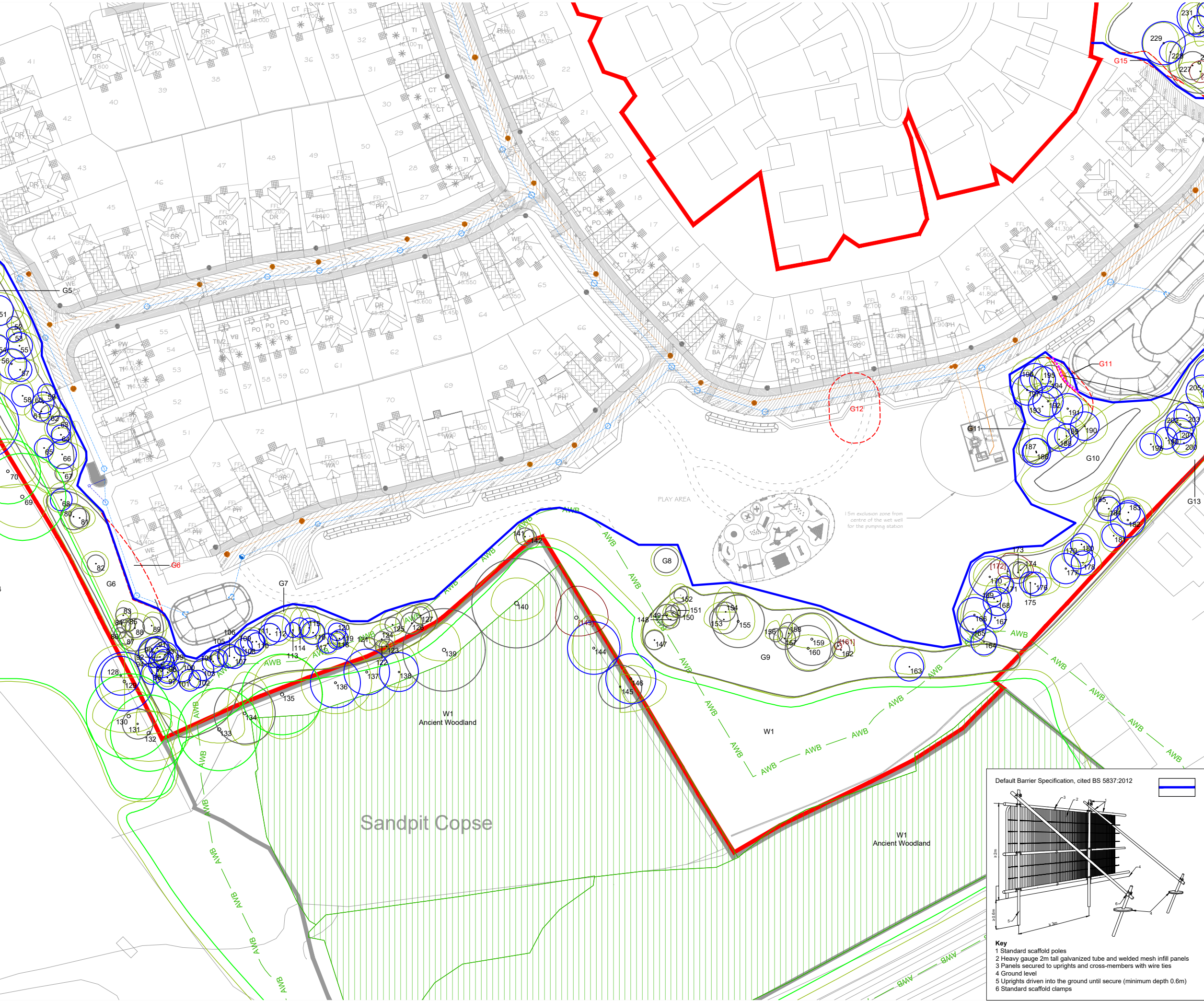


REV	DATE	NOTE	Drawn
REVISIONS			

aspect arboriculture

TITLE		
Park Lane, Charvil Tree Protection Plan		
CLIENT		
Bellway		
SCALE	DATE	DRAWN
1:1000 @ A3	JUN 2026	GW
DRAWING NUMBER	REVISION	
12671 TPP 01 Rev E (1/3)	E	

Based on: 25.2208.2000 Q - Proposed Site Layout.dwg
RECORD P25-0896 SK100 P3 Drainage Strategy.dwg



- KEY:**
- Site Boundary
 - Tree Numbers
 - Tree Canopies
 - Category 'U' Trees
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 - Tree Protection Barrier
 - Tree Protection Barrier (2nd Position)
 - Supervised Excavation

Note: Trees 4, 8, 12, 31, 33, 68, 79, 126, 140, 143, 146, 183, 210, 212, 234 have been plotted using measurements visible in conjunction with aerial imagery. Their boundaries were not recorded on the topographical survey of the site (surveyed 4th 10th April 2024).

