



Construction Management Plan (CMP) for Proposed Development at Mitford Close, Reading RG2 8JQ

1.0 Introduction

This Construction Management Plan (CMP) has been prepared to accompany the planning application for the proposed construction of 4 terraced residential homes at Mitford Close, Reading RG2 8JQ, under the jurisdiction of Wokingham Borough Council. The plan has been structured in line with best practice guidance and WBC planning expectations, addressing on-site safety, community impact mitigation, environmental considerations, and logistical planning.

The aim of this CMP is to ensure the work is conducted efficiently while safeguarding the well-being of local residents and minimizing disruption to the surrounding environment. This plan outlines how traffic, parking, noise, dust, waste, site safety, and working hours will be managed.

2.0 Project Overview and Context

2.1 Site Address:

Mitford Close, Reading RG2 8JQ

2.2 Description of Works:

The development will involve the full construction of four new terraced homes on an undeveloped residential plot. This includes groundwork, utility connections, superstructure erection, roofing, M&E fit-out, and final finishes.

2.3 Estimated Project Duration:

9–12 months from commencement, with an initial enabling and groundworks phase lasting 4–6 weeks.

2.4 Site Characteristics:

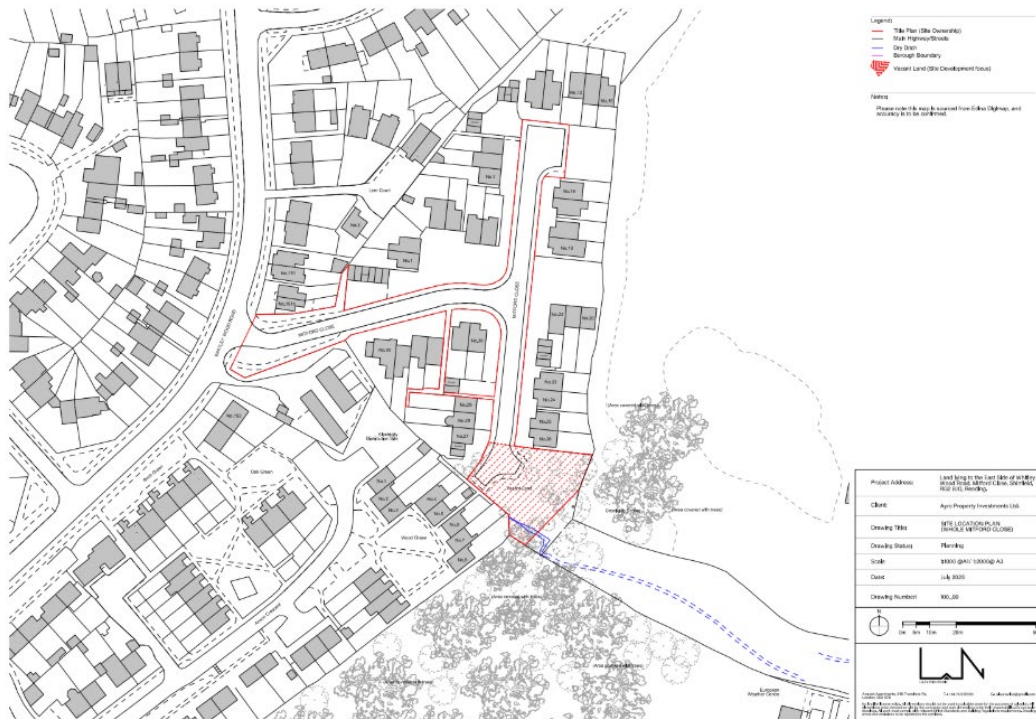
Mitford Close is a residential cul-de-sac with limited vehicular access and existing family homes. The site lies at the end of Mitford Close, that also functions as a turning head for emergency and refuse vehicles. The road is an adopted public highway, meaning extra care must be taken to ensure minimal disruption during construction.

