

PLANNING STATEMENT

for

**ERECTION OF ADDITIONAL SINGLE-STOREY
DWELLING + CARPORTS/GARAGE OFF PREVIOUSLY
APPROVED HIGHWAYS ACCESS**

on

**AMENITY LAND/ APPROVED RESIDENTIAL DEVELOPMENT LAND
TO THE NORTH OF
BUMBLEDOWN, GRANGE ROAD
WICKHAM SKEITH**

February 2023

INCLUDING

- **Wildlife Mitigation Details**
- **Lighting Specification**
- **Tree Protection plan**
- **Construction Management Plan**

Agent:
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architecture & planning

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1. Introduction

Outline Permission (DC/19/04388) was granted on 07 November 2019 for 2 residential dwellings on this site, with a Reserved Matters application submitted shortly after and approved under DC/20/00849.

A subsequent further Reserved Matters (DC/22/00448) application was made to facilitate design and layout changes following arboriculture works by the previous landowner, however the developer looking to build out the site believes that the level of housing being provided is not in the best interests of proper planning and therefore seeks to provide an additional single storey detached dwellings, off the extant shared access with turning and private parking and garaging to better utilise the land available. Concurrent with this application is a S73 Revised Design application to vary the approved executive two-storey dwellings, to smaller single-storey units within reduced plots. Both applications should be seen in tandem.

A single additional dwelling, for identified need (single storey units are in high demand across the district) is not considered out of keeping in terms of scale or appearance, and overall, the proposal is not likely to be considered offensive to the local character and should not be seen as overdevelopment of the site’;

The proposal is unlikely to give rise to undue loss of amenity, given its scale, style, orientation together with separation distance to the nearest neighbours. In conclusion there appears to be no significant adverse impact on neighbouring amenity, highway safety or the environment has been identified.

2. Amount of development

The proposal for an additional is for a more appropriate use of identified development land, which was previously granted permission for 2no. large, detached dwellings on this edge of settlement location opposite and adjacent to semi-detached properties. Site was granted Outline Permission under DC/19/04388 and Reserved Matters was subsequently granted but the Applicant would now like to make better use of the land available and provide 3no. smaller single-storey units on the site, without resulting in over development or cramped layout etc. To undertake this, a S73 Revised Design application has been submitted in tandem with this Application for an additional dwelling.

It is hoped this change will be seen as a positive net benefit to the village as often bungalow development is resisted by landowners due to the significant amount of land required for this type of proposal. Therefore, this should be seen to represent a good use of the amenity land available to provide a much in demand form of housing.

Previously approved 4/5-bedroom properties are considered to provide limited opportunity for local residents and those with local connections. Also, further along Grange Road another development for 2no. 4/5 Bedroom Properties is currently being built out. Whilst this site is further from the village centre where less dense development may be preferred, the Applicant believes the subject site is actually suitable for higher density than currently granted, providing the opportunity to construct three single-storey dwellings in lieu of 2 large executive dwellings with double garages and rooms over. Increasing the density to 3no. units still results in a low overall density of 9units/hectare, up from 6per/ha which is not the best use of land. Therefore, this application is for an additional single storey unit. A further application has been submitted for a variation of design to amend the approved 2-storey units to single-storey.

The proposed development (cumulative) is 3no. 3-bedroom properties = 9 beds across 3no. dwellings as opposed to, up to 9 beds across 2no. dwellings. Therefore no net increase in bedroom spaces.

This development will utilise a new Highways access point in line with SCC requirements – as detailed within the Highways sub-section below, and all as previously consulted on and approved under DC/20/00849 & DC/22/00448 – no change under this submission.

3. Layout of development

Proposal to retain linear development utilising the approved entrance position, behind the hedging, causing limited additional impact on street scene. The additional dwelling will retain a good level of private amenity to the east with private garden in excess of 15m deep and with additional landscaping to the road facade, forming an enhanced frontage and with the shared access driveway establishing its own sense of place.

Whilst increasing numbers of units, there is no detriment to parking or cycle storage due to overall plot size, all individual dwellings still have spacious plots with space all around. Bin storage area is provided on plot, whilst the existing approved for each property and collection will be from the roadside as elsewhere along Grange Road, (and as previously approved for the 2no. units).

In line with the previous approval, surface water drainage will be directed to new soakaways for each property, with driveway finished with permeable surfaces to assist with run-off and infiltration across the site, all as previously approved.

4. Scale

The development will be a traditional single-storey detached rural dwelling, to complement the vernacular of the area (as being sought) and as the existing dwelling to the south. Development is proposed across the previously approved footprint rather than the previously approved large executive house (no development closer to existing dwelling to south). Sizes as shown on Drawing WSO/24 & 25 (or approved revision).