Note: The RPA footprints for Trees 1, 2, 31, 32, 210, 216, 221, 222, 226, 237 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn
REVISIONS			

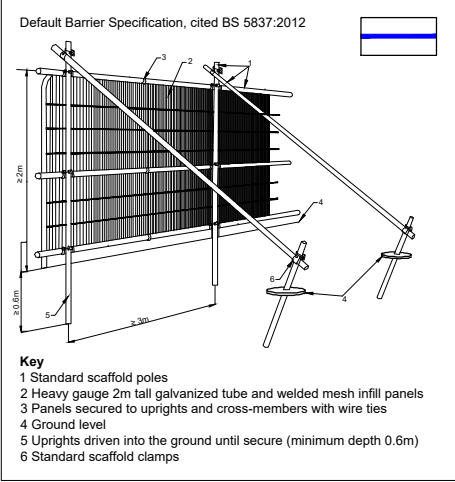
aspect arboriculture

TITLE
**Park Lane, Charvil
Tree Protection Plan**

CLIENT
Bellway

SCALE 1:1000 @ A3	DATE JUN 2026	DRAWN GW
DRAWING NUMBER 12671 TPP 01 Rev E (3/3)		REVISION E

Based on: 25.2208.2000 Q - Proposed Site Layout.dwg
RECORD P25-0896 SK100 P3 Drainage Strategy.dwg



