

## DESIGN AND ACCESS AND PLANNING STATEMENT



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[REDACTED]

**Proposal: Proposed Detached Dwelling with Associated Hard and Soft Landscaping on Land to the West of Hill House, Wicken Road, Clavering, Essex CB11 4QT**

**Client : London and Country Homes Clavering Limited**

**January 2024. V2**

**Project No JDA/2023/925**

### **1.0 INTRODUCTION**

This is a reserved matters application in respect of application UTT/21/3648/OP for Outline planning permission for the erection of 1 no. dwelling with all matters reserved except for access and scale at Hill House, Wicken Road, Clavering CB11 4QT. Outline permission was granted on 28<sup>th</sup> January 2022 with all matters reserved.

This statement does not repeat the arguments made in favour of the proposal set out in the Planning Statement (PS) which accompanied the previous application, as the principle of development has been established. This application is for the determination of reserved matters only: access, appearance, layout, scale and landscaping.

All matters of material importance to the consideration of the application are addressed within this planning statement.

## 2. THE OUTLINE PLANNING PERMISSION

The outline planning permission was granted on the 28<sup>th</sup> January 2022 and amongst other criteria the permission included a standard time limit condition, that reserved matters shall be submitted to the local planning authority not later than 3 years from the date of the permission (i.e., 28th January 2025). This submission accords with this requirement.

This reserved matters application relates to a single detached dwelling positioned within the same red edged application site to which the outline permission relates. The proposal therefore accords with the terms of the outline planning permission. As the principle of the development has already been established, this application will focus on the reserved matters as listed at Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

## 3.0 PLANNING LEGISLATION AND APPLICABLE POLICIES

The Town & Country Planning (Development Management Procedure) Order 2015, requires certain types of application for planning permission to be accompanied by a Design and Access Statement.

This document takes due account of :

- Manual For Streets: DfT. March 2007
- The 2023 NPPF
- The National Design Guide
- The adopted Uttesford Local Plan 2005

3.1 The design and access statement is sub-divided into the following:

- Use
- Amount of Development
- Scale
- Layout
- Landscaping
- Appearance
- Access

3.2 The legislative requirements are set out in the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and the Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006.

The Council are prohibited from entertaining an application unless it is accompanied by a Design and Access Statement, where required, and the above legislative measures indicate what should be contained in such statements.

3.3 This Design and Access Statement will help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access. The Statement is intended to improve the quality of proposals. In preparing the design and access statement, we have considered and subsequently explained the merit of the design and how it relates to the existing setting on the edge of the village of Clavering.

4.0 Proposed development and impact on the setting and general planning considerations :

It is considered that the following general planning considerations are relevant and applicable to such sites;

- Does the development reflect the character of the locality?

- Integration and compatibility of design and scale with adjoining dwellings, paying attention to the building line, proportionality/massing, heights, eaves level and materials of adjoining buildings

- Maintenance of the building lines where they may be considered relevant

- Impact upon the residential amenities of any adjoining sites

- Impact upon the character of the rural landscape

- The maintenance of appropriate standards of open space for existing and proposed developments if relevant

- The provision of safe means of access to and egress from the site which does not result in the creation of a traffic hazard

- The provision of appropriate car parking facilities

In the absence of more refined considerations within the development plan, these would appear to be the most relevant planning considerations in this particular form and scale of development. These aspects are considered fully in this Design and Access Statement.

## 5.0 Planning Policy Backdrop

### 5.1 National Planning Policy Framework

5.1.2 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

5.1.3 The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

5.1.4 It was adopted on the 27th March 2012 and is accompanied by the Technical Guide to the NPPF which provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy

Framework on development in areas at risk of flooding and in relation to mineral extraction. The NPPF was last updated in December 2023.

5.1.5 Paragraph 2 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. This is repeated in Paragraph 47.

Paragraph 8 describes three dimensions to sustainable development: economic, social and environmental. These give rise to the need for the planning system to perform a number of roles which are mutually dependent:

Economic: contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation, and by identifying and coordinating the provision of infrastructure.

Social: supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and

Environmental: contributing to protecting and enhancing our natural built and historic environment, including making effective use of land.

5.1.6 Paragraph 10 states that at the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 continues, explaining that for decision taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.1.7 Paragraph 12 explains how the Local Planning Authority's Development Plan is the starting point for decision making:

'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

5.1.8 Paragraph 38 states that Local Planning Authorities should approach development decisions in a 'positive and creative way'. It continues with the approach to determining applications at Paragraph 47, where it states that decisions '...should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing'

### 5.1.9 Delivering a sufficient supply of homes

The NPPF is focused on the delivery of housing and built upon the Government White Paper 'Fixing our Broken Housing Market' (DCLG, 2017). Indeed, Paragraph 59 describes the objective to significantly boost the supply of homes.