Ridge height = 5.7m (previously approved = up to 8.1m)

Previously Approved Floor Area; 445sqm habitable space including over garage accommodation
Proposed Cumulative Floor Area, inc. as detailed below; 3no. Dwellings = 471sqm

Number and Size of Units and Parking spaces

UNITS	BEDROOMS	SIZE sqm	PARKING SPACES
Plot 3	3	149.0	3 spaces

Appearance – Specified Materials for Plots & Examples of Facing Materials as follows, all bricks and roof finishes are subject to availability; All Plots;

Brick	Cladding	Roof	Windows	Fascia's, Soffits, Gutters.
<p>Ibstock Westminster or similar with white mortar joints.</p> 	<p>Composite Cladding in Iron Grey / Off Black</p> 	<p>Imerys Panne S Clay Pantiles</p> 	<p>Mid Grey (uPVC)</p>	<p>Mid Grey (uPVC)</p>

Garaging – All secure enclosed garaging to conform to SCC requirements for parking and storage. Any single carports will have open ends. Roof coverings to match its host dwelling as shown on drawings.

Road surfaces: Within development, shingle to driveways to give a lane style effect with permeable brick weave private drives and individual paths to dwellings in turned-over red bricks or tumbled edging setts, all as previously detailed and approved.

5. Context

The site is at the southern edge of the settlement boundary of Wickham Skeith adjacent to post-war housing and is easily accessed from the rest of the village, access situation as for existing dwellings, no increase in detriment. Development opposite for 6no. semi-detached dwellings was recently granted, in addition to the extant permission for 2no. large executive houses on the wider site. Principle of development has been established in the area, confirming it is suitable and sustainable.

The site has extant permission for 2 dwellings as previously detailed. This application is designed to make much better use of identified development land in a sustainable and appropriate location without seeking overdevelopment, and seeks an additional dwelling over and above that previously approved to facilitate the development. For clarity no additional land is required to facilitate the development, as the proposed site boundary is within the previously approved site area, as indicated by the blue line of additional land within the Applicants ownership.

The site is not located within or adjacent to a Conservation Area and there are no nearby Listed Buildings which would be affected as part of the proposal.

In summary the change from the erection of 2no. large two-storey to 3no. single-storey smaller dwellings (including 1no. additional unit, as forming this submission) is not seen to detrimentally affect the setting or approach to the core of the village and will provide a wider range of housing than that previously granted along Grange Road.

6. Highways

The development for a single additional dwelling will use the access as approved under extant permission DC/22/00448. This comprises of an entrance width of 4.5m, with no obstruction over 0.6m high, all within the 2.4m x 43m visibility splay in the 30mph zone. Turning head for emergency vehicles is accommodated within the shared access road.

The individual dwelling for which permission is sought is set within its own plot with private parking, turning and garaging (with allowance for cycles).

Bin storage is provided for on plot. The previously approved presentation point adjacent to the highway will be utilised for the additional unit and is included in the site boundary for completeness.

Latest policy requirements from SCC Highways following Suffolk declaring a Climate Emergency and a commitment to make the County Carbon Neutral by 2030 has resulted in the requirement for all new developments to provide sufficient electric charging infrastructure to cater for the growing demand of electric vehicles in Suffolk.

For residential developments, each dwelling must have the ducting in place to allow a suitable wattage wall charging unit to be installed and connected to a suitable household consumer unit, that has the capacity to charge an electric vehicle and run other household electrical appliances when required by the resident. Building Regulations extends on this to require each new unit of accommodation to now also have a charging unit installed as part of the construction process.

7. Affordable Housing

In line with NPPF, minor developments of up to 10 houses on land under 0.5Ha are not required to provide 'Affordable Housing'. Additional dwelling on land previously approved (no net increase in site area), not consecutive development.

The total site area is 0.33Ha and with the previously approved 2 dwellings on the site, there is still no requirement to provide any affordable housing on site or a commuted sum.

However, rather than the previously approved large 4/5-bed executive homes on the site, this proposal is for an additional much smaller 3-bedroom detached bungalow which offers people in the local area the opportunity to downsize and keep living in the village, freeing up large family accommodation.

8. Biodiversity

The amenity land has previously been approved for development, which could be commenced at any time in accordance with the permissions extant. Therefore, there should be no requirement for an Ecological survey to accompany this permission as works on the site to clear and implementation of the extant permission could occur at any time across the site (note: there are no records or evidence of any protected species at or near the site). The proposed development will not have any material adverse impact on wildlife interests, all as previously assessed and approved.