There is minimal space for storage on the kerbside, and pedestrian walkways must be protected throughout the build. The development does not require demolition of existing structures but will require excavation for foundations and services. A dry ditch, as identified in the planning constraints and marked in blue in Figure 1, runs adjacent to the plot and must be protected from sediment runoff, pollution, or



physical impact. Neighbouring dwellings No. 26 and No. 27 require proactive mitigation planning to minimise disruption.

Figure 1



3.0 Site Management

3.1 Responsible Personnel:

Project Manager: Raghu Kumar

Site Manager: Costel Corodescu

Community Liaison Officer: Costel Corodescu

All key personnel will be CSCS certified and responsible for compliance with CDM regulations, health and safety, and liaison with the council.

3.2 On-site Welfare and Site Office:

A mobile welfare cabin will be installed within the site boundaries.

Portable sanitation facilities and handwashing stations will be provided.

The site office will manage visitor logs, deliveries, and construction documentation.

3.3 Working Hours:

Monday to Friday: 07:30 to 18:00



Saturday: 08:00 to 13:00 (quiet activities only)

No work on Sundays or Public Holidays

3.4 Personnel Conduct and Safety:

All operatives must undergo induction training and adhere to the site's health and safety protocols.

PPE must be worn at all times.

4.0 Access, Deliveries, and Parking

4.1 Site Access and deliveries:

All vehicle access and site deliveries will be aligned with guidance from the attached Transport Statement. Key strategies include:

- Designated delivery times (Monday–Friday, 09:00–15:00) that avoid peak traffic and school times.
- No deliveries during weekends or public holidays.
- All deliveries will be pre-booked and managed to prevent road congestion.
- Suppliers will be instructed not to idle or wait along Mitford Close.
- On-site traffic marshal to coordinate vehicle arrival, turning, and departure, particularly ensuring access is maintained for No. 27 at all times.
- Delivery vehicles to use the swept path strategy outlined in figure 2.
- Banksman will be used for reversing and tight maneuvers.

There is no public transportation(buses) coming into Mitford Close.

4.2 Contractor Parking:

There will be no on-site parking for operatives.

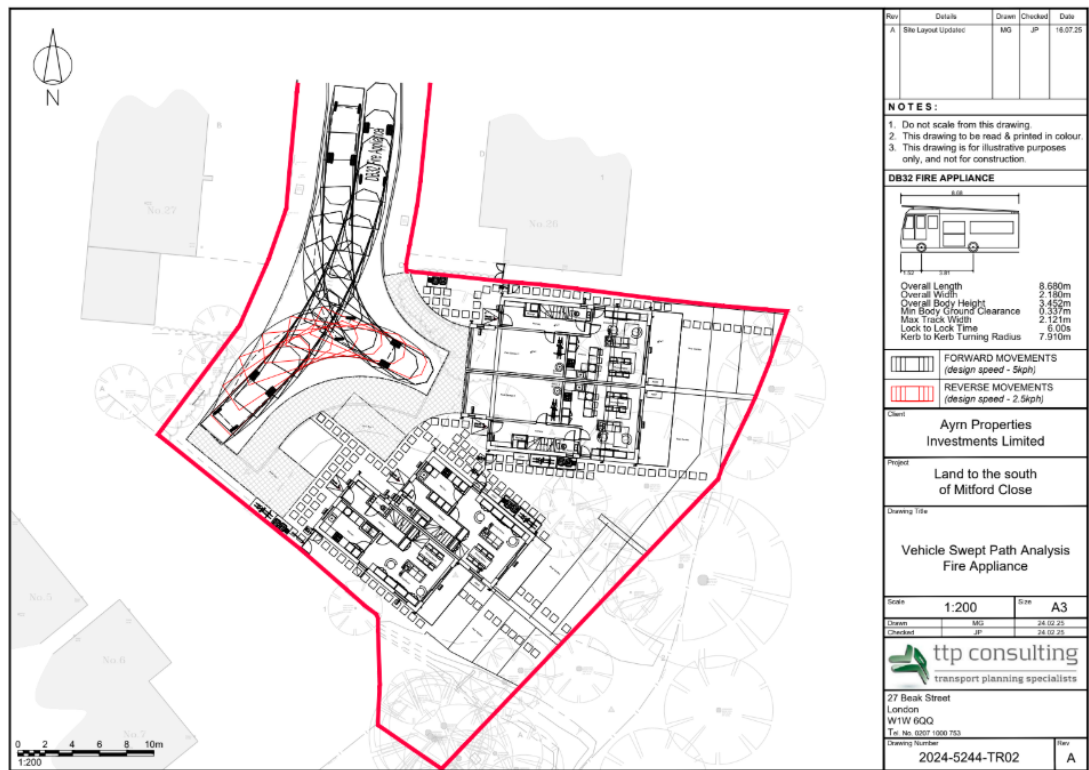
Contractors will park at designated temporary parking areas off-site and car-share where possible.