Paragraph 63 states:

Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).

Paragraph 68 recognises the important contribution that small and medium sized sites can make to the housing requirement of an area, and requires local planning authorities to promote the development of a good mix of sites.

Great emphasis is placed on the local planning authorities ability to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan. In addition, the authority must demonstrate delivery of housing over the previous three years. This is to ensure that consented development is built out. In this regard, Paragraph 76 states : 'To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability.'

Paragraph 84 states that the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

### 5.1.10 Promoting Sustainable Transport

The framework seeks to maximise sustainable transport solutions and recognises that the opportunity to do so will vary between urban and rural areas. Paragraph 102 requires transport issues to be considered from the earliest stages so that opportunities from existing or proposed infrastructure is utilised and opportunities to promote walking, cycling and public transport use are identified and pursued.

Paragraph 105 states that if setting local parking standards for residential development, local planning authorities should take into account the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles

In considering planning applications, Paragraph 108 describes how it should be ensured that appropriate opportunities to promote sustainable transport modes have been taken up; that safe and suitable access to the site can be achieved for all users; and any significant impacts to the transport network can be acceptably mitigated.

Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

This proposal will include the provision of an electric vehicle charging point.

### 5.1.11 Achieving well-designed places

Paragraph 124 states that 'Good design is a key aspect of sustainable development, creates between places in which to live and work and helps make development acceptable to communities.'

To provide maximum clarity about design expectations, visual tools such as design guides and codes are encouraged, with the level of detail and degree of prescription being tailored to the circumstances in each place.

Paragraph 127 states that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 128 encourages applicants to

'work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.'

### 5.1.12 NATIONAL PLANNING POLICY GUIDANCE

The Planning Practice Guidance (PPG) Suite provides guidance on the interpretation of the NPPF as well as other matters. It does not form national policy; it instead provides advice to plan makers and decision takers.

#### Design

The importance of good design, as identified in Paragraph 124 of the NPPF, is reflected within this PPG.

Good design should:

- ensure that development can deliver a wide range of planning objectives
- enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being
- address the need for different uses sympathetically.

The planning objectives identified by the PPG that good design can help to achieve include:

- local character (including landscape setting). Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development.
- safe, connected and efficient streets. Streets should be designed to be functional and accessible for all, to be safe and attractive public spaces and not just respond to engineering considerations.
- access and inclusion. Good design can help to create buildings and places that are for everyone. Planning can help break down unnecessary physical barriers and exclusions caused by the poor design of buildings and places.
- Efficient use of natural resources. The structure, layout and design of places can help reduce their resource requirements in terms of energy demands, water and land take, and help to sustain natural ecosystems Having a mix of uses and facilities within a neighbourhood can reduce travel demand and energy demands.
- Cohesive and vibrant neighbourhoods. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area.

## 6.0 Planning Balance

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.

6.2 Consequently, there is a necessity to balance the virtues of the scheme with relevant local plan policy, and any other material considerations, to determine whether, when all planning matters are considered and weighed accordingly there is, on balance, justification to grant planning permission for the development proposed.

6.3 In compliance with Section 38(6) it is against local plan policy from the outset that development is to be assessed of which there is considered to be total accordance.

6.4 The erection of this building is, in our view, compliant with relevant development plan policies, subject to detailed matters of consideration.

6.5 The design will respond positively to the character and appearance of the surrounding area and would not have an adversely impact on it. The carefully considered exemplar design solution ensures a seamless assimilation into the surrounding area.

6.6 In all respects, as précised within this statement, the proposed development complies with relevant local plan policy and national guidance. In combination, these factors must be afforded significant weight in the positive determination of this application.

6.7 The development is highly sustainable, in line with the overarching objective of the Framework.

6.8 The positive policy support, and the significant weight it provides must, however, be

weighed against any perceived constraints to site development. There will be some very limited, transient, local disturbance during construction but this will have limited impact with careful site management. Given the limited extent of development and the short-term nature of the disturbance this should be provided very limited weight in the determination process.

6.9 The scheme will result in some transformation of the appearance of the original setting; however, the proposal will respect the fine yet mixed grain of the surrounding landscape.

6.10 In conclusion, the benefits derived from the proposed development weigh significantly in favour of the granting of planning consent, given that the development, on balance, will have positive impact on the sustainable qualities of the authority and enable the development of a climate resistant dwelling.