This submission includes a variety of landscape details, including hedge and shrub/border planting as part of comprehensive mitigation measures across the development site to enhance and create a net biodiversity gain in line with emerging and current plan requirements (which sites within a further landscaped area as approved under previous permissions. This is shown on Drawing WSO/23 (or approved revision) and within the Biodiversity Enhancement Strategy appended (A) to this Planning Statement which includes measures such as provision for hedgehog highways, bird and bat boxes within buildings along with provision for solitary bees.

To avoid any pre-commencement Conditions being applied and to seek a spade ready permission, details of Lighting Positions are shown on Roberts Molloy Drawing WSO/23 on proposed dwellings and Appendix B which details specification for lighting to minimise impact on local wildlife, such a lighting colour, angle of beam and positions. No floodlighting is proposed on development and all external bulbs must be warm white to prevent insect attraction.

9. Landscaping, Trees and Hedges

Existing trees within the site or adjacent to, are to remain and no development in close proximity to affect Root Protection Areas. Protection is shown on the submitted plans. Internally within site, boundary hedge and shrub planting is proposed to create additional habitat, securing net gains across the site for ecology and adding to a sense of place and space for this low-impact development of an additional dwelling on an approved for development residential site.

A native mixed species hedging specification along with a schedule of tree planting through the red line development site as shown on Drawing 23, along with Hard & Soft Surface Material details and general planting. This drawing also includes a specification for replanting within 5 years of development any tree, hedgerow and shrub or turf which should die or be lost through damage or disease during that period.

A Tree Protection Plan is appended to the rear of this Document and should be read in conjunction with Drawing 23 (or approved revision).

10. Land Contamination

A Contamination Report & Walkover was submitted as part of DC/19/04388. No Contamination was identified on or near the application site under the previous submission and no objection was raised as shown in extract below, the proposed site extent is within the previously assessed site and therefore previously submitted information is included with this submission for completeness. We would anticipate it appropriate to place an 'unexpected contamination' Condition on any permission, in line with the comments previously received below.

From: David Harrold <David.Harrold@babberghmidsuffolk.gov.uk>
Sent: 07 October 2019 11:48
To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Cc: Mahsa Kavyani <Mahsa.Kavyani@babberghmidsuffolk.gov.uk>
Subject: Plan ref DC/19/04388 Land Adjacent To Bumbledown , Grange Road, Wickham Skeith.
Environmental Health - Land Contamination

Thank you for consulting me on the above outline application to erect two dwellings.

I note the satisfactory environmental search report and completed contaminated land questionnaire.

I can confirm in respect of land contamination that I do not have any adverse comments and no objection to the proposed development.

I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

David Harrold MCIEH
Senior Environmental Health Officer

11. Foul Water Drainage

Foul drainage will be possible by mains sewer, which runs within Grange Road. Connection within wider site will be sought in accordance with a Section 104 Agreement with Anglian Water.

12. Surface Water Drainage

Individual soakaway in back garden will be confirmed in conjunction with the Building Control Officer.

13. Flooding - ENVIRONMENT AGENCY FLOOD MAP FOR PLANNING

Site not at risk from Flooding from River



14. Construction Management

To avoid the requirement for a pre-commencement Condition on any approval, a construction management strategy is submitted to the Local Planning Authority at this time for approval. This document is appended to the rear of this statement (Appendix D) and includes:

- methodology for preventing mud tracking onto the highway with a strategy for remedy
- delivery route and methods and
- parking provision for construction traffic.

APPENDIX A
WILDLIFE MITIGATION DETAILS

BIODIVERSITY ENHANCEMENT STRATEGY

In order to avoid a Pre-Commencement Condition a Biodiversity Enhancement has been produced in line with standard MSDC Condition requirements, as implemented elsewhere across the district and contains the following information;

a) Purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve stated objectives; c) locations of proposed enhancement measures by appropriate maps and plans; d) persons responsible for implementing the enhancement measures; e) details of initial aftercare and long-term maintenance.

See Roberts Molloy Drawing WSO/19 – showing positions of mitigation within the site along with specification details appended across the following pages.

All mitigation will be installed by the Developer of the site as part of the construction and finishing program prior to sale. Long-term aftercare and maintenance will be the responsibility of the individual dwelling owners, as it is not proposed that the site will have any shared areas or land retained by the developer. Therefore, there will be no control over long term management by the installer/developer of the site. Products have been chosen which are low maintenance to provide the best opportunities for longevity, but it will be up to individual owners to manage and maintain these features after completion.

