

5th June 2025

PHASING PLAN STATEMENT

Site Address:

35 Robin Hood Lane
Winnersh
RG41 5ND

Planning Reference 222974

OVERVIEW OF PHASING

The development will be delivered in three phases, with flexibility for the construction of the two new dwellings to proceed concurrently.

PHASE 0 – DEMOLITION, FOUNDATION REMOVAL & SITE PREPARATION

- Demolition of the existing bungalow.
- Site clearance and removal of residual hardstanding or footings.
- Disconnection and safe termination of all existing services (gas, electricity, water, telecoms).
- Relocation of utility connections or provision for new service entry points as required for future development phases.

PHASE 1 – CONSTRUCTION OF PLOT 2

- Full construction of Plot 2, including substructure, superstructure, M&E services, external works, and landscaping.
- Connection to new or relocated utility services.

Notes:

May commence immediately upon completion of enabling works in Phase 0.

Will be managed in tandem with Phase 2 where feasible.

PHASE 2 – CONSTRUCTION OF PLOT 1

- Full construction of Plot 1, including substructure, superstructure, M&E services, external works, and landscaping.
- Connection to new or relocated utility services.

Notes:

Can commence concurrently with Phase 1, subject to coordination of construction logistics and health and safety requirements.

CONCURRENT CONSTRUCTION – PHASE 1 & 2

The construction of Plot 1 and Plot 2 may run in parallel, subject to operational considerations.

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