6.11 The development proposals therefore have significant policy support, applying both local and national policy tests. This must be weighed against the impacts of the development. Accordingly, there is a presumption in favour of sustainable development which takes into consideration the economic, social and environmental aspects of new development. It is therefore considered that in line with the presumption in favour of sustainable development, planning permission should be granted.

There will be short term impacts during the construction process through the movement of goods vehicles, site deliveries and building. These can be controlled through a Construction Environmental Management Plan, and control of working hours if required. As such these impacts carry little weight.

In conclusion, the benefits derived from the proposed development weigh significantly in favour of the awarding of planning consent.

In accordance with Section 54A of the Town and Country Planning Act 1990 and Section 38 of the Planning and Compulsory Purchase Act 2004, planning permission should be granted and no material considerations indicate otherwise.

## 7.0. Local Planning Policies :

Local Policy comprises the Uttlesford Local Plan 2005. Saved policy S7 'Countryside' is particularly pertinent to the proposal at hand. Other 'saved' policies that are relevant will also be addressed, whilst not always specifically referenced within the following text. These policies are listed as follows:

### H1 – Housing Development

The local plan proposes the development of 5052 dwellings for the period 2000 to 2011 by the following means:

a) The re-use of existing buildings and previously developed land, and the use of unused land, within the development limits of the main urban areas:

- Great Dunmow (228 dwellings);
- Saffron Walden (399 dwellings); and
- Stansted Mountditchet (121 dwellings)

b) Urban extensions to two of the main urban areas, and settlement expansions:

- Oakwood Park, Little Dunmow (810 dwellings);
- Rochford Nurseries, Birchanger and Stansted Mountditchet (720 dwellings);
- Takeley and Priors Green (939 dwellings); and
- Woodlands Park, Great Dunmow (1253 dwellings).



Ashdon Road Saffron Walden (75 dwellings)

c) Re-use of existing buildings and previously developed land outside urban areas (450 dwellings).

d) Other contributions to supply, including development with outstanding planning permission not included in the above categories.

Bellrope Meadow Thaxted (30 dwellings)

Brocks Mead Great Easton (20 dwellings)

Hassobury (7 dwellings).

The principle of the development of a single detached dwelling is established.

- H9 – Affordable Housing – **not applicable**
- H10 – Housing Mix – **not applicable**
- S3 – Other Development Limits – **not applicable**
- GEN1 – Access

1. Development will only be permitted if it meets all of the following criteria:
  1. a) Access to the main road network must be capable of carrying the traffic generated by the development safely.
  2. b) The traffic generated by the development must be capable of being accommodated on the surrounding transport network.
  3. c) The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired.
  4. d) It must be designed to meet the needs of people with disabilities if it is development to which the general public expect to have access.
  5. e) The development encourages movement by means other than driving a car.

The proposal is Policy compliant.

- GEN2 – Design

1. Development will only be permitted if it meets all of the following criteria:
  1. a) Access to the main road network must be capable of carrying the traffic generated by the development safely.
  2. b) The traffic generated by the development must be capable of being accommodated on the surrounding transport network.
  3. c) The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired.
  4. d) It must be designed to meet the needs of people with disabilities if it is development to which the general public expect to have access.
  5. e) The development encourages movement by means other than driving a car.

Policy GEN2 of the Uttlesford Local Plan 2005 requires development to be “compatible with the scale, form, layout, appearance and materials of surrounding buildings”. The application site is within a mixed street scene of buildings in terms of size, scale and form.

The proposed dwelling has been designed taking into account Essex Design Guide architectural advice for vernacular buildings, but also having regard to the character, appearance and form of the Clavering. Materials have been taken from the traditional Essex palette of painted render over a brickwork plinth. The roof will be finished with plain clay tiles. All joinery is to be PVCU with a 'French Grey' painted finish. Policy GEN2 of the Uttlesford Local Plan 2005 requires development to be "compatible with the scale, form, layout, appearance and materials of surrounding buildings". The application site is within a mixed street scene of buildings in terms of size, scale and form. The proposal is Policy compliant.

- GEN4 – Good Neighbourliness

1. Development and uses, whether they involve the installation of plant or machinery or not, will not be permitted where:
2. a) noise or vibrations generated, or  
b) smell, dust, light, fumes, electromagnetic radiation, exposure to other pollutants; would cause material disturbance or nuisance to occupiers of surrounding properties

The layout and siting of the dwelling has been guided by the relationship with neighbouring properties and the current pattern of development in the vicinity. The grouping of the existing and proposed dwelling will ensure a high degree of privacy for all occupants, with no potential for inter-looking due to the siting of, and separation of, habitable rooms. Gardens would all have access to private zones. The proposal is Policy compliant.