Mitigation measures include the following;

A gap 13cm by 13cm is sufficient for any hedgehog to pass through. This will be too small for nearly all pets, as shown in appendices attached to this supporting statement.

Alternatively:

- Cut a small hole in your fence if there are no gaps
- Dig a channel underneath your wall, fence or gate

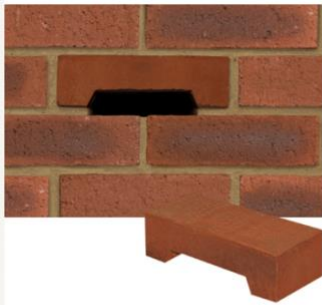
2: Two bird nesting boxes to be sited on trees at the site/ within gable of dwelling or garage;

3: Two Kent bat boxes erected on trees at the site/or garage;

4: A Hedgehog nesting box to be sited along vegetated boundary; details appended

5: Two solitary bee 'hotels' to be installed at the site. Details appended.

IBSTOCK BAT BOX SPECIFICATIONS



Bat Box A

Free Access Bat Box A

- Available in all brick types
- Discrete single bat brick
- Easy to install
- Allows bats to create a natural home habitat within the cavity of the building

Enclosed Bat Box (B and C)

- Designed specifically for the pipistrelle bat
- Available in all brick types
- Discrete home for bats
- Various sizes
- Several roosting zones are created inside the box
- Bats are contained within the bat box itself
- Maintenance free with entrance at the base
- Ideal for new build & conservation work



Bat Box B



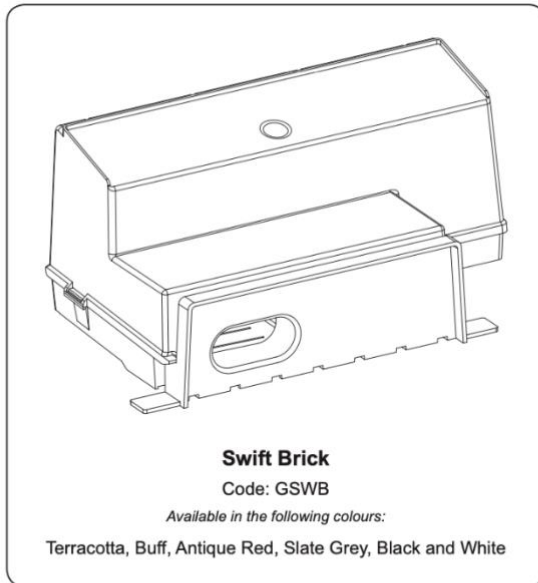
Bat Box C

Eco Habitats for Bats	Sizes (mm)	Durability
Bat Box Type A	215 x 65	F2 S2 – Fully Frost Resistant
Bat Box Type B	215 x 215 or 215 x 290	F2 S2 – Fully Frost Resistant
Bat Box Type C	215 x 215 or 215 x 290	F2 S2 – Fully Frost Resistant

KENT BAT BOX FOR INSTALLATION ON MATURE TREE WITHIN SITE OR ON GARAGE WALLS



MANTHORPE SWIFT BOX SPECIFICATION



Other products from the Manthorpe Range include Cavity Trays, Cavity Closer, Loft Doors, Access Panels, Roof Ventilation, Through Wall Ventilation, Drainage Channels, Dry Fix Roofing and Air Leakage Products.



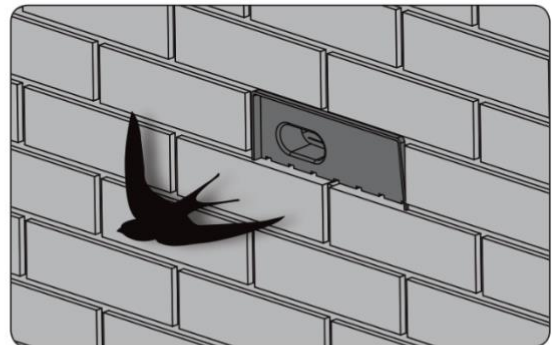
Manthorpe Building Products Limited
Manthorpe House, Brittain Drive, Codnor Gate Business Park, Ripley, Derbyshire DE5 3ND
T: (01773) 514200 F: (01773) 514262 E: bpsales@manthorpe.co.uk
W: <http://www.manthorpe.co.uk>



Swift Brick

Fitting Instructions

MBP1079b



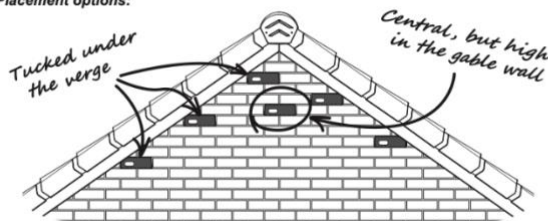
Developed in partnership with



Swift Brick Location Requirements:

