

Construction Method Statement

Land at; The Coach House
Radwell Lane
Radwell
Hertfordshire
SG7 5ES

September 2026



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1. Planning Condition Discharge

1.1. Summary

This document has been prepared for the discharge of planning conditions following the approval of the erection of 1no dwelling on land rear of The Coach House, Radwell, reference 25/01962/FP. The conditions which this report addresses are noted below.

1.2. Planning Condition 3 – Construction Method Statement

"No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Statement shall include details of:

- A. Access arrangements to the site
- B. Traffic management requirements
- C. Construction and storage compounds
- D. Cleaning of site entrances, site tracks and the adjacent public highway
- E. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick-up/drop-off times
- F. Post construction restoration/reinstatement of the working areas and temporary access to the public highway
- G. Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding which must be kept within the site boundary, pedestrian routes and remaining road width for vehicle movements.

2. Condition 3 – Construction Method Statement

2.1. Part A

Access to the site will be via the existing access onto Radwell Lane. This will serve as the sole access to the construction site and future occupied dwelling.

2.2. Part B

Traffic management requirements will be required for services connections into the highway. These will be designed by the statutory undertakers and details submitted as part of any highways licences.

2.3. Part C

Storage compounds, welfare, and the site offices will be positioned with the site entrance area, and in a suitable position to have security over the site entrance. The turning head in the centre of the site will be laid upon opening up of works on site to enable all vehicles to turn within the site, and provide adequate space for unloading/loading of materials. Contractor's parking will be provided in the same spaces. There is no parking provision available on Radwell Lane due to its existing width, so all vehicles will need to be retained within the site. Additional parking can be provided via the Coach House existing driveway when necessary.

2.4. Part D

Wheel washing facilities will be provided at the site entrance, to wash down wheels of haulage vehicles. Should any mud spill onto the public highway this will be removed promptly, and the site manager will be responsible for checking this daily.

2.5. Part E – Hours of Operation

Site Hours:	
Monday – Friday	8am – 6pm
Saturday	8am – 1pm
Sunday / Bank Holidays	None

Vehicle movements and deliveries will be conducted within these times. There is no school in Radwell, nor is the settlement very large to account for significant vehicular movements, so it does not seem necessary for deliveries to avoid school pick-up/drop-off times.

2.6. Part F – Post Construction

A dilapidation survey will be conducted of the public highway prior to works commencing. Post construction, the condition of the highway will be checked against this initial survey and any repair works necessary can be subsequently arranged. No temporary access is required to the public highway.

2.7. Part G – Works Outside the Site

No works are required outside of the site on the highway, aside for items such as services connections which will be arranged by the appropriate statutory undertaker.

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