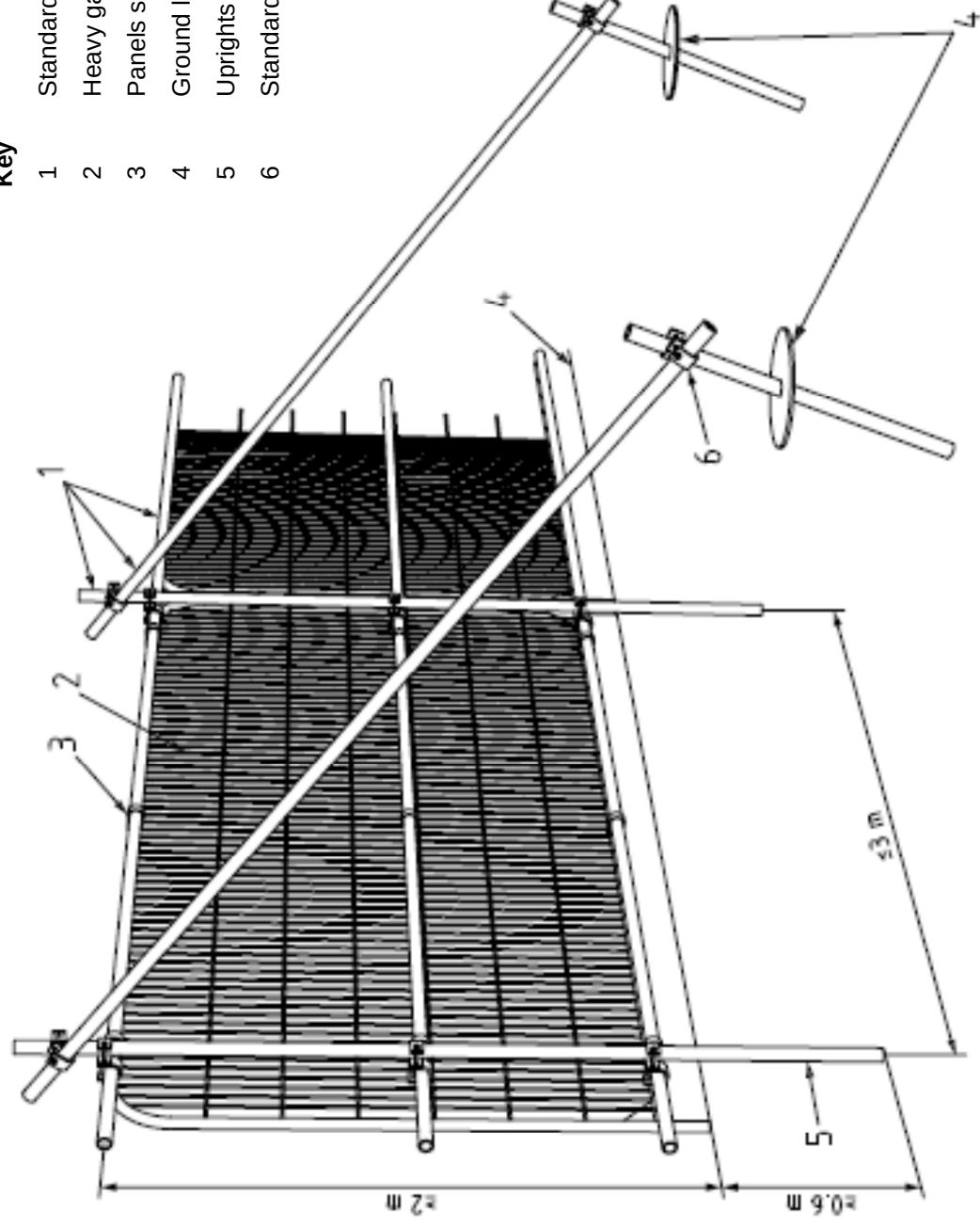
APPENDIX D

BARRIER SPECIFICATIONS

Recommended Tree Protection Fencing Specification for this Development (Source: BS 5837: 2012)

Key

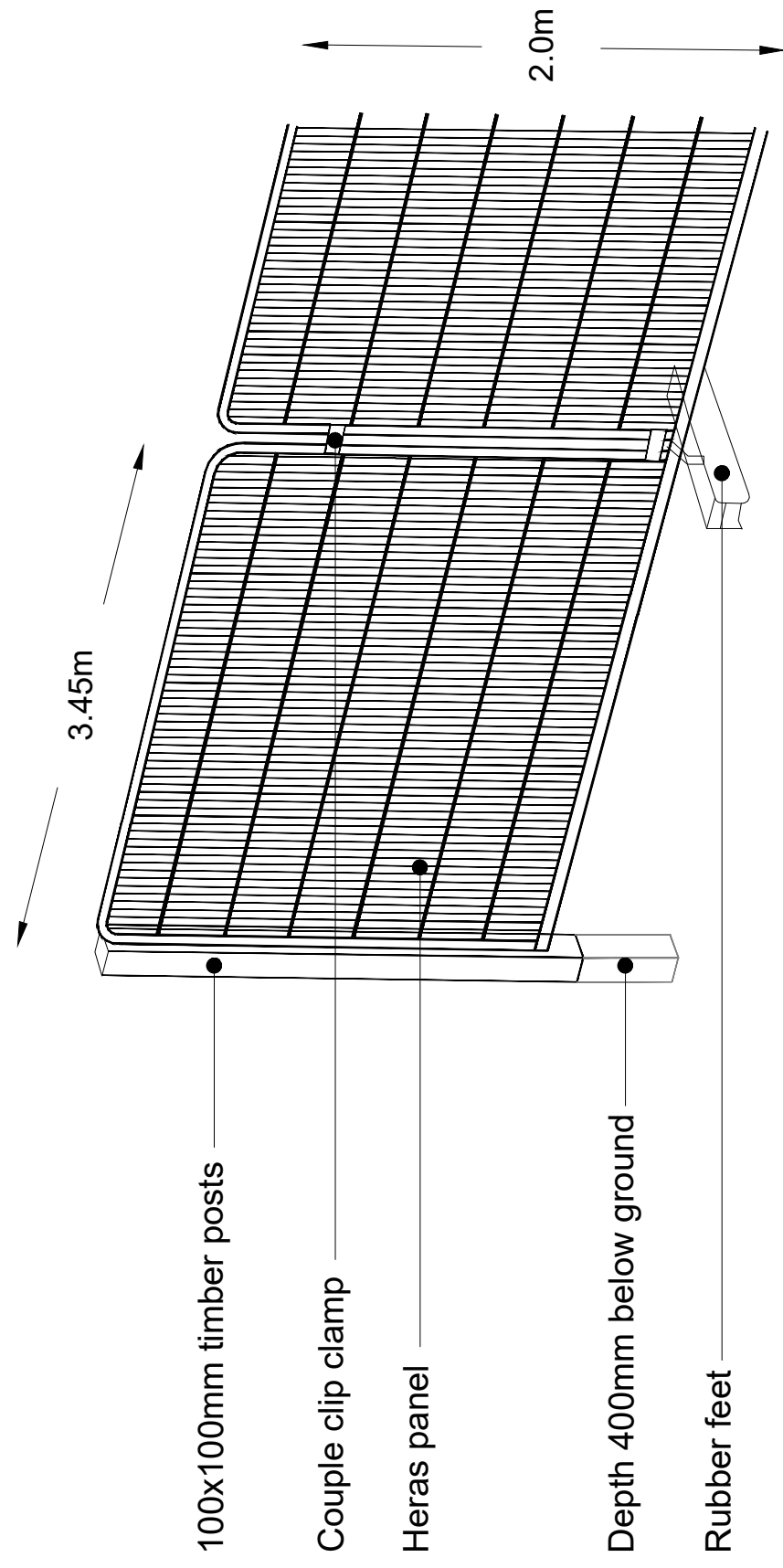
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- 3 Panels secured to uprights and cross-members with wire ties
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- 6 Standard scaffold clamps