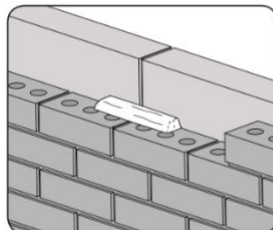
The Swift Brick should be located high within the gable wall of the property, ideally at 5 metres high and above and over the level of the insulation zone. Where possible, install in locations that are unlikely to receive large amounts of direct sunlight during the hottest times of the day, ideal places include below the overhang of the verge and barge board.

Placement options:

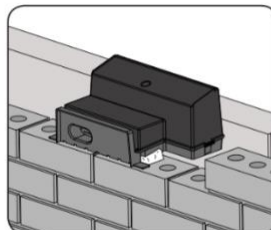


Installation

1. Brick up to the course that you require the swift brick to be on, continue to lay the course as normal until you approach the position for the product. Ensure that the two adjacent bricks are not laid.

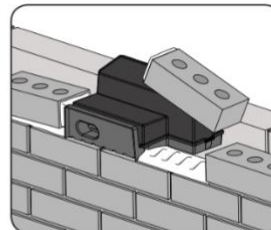


2. Lay a small bed of mortar along the back edge of the course directly below where the swift brick will sit.

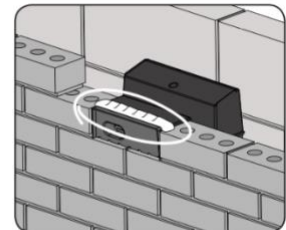


3. Bed the product into position, ensuring that the front edge is flush to the brickwork and the central drainage hole aligns with the perp joint of the course below.

4. If the internal skin of masonry is not yet up to the same level, weight the front of the product down with a brick to prevent it from rocking backward.

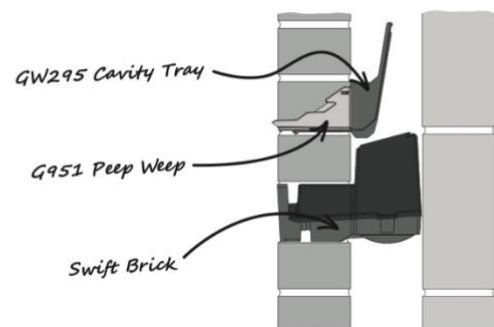


5. Lay the mortar bed for the adjacent bricks, butter the ends and bed them against the product on top of the side support tabs.



6. Continue bricklaying as normal, up to and over the product. Utilise the channel in the top of the product as a mortar key for the course above.

7. In areas prone to severe weather, a horizontal cavity tray such as the Manthorpe GW294/GW295 can be used above the product for additional damp proofing as shown.



HEDGEHOG GRAVEL BOARD FOR CLOSEBOARDED FENCE AREAS



HEDGEHOG GRAVEL BOARD FOR USE WITH SLOTTED POSTS 1.83M X 140 X 28MM (INCL. 1 X END PACKER, 1 X LENGTH PACKER) JAKCURED

★★★★★ [SEE ALL REVIEWS](#)

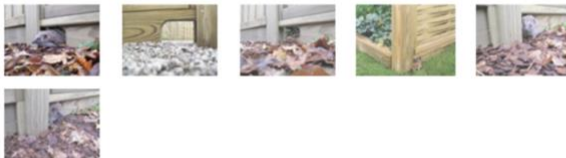
£13.50 EXC VAT
£16.20 INC VAT

NUMBER

1

[ADD TO BASKET](#)

Stock Code: 667610



Hedgehog Fence Panel Gravel Board for Use With Slotted fence Posts (Jakposts). 1.83m x 140 x 28mm.

The Hedgehog Friendly Gravel Board allows hedgehogs and other wildlife to roam freely between gardens in their search for food and mates. We understand the impact our products have on wildlife especially on the hedgehog population and that's why we've made this product to combat it. The gravel board is similar to our [standard fence panel gravel board](#), but it has a hole at one end, large enough to allow hedgehogs free passage, with a reinforcing strip along the top of the board to

HEDGEHOG HOUSE FOR INSTALLATION ALONG BOUNDARY



SOLITARY BEE HIVES TO BE INSTALLED WITHIN TWO LOCATIONS



Height: 180 mm
Width: 160 mm
Depth: 170 mm
Weight: 1.60 kg



Create a welcoming habitat for bees in your garden. Made from durable FSC certified timber, our beehive has holes specifically designed to attract non-swarming bees like the Red Mason Bee and Leafcutter Bee, so beneficial to the health of your flowers, fruit and veg. The roof lifts up (over a clear tray), for easy monitoring of bee activity, and individual trays may be separated easily.