- GEN7 – Nature Conservation

1. Development that would have a harmful effect on wildlife or geological features will not be permitted unless the need for the development outweighs the importance of the feature to nature conservation. Where the site includes protected species or habitats suitable for protected species, a nature conservation survey will be required. Measures to mitigate and/ or compensate for the potential impacts of development, secured by planning obligation or condition, will be required. The enhancement of biodiversity through the creation of appropriate new habitats will be sought.

The proposal is Policy compliant.

- GEN8 – Vehicle Parking Standards

1. Development will not be permitted unless the number, design and layout of vehicle parking places proposed is appropriate for the location, as set out in Supplementary Planning Guidance "Vehicle Parking Standards", a summary extract of which is reproduced in Appendix 1 to this Plan.

The new dwelling would be served by 3 open parking spaces, in accordance with the Council's local parking standard for dwellings with three bedrooms. There is ample space on site to accommodate secure cycle storage. The proposal is Policy compliant.

- ENV3 – Open spaces and trees

1. The loss of traditional open spaces, other visually important spaces, groups of trees and fine individual tree specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value.

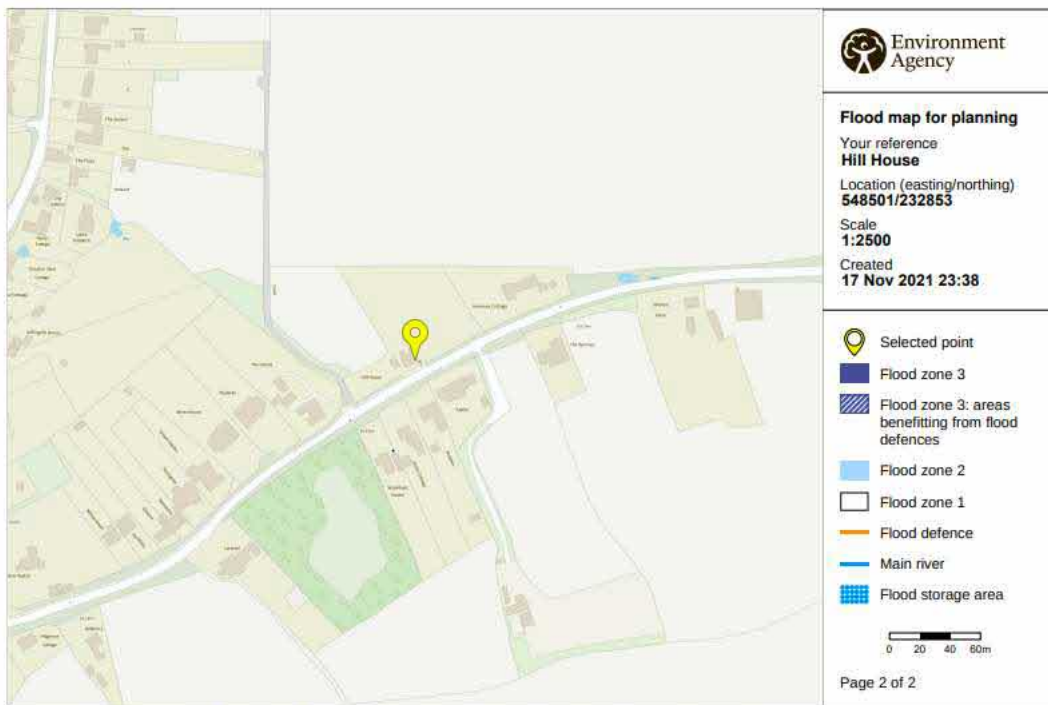
As former garden land serving Hill House, the garden is well established, and is laid to lawn with fencing, trees and planting to the outer boundaries. The proposed Site Layout plan identifies the area that is to remain lawn, and the position of patio areas outside of the dwelling. The parking area is to be surfaced in permeable pavoids. Details of the landscaping proposals have been provided.

With the sub-division of the existing garden, a new close-boarded fence would be installed in the position shown on the block plan.

As an established garden already, specific planting plans would be to the personal choice of the future occupants of the dwelling, but a specification mix for additional tree planting and hedgerow strengthening is identified on the submitted landscaping plan. This provides sufficient detail to satisfy the reserved matter of landscaping. The proposal is Policy compliant.