4.3 Loading/Unloading Strategy:

Materials will be offloaded directly into site areas.

Hoists or trolleys will be used where possible to minimize manual handling.

Figure 2



5.0 Environmental Protection

5.1 Noise, Dust, and Vibration Control

To minimise impact on neighbouring properties:

- Plant and machinery will be fitted with silencers and operated only during agreed working hours.
- Dust suppression will involve water spray systems and sheeting of material stockpiles.
- Vibration-intensive work will be scheduled for mid-day periods and kept as brief as possible.
- Special noise buffers (acoustic fencing or boarding) will be installed near No. 26.

5.2 Air Quality and Emissions:

Construction vehicles must comply with Euro VI emission standards.

Idling will be strictly prohibited.



5.3 Dry Ditch Management:

The adjacent dry ditch will be protected with:

- Continuous silt fencing along its boundary.
- Use of geotextile screening and bunding to prevent runoff contamination.
- No storage of hazardous materials or washout activity within 5 metres of the ditch.
- Weekly monitoring by the site supervisor to confirm compliance with drainage and environmental risk policies.

6.0 Waste Management

6.1 Waste Strategy:

A licensed waste carrier will be contracted.

Waste will be segregated on-site: timber, metal, general, and hazardous waste.

No burning of materials will be permitted.

6.2 Asbestos & Hazardous Material:

Pre-commencement surveys have confirmed no asbestos onsite.

Any discovery of hazardous material will trigger our emergency procedures.

7.0 Site Security and Safety

7.1 Fencing and Site Boundaries:

Heras fencing will secure the site perimeter.

Signage will be erected to inform the public and deter unauthorized access.

7.2 Fire Safety:

Fire extinguishers will be placed at key locations.

A fire safety plan will be maintained and rehearsed with all site personnel.

7.3 Management of Utilities and Environmental Considerations – Mitford Close Development

As part of the proposed development of four terraced dwellings at Mitford Close, Reading, we are committed to ensuring the utmost diligence in managing existing underground infrastructure, particularly high-voltage electrical cables, while



upholding minimal disruption to neighbouring properties and being environmentally responsible.

7.3.1 Utility Cable Awareness and Protocol

During our preliminary surveys and site investigations, in the event an underground electrical cable is identified along the development boundary. In line with best practice and regulatory obligations, the following steps will be strictly implemented:

- **Immediate Cessation of Works in Affected Zones:** Any groundworks in the identified area will be halted immediately upon detection of underground utility lines to prevent inadvertent disturbance or risk to personnel and equipment.
- **Notification of the DNO (Distribution Network Operator):** UK Power Networks (or the relevant local DNO) will be formally contacted to assess the situation. No actions involving or near the cable will proceed without their written direction and/or site visit.
- **Site Inspection and Risk Assessment:** A qualified DNO representative will be requested to carry out an on-site inspection. They will provide recommendations, including whether rerouting or protection of the cable is needed.
- **Professional Intervention Only:** No attempt will be made by site personnel to work around, expose, or interfere with the cable. All interactions will be managed by certified utility engineers, under DNO supervision.

