

Construction method statements

What are they and when do I need one?

Construction Method Statements: What are they?

When we determine a planning application, we must consider the potential impacts of a scheme during its construction.

A Construction Method Statement details how works on a development will be undertaken during the construction phase to prevent harm resulting from the scheme. What details a method statement contains will vary from scheme to scheme, and from site to site. A scheme in a residential area may need to consider measures to prevent disturbance as the result of noise, dust and vehicles. A scheme next to a watercourse would need to consider potential sources of pollution, and measures which may need to be put in place.

When do I need to provide one?

You will need to provide construction method statement **before** we can validate your application if:

- Your development proposes the demolition of an existing building
- Your development would be within, or would affect, an area which is designated for ecological interest
- Your development proposes works within, on the edge of, or on a site which drains to a watercourse or lake

The relevant ecological designations are:

- Special Areas of Conservation (SACs)
- Sites of Special Scientific Interest (SSSIs)
- County Wildlife Sites
- Ramsar Sites
- Regionally Important Geological and Geomorphological Sites (RIGS)
- Limestone Pavement Areas

We will sometimes require that a method statement is provided if an application site lies outside one of these areas, but we would direct that information is provided either during the application process, or by a condition.

What information should my Construction Method Statement include?

The content of a method statement will vary from site to site depending on the nature of the development, and the circumstances of the application site.

Examples of the details a construction method statement may need to include :

- timing/schedule of works
- details of hours of working
- sediment control measures
- pollution control measures
- parking areas for the vehicles of site operatives and visitors
- areas for the loading and unloading of plant and materials
- areas for the storage of plant and materials used in constructing the development
- details of the erection and maintenance of security hoarding
- provision of wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- access and haul routes for construction vehicles, deliveries, waste vehicles, etc

Tips for a Construction Method Statement

- Write it for the application, don't copy it from somewhere else
- Talk to the right people as soon as you can - for example you may need to produce the method statement in association with your preferred contractor, the Environment Agency or Natural England to make sure that it is workable, and will be followed.
- Use accurate and informative illustrations, photographs, drawings, maps and plans.
- Start the statement when you start the scheme, and use it to influence the design.

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A duty planning officer is available Monday to Friday between 9.30am and 12.30pm to talk to either by phone or in person at our Kendal offices. We also run planning surgeries in Keswick, Glenridding and Gosforth where you can meet an officer in person. Please see our website or call us for details of surgery times and locations.