### Flooding

The entire site is located in Flood Zone One ;



Proposed Development Assessed Against Policies		
No	Policy Criteria	Commentary
1	Statutory, national and local designations of landscape features, including natural and historic assets	The site is not located within any statutorily or locally designated area.
2	Local distinctiveness and sense of place	The locality of the application site is predominantly C3 - Residential. The character and appearance of the locality will not be materially harmed by the proposed development of the dwelling and outbuilding.
3	Historic character, patterns and attributes of the landscape	The existing site is not considered important to the character of the settlement and the proposed development would be consistent with the pattern of development in the area. No harm will arise. Some modest enhancement to setting will arise from the proposed development.
4	The layout and scale of buildings and designed spaces	The general pattern of residential C3 development in the locale will be maintained. The development of this site will have no adverse impacts upon the character and appearance of the locality.
5	The quality and character of the built fabric and their settings	The development will incorporate forms and materials consistent with the character of the locality.
6	The condition of the landscape	The development will complement the local built forms and landscape.
7	Biodiversity and ecological networks within the landscape	The site contains no features of biodiversity importance. The proposal will deliver a significant net gain in terms of biodiversity.
8	Public access to and community value of the landscape	The development will have no negative impacts in relation to this aspect.

9	Remoteness and tranquility	Not relevant or applicable in this instance. No negative impacts.
10	Visual intrusion	The development will not be visually intrusive. Indeed, the development will offer some enhancement to the setting once the proposed landscaping proposals have matured
11	Noise and light pollution	Not relevant or applicable in this instance. No negative impacts.
12	Conservation Area Appraisals and Village Design Statements, where these have been adopted by the Council	Not applicable in this case.
13	Impact on controlled waters	Not relevant or applicable in this instance. No negative impacts. The site is not in a flood risk area
14	Protection of existing open space (including allotments and public open space, and open spaces important to the character, setting and separation of built-up areas)	There will be no loss of open space.

## 8.0. General Planning Considerations

Set out below are a range of 'general planning considerations' that we consider pertinent to development proposals of this type, form and scale, indicating how the current proposals satisfy these considerations.

Integration and compatibility of design and scale with adjoining dwellings, paying particular attention to building lines, proportionality, heights, eaves/ridge levels and materials of nearby buildings.

These matters are critical to the consideration of this application. They have been fully covered in previous sections, where we have demonstrated that the scale and siting of the proposed dwelling affords due regard to the nature and character of the surrounding area. The development integrates in terms of scale and design with the neighbouring buildings/ landscape, and will sit comfortably with the overall character of the locality.

The site appraisal identified the key design considerations relating to the site and the constraints that informed the design. The scale of the dwelling is appropriate to the site and setting. It will not dominate neighbouring properties and will positively integrate with the surrounding built forms and landscape setting.

Careful consideration has been given to the selection of all external materials, details of which can be found in the submitted drawings.

### Maintenance of the front and side 'building lines' where applicable

It is not considered that building lines are a relevant or determining factor in this case.

### Impact upon the residential amenities of adjoining sites and properties

The proposed development will not give rise to adverse or harmful amenity effects upon adjoining residential properties.

The two and single storey nature of the buildings and the separation distances are such that issues of overlooking and privacy loss will not arise.

The scale of the proposed development and relationship to adjoining properties is such that there will be no overbearing impact upon said properties

### Potential impact upon the character of the streetscape/ landscape

The development will have no adverse impact upon the 'streetscape'.

Our assessment considers the landscape sensitivity level to be Low.

Landscape impacts are predicted to be negligible adverse, with aspirations to create a slight beneficial effect in time, through landscape mitigation and management. The proposal and mitigation affect only the immediate landscape character area. Measures such as a detailed landscape scheme and landscape management plan (as submitted) minimise the impacts of the proposed development, on both landscape character and visual amenity.

Visual impacts are predicted to be moderate adverse during construction, but with the completion of development reducing to negligible adverse impacts, or even beneficial in places, with the implementation of the landscaping proposals. It must be stressed that the area of influence of this development is very small and the construction period itself is a short term and a temporary phase of the development.

### The provision of safe means of access to and egress from the site which does not result in the creation of a traffic hazard

The development will be accessed via the surrounding adopted highway. The access point falls within a 30mph zone. The proposed new entrance will benefit from compliant vehicular and pedestrian visibility splays in both directions - 2.4 x 43m. Pedestrian visibility splays (2m x 2m) are also fully compliant. In order to enhance accessibility, it is proposed to extend the existing metalled footpath on the South Western side of Wicken Road to a point directly opposite the main entrance to the site.

