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Bryants Farm, Kiln Road, Dunsden, RG4 9PB

Construction Method Statement

Local Planning Authority: Reading Borough Council

Application Reference: PL/25/1100

Site Address: Moorings, Upper Warren Avenue, Caversham, Reading RG4 7EJ.

February 2026

Details requested:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.
- k) Tree protection measures during associated building works.

Please note: A Contractor has not yet been appointed to carry out the Works at this early stage and the Contractor will remain responsible for adhering to the guidelines requested by the Council. These requirements will be provided to the Contractor during the Tendering stage to confirm compliance with for the Works.

This Construction Method Statement is submitted to address the requirements of the planning condition and shall be fully implemented for the duration of demolition and construction works.

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a) Site Parking for Operatives and Visitors

Space will be provided within the existing driveway for the parking of site operatives' and visitors' vehicles. All site operatives will be instructed through the site induction that parking is within the designated on-site area only. Visitor parking will be managed by the site manager and arranged in advance.

b) Storage of Plant and Materials

All plant, machinery, and construction materials will be stored securely within the site boundary in designated storage areas. Storage locations will be positioned to avoid obstruction, maintain safe access routes, and minimise impacts on neighbouring properties.

Hazardous materials, if required, will be stored in accordance with relevant health and safety legislation and manufacturer recommendations.

c) Security Hoarding

Secure perimeter hoarding will be erected prior to the commencement of demolition and construction works. The hoarding will be of a suitable height and construction to prevent unauthorised access and ensure public safety.

The hoarding will be maintained in good condition throughout the construction period. Any graffiti or fly-posting will be removed promptly. Lockable access gates will be provided and kept closed outside working hours. Appropriate warning and information signage will be displayed.

d) Footpath and Road Closures

No permanent footpath or road closures are proposed as part of the development. Should temporary closures or traffic management be required during specific construction activities (such as deliveries or lifting operations), these will be kept to a minimum and subject to prior agreement with Reading Borough Council and the Highway Authority.

All temporary measures will be clearly signed and safely managed in accordance with approved traffic management requirements.

e) Wheel Washing Facilities

Wheel washing facilities will be provided at the site exit where necessary to prevent mud, dust, or debris being deposited on the public highway. Vehicles will not be permitted to leave the site in a condition that could cause nuisance or safety hazards. The adjacent highway will be inspected regularly and swept or cleaned as required.

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f) Waste Recycling Scheme

A waste management and recycling scheme will be implemented throughout the construction works. Waste will be segregated on-site where practicable to maximise recycling.

Recyclable materials such as timber, metals, concrete, and packaging will be removed by licensed waste contractors.

g) Site Lighting

Temporary site lighting will be provided only where necessary for safe working and site security. All lighting will be directional and positioned to avoid light spill onto neighbouring residential properties or public highways.

Low-energy lighting will be used where practicable. Lighting will be switched off outside working hours unless required for security purposes.

h) Dust and Air Pollution Control

Measures to control dust, dirt, and airborne pollutants during demolition and construction will include:

- Damping down of exposed surfaces, demolition areas and routes during dry or windy conditions.
- Covering of skips and vehicles transporting loose materials.
- Use of appropriate dust suppression techniques during cutting, grinding, and demolition.
- Prompt removal of waste materials from site.
- Regular site inspections to monitor dust emissions.

These measures will be reviewed and adjusted as necessary to minimise impacts on neighbouring properties.

i) Noise Control

Noise will be controlled in accordance with Reading Borough Council guidance. Construction working hours will be limited to:

- 08:00 - 18:00 Monday to Friday
- 08:00 - 13:00 Saturdays
- No working on Sundays or Bank Holidays, unless otherwise agreed in writing

All plant and machinery will be properly maintained. Noisy activities will be planned to minimise duration and disturbance, and best practicable means will be employed at all times to reduce noise impact.

j) Pest Control Measures

Following any demolition works, a pest risk assessment will be undertaken. Where necessary, a specialist licensed pest control contractor will be appointed.

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All exposed drains and sewers will be capped or sealed during demolition works to prevent pest ingress. Baiting and monitoring arrangements will be implemented where required and maintained for the duration of the works.

k) Tree Protection Measures

Protective fencing will be installed around all Root Protection Areas prior to commencement of works in line with the submitted Arboricultural Method Statement and Tree Protection Plan, and will remain in place throughout construction. No excavation, storage of materials, plant movement, or fires will be permitted within protected areas.

Conclusion

The development will be carried out in accordance with this Construction Method Statement unless otherwise agreed in writing by the Local Planning Authority.