APPENDIX B
LIGHTING SPECIFICATIONS

ICARUS 1LT WALL IP44 2.5W DAYLIGHT WHITE

KEY FEATURES

The Icarus exterior LED wall light range is IP44 rated, double insulated and both vandal and corrosion resistant. It comes complete with an LED GU10 lamp. Other options, including PIR, and finishes available

- Complete with fixing accessories
- Black polypropylene & clear pc
- Constructed from polypropylene & polycarbonate

Product Code: EL-40053

£36.00 per unit (RRP)



M/

ACCESSORIES

- 2.5W LED GU10 Daylight White (Included)
- K: 6500 Lm: 200 Lm/W: 80
- IP44
- Proj: 90mm H: 120mm W: 80mm
- Class 2
- 2 Years Warranty
- Weight: 0.26 Kg

Bulb replaced with warm white bulb

DOWNLOAD INSTRUCTION MANUAL (/UPLOADEDASSETS/INSTRUCTIONMANUALS/56872-ICARUS_1LT-WALL.PDF)

ICARUS PIR 1LT WALL IP44 2.5W DAYLIGHT WHITE

KEY FEATURES

The Icarus exterior PIR LED wall light range is IP44 rated, double insulated and both vandal and corrosion resistant. It comes complete with an LED GU10 lamp. Other options and finishes available

- Complete with fixing accessories
- Complete with built in PIR
- 100° detection angle, 8m maximum range with a 5 sec - 5 min timer function
- Black polypropylene & clear pc
- Constructed from polypropylene & polycarbonate

Product Code: EL-40122

£46.80 per unit (RRP)



M.

ACCESSORIES

100° detection angle, 8m maximum range with a 5 sec - 5 min timer function

- 2.5W LED GU10 Daylight White (Included)
- K: 6500 Lm: 200 Lm/W: 80
- IP44
- Proj: 110mm H: 150mm W: 75mm
- Class 2
- 2 Years Warranty
- Weight: 0.463 Kg

Bulb replaced with warm white bulb

DOWNLOAD INSTRUCTION MANUAL (/UPLOADEDASSETS/INSTRUCTIONMANUALS/P570 17V2 WITH SAXBY LOGO.PDF)

APPENDIX C
TREE PROTECTION PLAN

TREE PROTECTION PLAN

Site: Amenity Land to North of Bumbledown, Grange Road, Wickham Skeith

1.0 Scope of the Works

1.1 The document provides a methodology for protection of trees and hedges during the construction at the above site, and should be read in conjunction with the Landscape Proposal Block Plan - Roberts Molloy drawing WSO/19 (or approved revision).

2.0 Temporary Fencing

2.1 Construction Exclusion Zones (CEZ) will be created as shown on the attached Roberts Molloy drawing WSO/19 in line with this Tree Protection Plan (TPP).

2.2 Temporary fencing will be erected as shown by the dotted lines on Drawing WSO/19 to form the CEZ or Tree Protection Zone (TPZ). The fencing will consist of Heras panels supported on a framework of scaffold poles as shown on the attached extract from BS5837:2005. The fence will exclude all access to the CEZ. Note; Should scaffold poles not be used then ground pins on every third set of feet (standard heras panels) are required to prevent fence line being moved.

