

Ref: 26 New Lane Hill, Reading, RG30 4JP

Application Type: Full Application

Date: April 2026

SITE CONTACT -

Clear Sight Developments Limited

26 Aston Lane

Remenham

Henley on Thames

RG9 3EJ

CONSTRUCTION METHOD STATEMENT FOR FULL PLANNING APPLICATION FOR 26 NEW LANE HILL, READING RG30 4JP

1. Parking of Vehicles of Site Operatives and Visitors

All operatives, subcontractors and visitors will park within the site boundary. Parking will be managed to ensure minimal disruption to neighbouring properties, with operatives encouraged to car share where possible.

Upon completion, each dwelling will be provided with 2 off-street parking spaces, in accordance with the approved plans.

2. Loading and Unloading of Plant and Materials

All loading and unloading will take place within the site boundary. Deliveries will be carefully managed and scheduled to avoid peak traffic periods, particularly school drop-off and pick-up times.

A trained banksman will be present where necessary to supervise vehicle movements, particularly for larger delivery vehicles.

3. Storage of Plant and Materials

A designated storage area will be established within the site. The location of storage will be arranged to avoid conflict with root protection areas (RPAs) identified within the Arboricultural Impact Assessment.

All materials will be stored securely and, where appropriate, covered to prevent dust, debris or water contamination.

Storage areas will be located outside identified root protection areas to avoid conflict with retained trees.

4. Site Security and Hoarding

Temporary Heras fencing will be installed around the site perimeter for the duration of construction. Appropriate signage will be displayed, including health and safety notices and site contact details.

The site will remain secure at all times, with no unauthorised public access permitted.

5. Wheel Washing Facilities

A wheel washing facility or stone pad will be provided near the site entrance. All vehicles will be checked and cleaned prior to leaving the site to prevent mud and debris being deposited onto New Lane Hill.

The site manager will regularly inspect the highway and arrange cleaning where required.

6. Installation of Services and Drainage

All service runs and drainage installations will be designed and implemented to avoid conflict with tree root protection areas.

Where works are required within or near RPAs, they will be undertaken in accordance with the approved Arboricultural Method Statement and under supervision where necessary.

Service runs will be designed to avoid root protection areas where possible and will be installed in accordance with the Arboricultural Method Statement.

7. Control of Mud on the Highway

The site access will be surfaced with suitable hardstanding to minimise the tracking of mud onto the public highway. Regular inspections will be carried out and, where necessary, a road sweeper will be deployed.

8. Waste Management and Recycling

A Site Waste Management Plan will be implemented. Waste will be segregated on site to maximise recycling and reuse. All waste will be removed by licensed contractors.

No burning of waste will take place on site.

Upon completion, each dwelling will be provided with dedicated refuse storage areas in accordance with the approved plans.

9. Access, Delivery Times and Vehicle Routing

Construction access will be taken from New Lane Hill.

Vehicle routing will be managed to minimise impact on the local highway network, with vehicles approaching via the A329/Bath Road where possible.

- Deliveries will be restricted to 09:30–15:00
 - Peak hours and school times will be avoided
 - A banksman will assist vehicles where required due to local road geometry
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10. Noise, Dust and Vibration Control

Construction activities will be managed in accordance with best practice:

- Dust suppression through water spraying and covering materials
 - Noise minimised through modern, well-maintained equipment
 - No unnecessary idling of engines
 - No piling works proposed
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11. Working Hours

- Monday to Friday: 08:00–18:00
 - Saturday: 08:00–13:00
 - No works on Sundays or Bank Holidays
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12. Public Safety and Pedestrian Management

The site will be managed to ensure the safety of pedestrians and neighbouring residents.

The adjacent grass verge will be kept clear for pedestrian use. No materials or plant will obstruct neighbouring access points, including the adjacent forecourt area serving nearby properties.

Temporary signage and barriers will be used where necessary.

13. Tree Protection Measures

All retained trees will be protected in accordance with the submitted Arboricultural Impact Assessment and Method Statement prepared in accordance with BS5837:2012.

The assessment confirms that the trees within and adjacent to the site are of low quality and do not represent a constraint to development. Tree protection fencing will be installed prior to the commencement of works and will remain in place for the duration of construction.

No storage of materials, excavation or construction activity will take place within root protection areas unless specifically permitted and undertaken in accordance with the Arboricultural Method Statement and, where required, under arboricultural supervision.

These measures will ensure that retained trees are successfully protected throughout the construction process in accordance with BS5837:2012.

14. Ecology and Biodiversity

Construction will be undertaken in accordance with the findings and recommendations of the submitted Preliminary Ecological Appraisal, including a Preliminary Roost Assessment.

The assessment confirms that the site comprises habitats of low ecological value typical of a residential garden setting and that the existing buildings have

negligible potential to support roosting bats. No evidence of bat activity was identified during survey, and no further bat surveys are required.

Notwithstanding this, all works will be carried out in accordance with best practice and relevant legislation. Precautionary measures will be implemented during site clearance and construction to avoid harm to protected and notable species, including nesting birds and small mammals.

Vegetation clearance will be undertaken outside of the bird nesting season (March to August inclusive), unless a prior check by a suitably qualified ecologist confirms the absence of active nests.

Site practices will include:

- Avoidance of unnecessary lighting during construction
- Storage of materials off the ground where possible
- Covering or ramping of excavations overnight to prevent trapping of wildlife

The completed development will incorporate biodiversity enhancement measures, including the provision of bat and bird boxes, wildlife-friendly planting and measures to maintain permeability for species such as hedgehogs.

These measures ensure that the development complies with relevant wildlife legislation and reflects best practice in ecological protection during construction.

15. Pest Control

The site will be maintained in a clean and orderly condition. Waste will be removed regularly, and no food waste will be left on site. If required, a licensed pest control contractor will be appointed.

16. Lighting and Security

Temporary lighting may be used during darker months and will be directed away from neighbouring properties. The site will be secured outside working hours with locked gates and fencing.

17. Electric Vehicle Charging and Cycle Storage

The completed development will include electric vehicle charging points for each dwelling, secure cycle storage, and dedicated refuse storage areas, in

accordance with the approved plans and Policy TR5.

18. Conclusion

This Construction Method Statement demonstrates that the development can be carried out in a safe, controlled and neighbour-sensitive manner, with appropriate measures in place to protect residential amenity, highway safety, trees, ecology and the environment throughout the construction process.