### The provision of appropriate car parking facilities on the site

Adequate provision has been indicated for the parking of vehicles.

#### Scale:

The scale, massing and juxtaposition of the buildings are considered commensurate with the setting. Due account has been taken of the surrounding land uses and the tracking of the Sun. The proposed dwelling is served by adequate private amenity space. Dedicated bin storage will be provided as shown and the property will be provided with cycle storage.

#### Layout and Design Solution :

The floor layout of the proposed dwelling has been carefully considered to take advantage of the setting and to enable the built form to have minimal visual impact on the landscape.

The internal driveway and other hard surfaces have been kept to a minimum in order that the development assimilates readily into the landscape setting.

Much consideration has been given to creating a 'landscape led' exemplar design that gives due regard to the agricultural setting. The 'Essex vernacular' design solution is a deliberate undertaking to present a type, scale and form of dwelling to be encountered in the area.

External materials have been carefully chosen - the rhythm and texture of the setting will remain intact and relatively undisturbed following the proposed development.

## 9.0 Conformity Checklist

The erection of 1 no. dwelling with all matters reserved except for access and scale at Hill House, Wicken Road, Clavering CB11 4QT

The proposed development has been assessed against the CABE checklist for the preparation of Design & Access Statements

### Process

Does the statement show that the applicant has assessed the site's full context, including physical social and economic characteristics and relevant planning policies?

This report sets out a site appraisal that has been used to evaluate and formulate the proposals. From the appraisal conclusions are drawn to inform and guide the design response. Criteria satisfied.

Has the applicant demonstrated how they have taken account of the results of any community involvement?

The site has the benefit of an Outline permission for a single dwellinghouse. We have not therefore, in this case, engaged with the community.

Does the statement show that the scheme has emerged from a rigorous assessment-involvement-evaluation-design process rather than trying to justify retrospectively a predetermined solution?

This report sets out the detailed site appraisal process and methodology that has been used to evaluate and formulate the proposed development. The relevant planning context of the site has been carefully considered. Criteria satisfied.

### Design

#### Use

Would the application help to create an appropriate mix of uses in the area?

The proposed use would be compatible with the overall character of this locality. Criteria satisfied.

Would different uses work together well, or would they cause unacceptable annoyance?

We consider that the proposed use is compatible with surrounding setting. As such no compatibility issues are raised.



Criteria satisfied.

#### Amount

Is the density appropriate?

We consider that the proposed development density is wholly compatible with surrounding setting. Criteria satisfied.

Could the neighbourhood's services support the amount of development planned?

Not applicable.

#### Layout

Do all spaces have a purpose?

Yes. The proposed use of space, and the arrangements of the proposed building and car parking/ turning area illustrate an appropriate use of space. Criteria satisfied.

Will public spaces be practical, safe, overlooked and inclusive?

There is no public space as part of this scheme.

Will private spaces be adaptable, secure and inviting?

Yes. The development will be adaptable, secure and inviting. Criteria satisfied.

#### Scale

Will the buildings sit comfortably with their surroundings?

Yes. The design solution will ensure a development that is compatible with its surroundings. Particular attention has been paid to the siting of the proposed primary living spaces and their orientation. Criteria satisfied.

Will they, and parts like doors and windows be of a comfortable scale for people?

The scale and form of development will complement the landscape. Criteria satisfied.

#### Landscaping

Has landscaping been properly considered from the start?

Yes. A Landscaping scheme will be included in the proposal. Criteria satisfied.

Will it help to make the place look good and work well, and will it meet any specific aims for the site?

Landscaping presently makes a contribution to the character of the area. This will not be compromised by the scheme proposals. Criteria satisfied.

#### Appearance

How will the development visually relate to its surroundings?



In design terms, the development will complement the landscape setting. This will ensure the new building integrates satisfactorily with its surroundings. Criteria satisfied.

Will it look attractive?

Yes. This application represents an opportunity to provide a high quality of design. Design, scale and building form are the most critical elements.

Criteria satisfied.

- Access

Will the space be safe and easy for everyone to move around?

Yes. It provides as safe an easy environment for users. Criteria satisfied.

Will it make the most of the surrounding movement network?

The site relates well to existing movement networks. Criteria satisfied.

Has the applicant clearly described their policy approach and consultation, whether carried out or planned?

The development conforms to relevant National, Regional and Local policies. Criteria satisfied.

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### **10.0. Summary and conclusions**

We consider the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan. The development responds sympathetically to the character of the area by utilising a harmonious design approach, which will not result in material harm to the appearance of the open countryside setting.