7.3.2. Cable Protection and Safety

- **Cable Mapping and Identification:** Prior to any further works, a professional cable locator will be used to confirm the cable route. Where required, the cable will be hand-excavated to ensure visibility and protection.
- **Physical Protection Measures:** Subject to DNO approval, we will install appropriate ducting or reinforced concrete shielding to prevent accidental damage during foundation and drainage works.
- **Structural Design Modifications:** If rerouting or close-proximity work is required, we will instruct a qualified structural engineer to revise the foundation layout accordingly, ensuring structural integrity is not compromised.
- **Meter and Service Relocation:** In coordination with the DNO, relocation of any meters or service lines interfering with the proposed footprint will be managed at an early stage to prevent disruption mid-build.



7.3.3. Neighbour and Community Impact Mitigation

We fully acknowledge the close proximity of neighbouring dwellings and the need to avoid disturbance. Accordingly:

- **Noise and Vibration Monitoring:** Low-impact machinery and vibration-reducing techniques will be used where excavation near sensitive areas is necessary.
- **Advance Notifications:** All neighbours will be provided with written updates ahead of disruptive phases. A 24-hour contact number will be available for immediate concerns or safety-related reports.
- **Access and Safety:** Public footpaths and private access ways will remain unobstructed. Barriers, signage, and watch staff will be provided during active works to ensure community safety.

7.3.4. Ecological Safeguards

Mitford Close and its surroundings contain natural greenery and potentially ecologically sensitive zones. To ensure our development aligns with ecological preservation principles:

- **Site Clearance Timing:** Vegetation clearance will be timed outside of nesting seasons and monitored by an ecologist if necessary.
- **Soil and Water Protection:** Silt screens, bunding, and covered skips will be used to prevent soil erosion or pollution from site runoff.
- **Tree Root Protection Zones:** Identified root systems near the build area will be marked and protected in accordance with arboricultural advice to prevent long-term damage.

7.3.5. Documentation and Reporting

All safety actions, inspections, and communications with the DNO will be fully documented and made available for council or third-party review upon request.

8.0 Community Engagement and Communications

8.1 Mitigation for No. 26 and No. 27 Mitford Close

Special care will be given to minimise disruption to these properties:

- Access for No. 27 will be maintained at all times.
- Acoustic screens will be placed on the working boundary with No. 26.
- Deliveries will be coordinated to avoid congestion near either driveway.



- The site manager's contact information will be given to these residents to allow immediate reporting of any issues.

8.2 Public Liaison:

- A notification letter will be distributed two weeks prior to works starting.
- A contact board will be erected with project information and the liaison officer's contact details.
- Residents will receive regular newsletters outlining milestones and expected works.

8.3 Complaints Management:

A formal process will be established to log and resolve community concerns.

The liaison officer will respond to complaints within 48 hours.

9.0 Highways, Footpaths, and Traffic Management

9.1 Highway Use:

No roads will be closed unless authorized by WBC.

Chapter 8 barriers will be deployed to protect pedestrians.

Wheel-washing facilities will be installed to prevent mud on highways.

9.2 Stopping-Up Order Strategy

A formal stopping-up order will be obtained for works requiring the temporary closure or obstruction of any part of the adopted public highway. During the period affected:

- Access for emergency vehicles will be preserved using a reconfigured temporary turning space.
- All residents, including No. 26 and No. 27, will retain access at all times.
- Advance notice will be provided to local residents and refuse services via letter drops and site signage.
- A site-specific plan will be shared with the Council detailing phases of restricted movement.

9.3 Temporary Works Licenses:

Any scaffolding or hoardings requiring public footpath occupation will be subject to permits from Wokingham Council.



10.0 Monitoring and Compliance

10.1 Regular Inspections:

Weekly audits will be conducted to check compliance with the CMP.

Environmental monitoring will be reported to WBC monthly.

10.2 Updates to the CMP:

The plan will be reviewed at each phase and adjusted accordingly.

11.0 Summary & Commitment

This CMP has been designed with the principles of safety, environmental protection, and community harmony. All activity will comply with local authority regulations and best practices for residential construction.

We remain committed to minimising disruption, preserving safe access, and delivering a smooth construction process with clear and open communication throughout.

Prepared by: Costel Corodescu

VVC Services Ltd

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