

CONSTRUCTION MANAGEMENT PLAN

AT

**LAND AT BUCKS COPSE, WOKINGHAM
RG41 2RD**

MLP REF: BC/22/887

DECEMBER 2025

Mark Leedale Planning

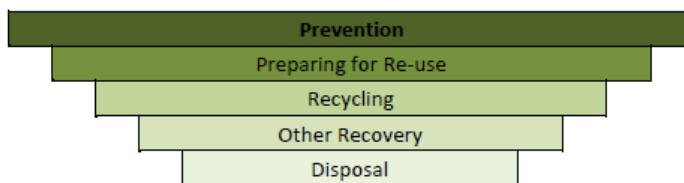
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1.1. This Statement responds to condition 5 of reference 250039 which reads as follows:

5. Construction method statement - No development of the two dwellings hereby permitted 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 noise, dust and dirt during demolition and construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii) access to the site of construction vehicles loading, off- loading plant and materials and used in constructing the development.

1.2. The Main Contractor will be BSB and will be wholly responsible for the management of waste as a result of construction works at the site. The principles of waste management are set out in the Waste Hierarchy (below), as outlined by DEFRA.



1.4 Ideally, this gives priority to preventing waste which given inflated materials costs will dovetail with the construction process. This includes re-using, recycling, recovery and the disposing of waste which is part and parcel of the construction process on any site.

1.5. All waste storage would be contained within the construction storage area - see MLP/CM/01 and will be emptied from the loading area at regular intervals throughout the construction process. In this way the minimum amount of waste is stored on the site. Waste which requires collection will be loaded onto waste removal vehicles from Bucks Copse with the use of collected skips.

1.6. Ideally waste during the construction process is prevented although this is not always practical or possible. Wherever possible, materials which are more durable, and which are less hazardous to the environment, staff and the local community will be used.

- 1.7 Having regards to the inflated costs of materials, it is anticipated that the site will operate on a short-term delivery programme when materials are needed. This, of course, has regard to delay in delivery and the supply of materials although, where possible, this approach will ensure the minimum amount of goods and waste are stored on the site at any given time.
- 1.8 It is important, having regard to the foregoing that the recycling of materials will be undertaken wherever it is practicable. The disposal of waste will only be sought where disposal is the only option.
- 1.9 It is important to note that at no time will the dumping of waste be permitted on the site. Any waste must be collected from the designated loading areas as soon as is practically possible. This disposal will be undertaken by a registered and licensed contractor who will be versed in recycling or disposal at a licensed landfill site. This will separate waste suitable for recycling for this site.
- 1.10 Burning of surplus material or material arising from the site will not be permitted within the site.
- 1.11. The routeing of materials delivery and waste collection is governed by the central urban location of the site. As such, there will be the use of Barkham Road or roads through Wokingham depending on the source of delivery.
- 1.12 At the time of writing and the likely commencement of ground works there are long-term road works at the junction of Molly Millars Lane and Finchampstead Road. This will influence the chosen directions of deliveries and waste collection. There is no requirement on a construction site of this scale to implement a lorry routeing strategy or plan.
- 1.13. The loading and unloading of plant and materials will be on the site where practical and otherwise on Bucks Copse with off-loading and immediate transportation by fork-lift on the site. Storage of materials will take place in the areas marked on drawing MLP/CM/01, although the limited scale of the site and construction process will alter this position where it is impractical to use these areas.
- 1.14. There will be limited plant storage on the site as it is a small-scale project. This will comprise mixers, a dumper, a small excavator, lifting equipment, a Portaloo and small tools. Small tools are increasingly vulnerable to theft and there will be a secure container on the site as is shown on the submitted plan. Contractors and sub-contractors will often take tools home at the end of their working day.
- 1.15 The parking of contractors and sub-contractors' vehicles are shown on drawing MLP/CM/01. The difficulty is that at various times in the process, there will be a particular level of demand for parking and this will take up the allocated space. This includes, for example, plumbers, plasterers and electricians all of which will, from time to time, be required.

- 1.16. Where there is insufficient space, as shown, sub-contractors' vehicles will park on Bucks Copse directly in front of the site, ensuring that they do not block private accesses and that in the interests of the Considerate Construction protocols they liaise with neighbours. It is not practical to make use of central public car parks given that tools and small materials are supplied from the vehicles and need to be accessed on a regular basis.
- 1.17. Noise, dust and dirt (part vi of condition 5) are an inevitability of construction work. This site directly adjoins neighbours and there will be some disturbance throughout the process. The following measures will be employed to ameliorate this nuisance:
- All plant will be serviced on a regular basis.
 - All plant and equipment will be fitted with noise-reducing devices
 - Where possible plant and equipment will be mains electricity instead of diesel generators.
 - Although reversing alarms are required, these will be limited given the small scale of the site.
 - The use of water sprays will be employed to keep surfaces damp in dry weather.
 - The site will have hoardings to act as a barrier and contain dust on the site - see below.
 - Vehicles wheels will, where required, be cleaned before leaving the site to prevent mud and dust from being tracked onto public roads.
 - Tools will be fitted with extraction and exhaust ventilation.
 - There will be a loose hard surfacing at the frontage for parking and the skip. As such there will be no requirement for a wheel washing facility.
- 1.18 The construction site will be contained by a mixture of solid timber fencing at the frontage with Bucks Copse, allowing for access gates: and Heras fencing. This will be in 1800mm to 2400mm panels which are 2400mm in height. The type of fencing is shown below and will provide both containment of dust, noise and materials as well as security and health and safety.