Figure 2 Default specification for protective barrier

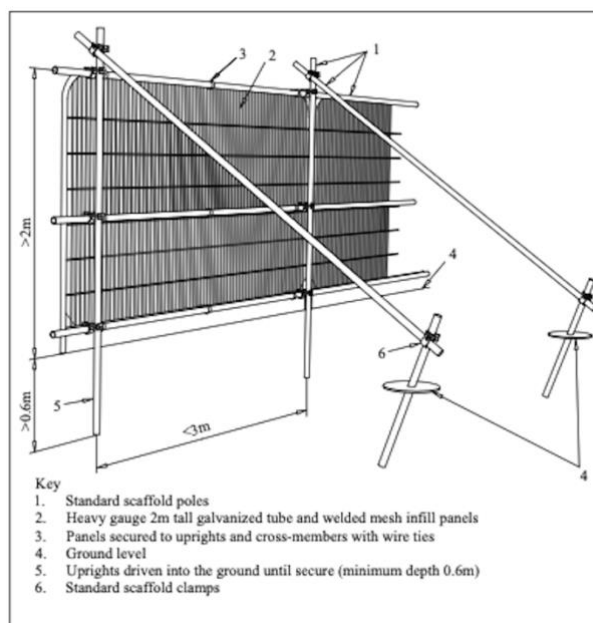
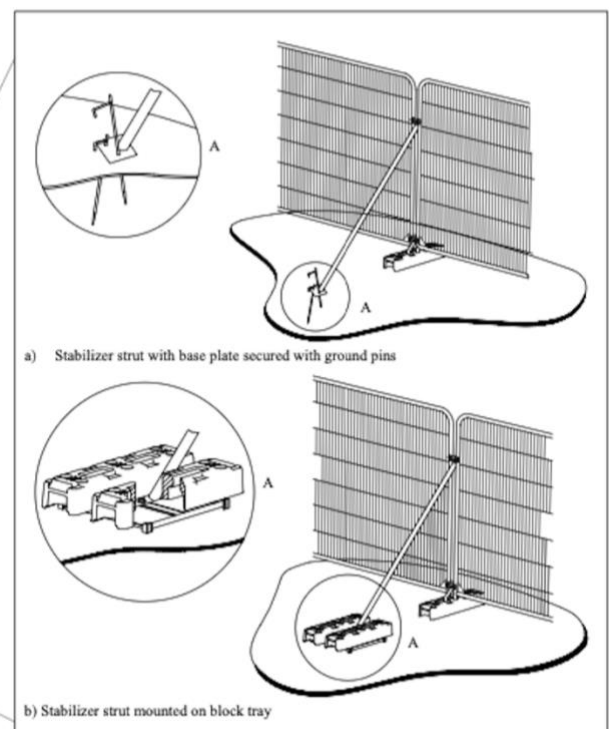


Figure 3 Examples of above-ground stabilizing systems



2.3 Signs will be erected at four places on the CEZ fence stating "Construction Exclusion Zone Keep Out".

2.4 Fencing will be maintained throughout the duration of the works, ensuring that access is denied to the CEZ throughout the process.

2.5 Protective fencing will be removed only when all construction work is completed.

3.0 Site Huts and Temporary Buildings

3.1 All site huts and temporary buildings will be sited outside the CEZ.

4.0 General Protection Measures

4.1 No cement, oil, bitumen or any other products likely to be detrimental to tree growth will be stored within 10m of the trunk of the tree, or materials of any type stored within 10m.

4.2 The following general protection measures will be implemented throughout the construction period:

- Concrete mixing will not be carried out within 10m of the tree.
- No fires will be lit within 20m of the tree.
- Hydraulic cranes, forklifts, excavators or piling rigs (other than small rigs used for mini piling) will not be used under and in the immediate vicinity of the crown of the tree.
- No scaffolding to be positioned within CEZ.
- Ground levels must not be changed within the protected zone even by a few centimetres. Changes in level near the protected zone may require retaining walls rather than re-grading into rooting areas.
- Access points, driveways and roads must be outside the protected zone.

5.0 Service Trenches

5.1 All service trenches will be routed outside the CEZ.

5.2 All trenching for services will follow guidelines given in the National Joint Utilities Group Volume 4 "Guidelines for the Planning and Installation and Maintenance of Utility Apparatus in Proximity to Trees".

6.0 The Construction Phase

6.1 The submitted plans show an area marked 'Tree Protection Zone'. This area must be considered sacrosanct. **There must be no infringements into this area without prior consent. Any breach of the protected area will result in enforcement action.** Protective fencing **MUST** be erected **BEFORE** any works commence on site – including site clearance.

7.0 Commencement of Site Works

7.1 **The following rules MUST be observed during the whole of the construction phase:**

- All protective fencing and the protected zone **must be** in place and inspected by the Landscape and Tree Officer prior to commencement of **any works**.
- Approval must be obtained **before** any changes occur on site.
- All Contractors and Sub-Contractors must be made aware of the requirements of the protected zone. If a site is subject to a Tree Preservation Order all staff should know which trees are protected.

8.0 Removal of protective Fencing

8.1 Fencing may **only** be removed with the prior consent, in writing, of the Local Planning Authority. The area within the protected zone is not to be landscaped without prior permission.

9.0 New Planting/Landscaping

9.1 New planting should take place prior to the occupation of any new dwelling or premises. New owners or occupants should be made aware of requirements for planting on their land.

9.2 A 1m diameter weed and grass-free area should be maintained around each tree with composted mulch. This should be applied at least 10cm deep in an even layer.