Notes:

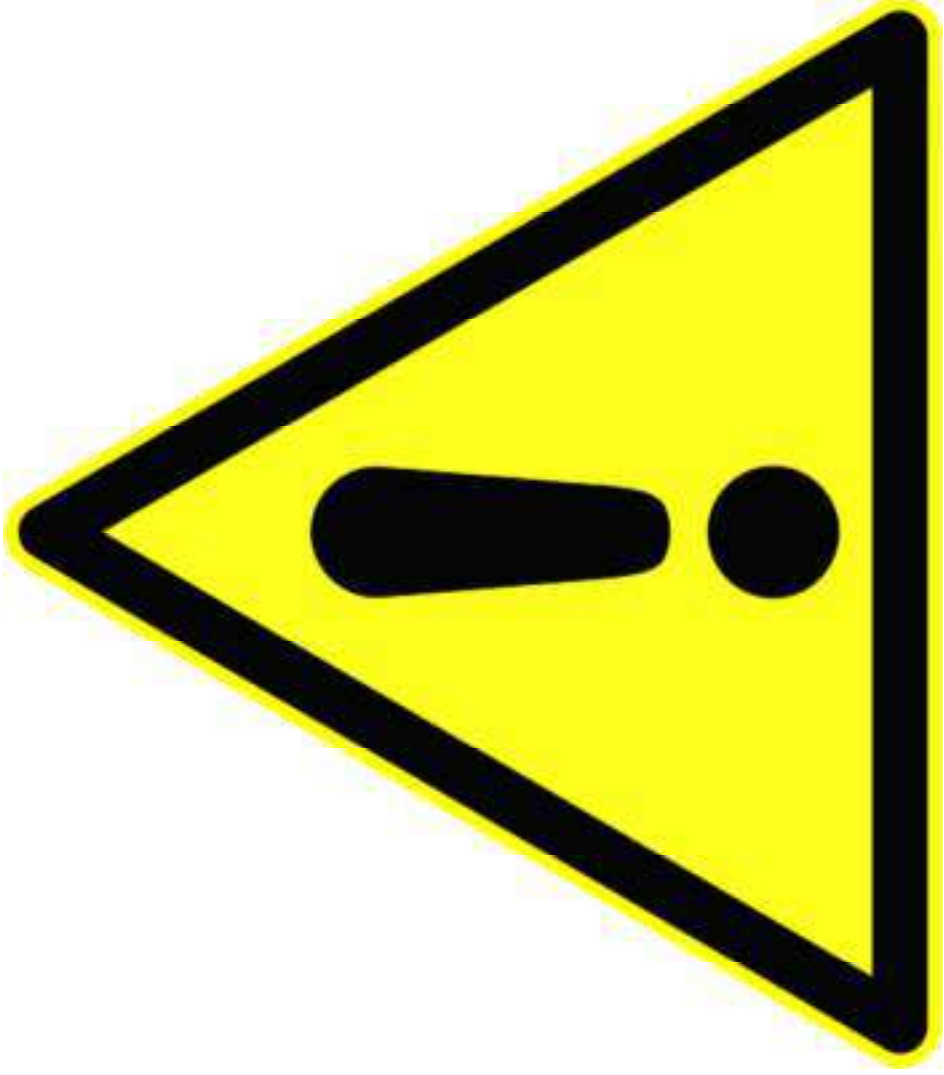
- Supports are to be sited tree side of the panel front face.
- All weather notices should be attached to every fourth panel highlighting the importance of the barrier in its correct position. An example is provided overleaf which may be duplicated for use on this development.

Tree Protection Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

TREE PROTECTION BARRIER



- DO NOT MOVE THIS FENCE
- NO SITE ACTIVITY TREE SIDE OF FENCE
- NO STORAGE TREE SIDE OF FENCE
- For assistance call Aspect Arboriculture:
01295 276066