It is therefore considered, subject to detailed considerations, that refusal of the application on the basis of the conflict with current and emerging Local Plan Policies would not be warranted.

Assuming that the Planning Application is to be approved, it is imperative that there are no 'pre-commencement' Conditions - my client wishes to start work without any delays. To this end, please confirm the level of detailing required to avoid any such Conditions.

John Dickie C. Build E MCABE



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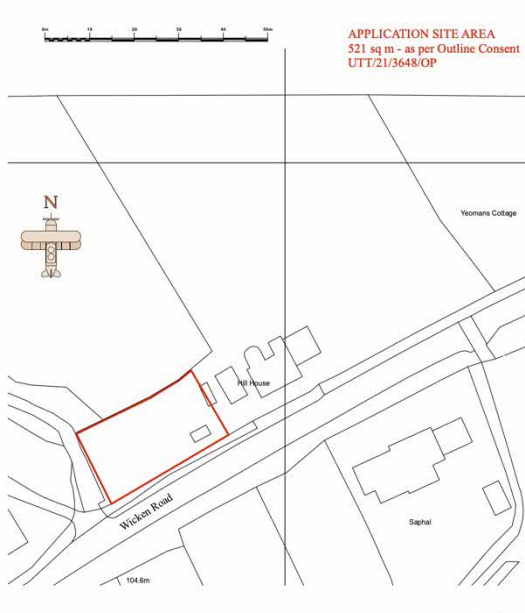
**John Dickie Associates**  
**Consultants in Architecture and Planning.**  
**Chartered Building Engineers**  
**5, Victor Way, Cherry Holt Road, Bourne, Lincs PE10 9PT**

<b>Validation Requirement</b>	<b>Comment</b>
Completed Form	Enclosed with application.
Site Location Plan	Enclosed with application.
Block Plan	Enclosed with application.
Existing and Proposed Elevations	Enclosed with application.
Existing and Proposed Floor Plans	Enclosed with application.
Existing and Proposed Site Sections, Finished Floor Levels and Site Levels	Enclosed with application.
Roof Plans	Enclosed with application.
Ownership Certificates	Enclosed with application.
Agricultural Holdings Certificate	Enclosed with application.
Design and Access Statement - including a Planning Statement	Enclosed with application.
Appropriate Fee	Enclosed with application.
Affordable Housing Statement	Not necessary.
Agricultural, forestry and other Occupational Dwellings Appraisal	Not applicable
Air Quality Assessment	The Proposed Development is not inside or adjacent to an AQMA and will not result in the designation of an AQMA, as such this Assessment is not considered necessary.
Biodiversity Enhancement Proposals	Enclosed with application.
Daylight/Sunlight Assessment	Not necessary.
Environmental Statement	There are no Environmental Impact Assessment issues arising from this proposal thus it is considered that an Environmental Statement is not required.
Flood Risk Assessment	Not required

Foul Sewerage Scheme	Enclosed with application.
Heritage Statement	The Proposed Development does not affect a Listed Building or its setting and is not within a conservation area, as such this Statement is not considered necessary.
Land Contamination Assessment	Not necessary.
Landscape Details	Enclosed with application.
Lighting Assessment/ Lighting scheme	Enclosed with application.
Noise Assessment	Not necessary.
Open Space Assessment	Not necessary.
Parking Provision	Enclosed with application.
Photographs and Photomontages	Enclosed with application.
Planning Obligations – Draft Head(s) of Terms	Not necessary.
Planning Statement	See subsequent sections of this Statement.
Site Waste Management Plan	Not necessary.
Structural Survey	Not necessary.
Transport Assessment	Not necessary.
Travel Plan	Not necessary.
Tree Survey/ Arboricultural Implications	Not considered necessary.
Ventilation/ Extraction Statement	Not necessary.
Sustainability Statement and Health Impact Assessment	Not necessary.
Renewable Energy Statement	Enclosed with application.
Waste Design Guide Toolkit	Not necessary.
Water Conservation Strategy.	Not necessary.



# Appendix A. Scheme Drawings



**HEALTH AND SAFETY**  
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974. The contractor shall ensure that all health, safety and welfare measures required under or by virtue of the provisions of any enactment or regulations, or the working rules of any industry are strictly complied with.