APPENDIX D
CONSTRUCTION MANAGEMENT STRATEGY

CONSTRUCTION MANAGEMENT PLAN

1 no. DWELLING

for

**LAND TO THE NORTH OF BUMBLEDOWN, GRANGE ROAD
WICKHAM SKEITH**

February 2023

a. Scope of works

The proposal is to construct a single detached dwelling.

The works utilise an as approved Highways Access and internal access formed as part of adjoining development.

b. Site access by plant, operatives and delivery vehicles

All traffic will enter/exit the site via Grange Road. Due to the location, and wider network of road widths it is not practicable to require for the flow of traffic in one direction only due to the position of the site in relation to the various wider Highways network and potential routes various different suppliers may use to access the construction.

Adequate signage will be installed such that access to the site is clearly defined within the general site geographical area.

As this is a minor development, it is unlikely that the construction will generate significantly high numbers of vehicles which would cause nuisance to the neighbouring properties and the Highway network.

c. Deliveries

All vehicle movements and deliveries will be subject to the control of the Principal Contractor. Delivery of materials, plant and equipment will be strictly controlled and co-ordinated to reduce congestion and disruption.

Any known delivery constraints will be identified to all suppliers and trade contractors.

Large deliveries will be scheduled to arrive at pre-arranged off peak delivery times to avoid the possibility of any delay in accessing the site.

Delivery vehicles and construction traffic will load or unload within the confines of the construction site only.

d. Loading and unloading of plant and materials

It is proposed to utilise the new access which will be created as part of the development to the site from Grange Road.

It is not anticipated that there will be any need for the employment of mobile cranes or other lifting equipment for the purpose of delivery to the site.

Deliveries will be carried out on an irregular basis as and when materials are required on site. When the foundations are being laid, there will be a need for a number of delivery trucks within a single day, for the delivery of concrete for the foundations. This will be the only significant disruption caused by deliveries which will, otherwise, be made as and when needed.

e. Storage of plant and materials

The storage of materials on site will be kept to a minimum and delivery scheduling will be carried out to ensure supply is on a 'just in time' basis as far as possible.

Concrete delivered to the site for filling the groundworks will be proposed as 'ready mixed' and will be delivered to site in appropriate vehicles. Concrete for bricklaying, etc and screed will be mixed on site.

The site will provide a storage area for all plant and materials delivered to site.

f. Hours and duration of works on site

It is anticipated that the work will take approximately 26 weeks to complete. Please see below an Indicative Programme of Works

PROGRAMME OF WORKS	
MONTH	STAGE
1	Preparations & Groundworks
2	External Walls
3	Roofs
4	Internal Fit-out
5	Site Finishing
6	Completion

The work will generally be carried out between 08.00 - 18.00 on Monday to Friday and 09.00 - 13.00 on Saturdays. No work on Sundays or Bank holidays. This is to include deliveries and collections from the site.

g. Parking & turning for site personnel, operatives and visitors

Temporary hardstanding will be made available on site at the earliest possible opportunity, so contractors' vehicles can park and turn on site. It is not anticipated that there will be any more than ten such vehicles at any one time save in specific circumstances.

h. Wheel washing

A visual inspection of all vehicles will take place before they leave the site and appropriate action will be taken to prevent mud and debris being carried out onto the highway.

For those vehicles that enter onto the site via the site access, facilities for wheel washing will be available from the temporary water supply within the site to avoid the transmission of mud and debris from the site to the public highway as much as possible.

i. Pedestrian & Cycle Safety

There is no footway on the roads in the vicinity and therefore there is limited pedestrian movement.

To ensure safety all vehicles should enter/exit the site in a forward gear. The visibility splays will also be provided, (surfaces not completed in full), at an early stage to provide sufficient visibility to those exiting the site.

j. Control of dust and dirt

The scale of the proposed development means that the potential for dust emission is considered low risk. The individuals who may be affected are site workers and any adjoining neighbours.

The site boundary will have heras fencing installed as part of site security which will have debris netting on open mesh fencing. The north and west benefit from existing tree belt/hedging offering natural protection from dust emissions.

Dust and dirt generating activities are to be located away from sensitive receptors and are to be avoided during windy conditions.

Stock piling of dusty materials is to be avoided and waste skips are to be covered.

Dust Mitigation: In times of exceptionally dry weather a water bowser/ water supply with spray is to be provided on site to be used for the wetting down of dry heaps and roadways to limit dust generation.

k. Boundary hoarding and lighting

The site boundary will be secured with heras open mesh fencing to the roadside and neighbouring properties which do not have secure fences/hedging.

Where site lighting is required it will be located and directed in a way that does not affect or cause any intrusion to road users, neighbours or other end recipients who may be affected.