**Hazardous Substances**  
When hazardous substances are identified as being either flammable, toxic, corrosive and explosive, arrangements must be made to ensure that the use, handling, storage and transport of such substances is safe and without risk to health. A written assessment must be made and if the substance is identified as hazardous, necessary control methods, protective clothing and monitoring established.  
The employees working with hazardous substances must be fully informed on the hazard and suitably instructed on safe handling use of the substance.  
Safe systems of work  
Safe systems of work need to be established for all operations of work by relevant supervisors and management. Risk assessments will need to be undertaken and where significant, a method statement completed. These need to be reviewed to ensure that they reflect the hazards, bearing in mind the constantly changing nature of a construction site. Should there be any changes to established safe systems of work, these require to be referred to the originator, whereby revised risk assessments and method statements can be produced.  
Adequate arrangements must be made to keep workplaces in a clean, orderly and safe condition.  
Provide and maintain safe means of access to and from all working areas and keep clearly marked as appropriate.  
The environment of the workplace shall be safe and without risk to health. Satisfactory levels of lighting, temperature, dust, noise, etc., must be maintained.  
The requirements of the health and safety at work etc. act 1974 and all duties and obligations imposed by the act, management of health and safety at work regulations 1992 and the construction (design and management) regulations 1994; and all other acts and regulations are to be complied with.  
Plant and machinery  
All plant and machinery must be used correctly and be safe and without risk to health. Only competent persons may operate plant and machinery and be trained where necessary.  
All plant and machinery must be inspected, serviced and maintained as necessary, all of which shall be properly documented.  
Statutory tests and thorough examinations will be undertaken where necessary and correct documentation be maintained.  
The contractor will provide and maintain a working environment which is safe and without risk to the health of both its employees and persons who may be affected by its employees.

**GENERAL**  
No work to commence until all statutory approvals have been obtained.  
All dimensions are to be checked on site by contractor prior to the commencement of work. Drawings have been prepared solely for the procurement of statutory approvals.  
All dimensions are in millimeters.  
All levels shown are in meters.  
No work is to commence on site until all structural calculations have been approved by the appointed Building Control authority.  
Any alterations to the design are to be formally agreed with the Local Authority Planning Department if Town and Country Planning Act legislation applies.  
Exact boundary positions are to be determined by reference to the Title Plans and Title documents to the property.  
The entire structure is to be built within the legal boundaries of the site with any encroachments over any boundaries formally agreed with adjoining property owners.

**NOTES**  
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All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.  
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers printed instructions.  
All Building Regulations inspections are to be carried out at the appropriate stages of work. If applicable, the development must comply with any and all relevant Planning consents.

**EXTERNAL SURFACE WATER DRAINAGE**  
Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H.  
Hard surfaces around the building should be provided with a proprietary non-slip permeable surface laid to manufacturer's details and in compliance with BS6717, to allow adequate drainage, or provided with a non-slip surface and cross fall of 1:40 - 1:60 draining away from the building (for a minimum of 500mm) to a suitable soakaway.  
Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

**SOLID WASTE STORAGE (REFUSE)**  
Bin storage to be in accordance with BS 5906:2005 Code of Practice for waste management in buildings to ensure that there is suitable spaces/enclosures for bins.  
Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority.  
The new dwelling is to be provided with an area of 1.2m x 1.2m for refuse storage containers. Separate containers are to be provided for recycling and non-recycling household waste. Waste collection that are less than weekly may require increased capacity as agreed with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 0.25m<sup>3</sup> per dwelling or as agreed with the Waste Collection Authority.  
Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the household does not need to carry refuse more than 30m. Refuse storage areas are to be positioned away from any windows and ventilators and are not to impede access into the dwelling.

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**PLANNING CONSENT COMPLIANCE**  
The soft landscaping scheme shall be carried out as approved no later than the first planting season following the occupation of the dwelling to which it relates or the completion of development, whichever is the earlier. The management plan shall be implemented in accordance with the details contained therein.  
Any trees, shrubs or hedges forming part of the approved landscaping that die, are removed, become diseased or unfit for purpose (in the opinion of the LPA) within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the Developers, or their successors in title with an equivalent size, number and species being replaced. Any replacement trees, shrubs or hedges dying within five years of planting shall themselves be replaced with an equivalent size, number and species.  
Thereafter the planting scheme shall be carried out in accordance with the approved details at the first available planting season.



**APPROVED DOCUMENT R**  
Physical infrastructure for high-speed electronic communications networks Building to be equipped with high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.  
So that copper or fibre-optic cables or wireless devices capable of delivering bandwidth speeds greater than 30 Mbps can be installed. A suitable position for at least one network termination point should be provided for dwelling as well as a suitable access point.  
If more than one dwelling must have a common access point for high-speed electronic communications networks

**ACCESSIBILITY**  
**LEVEL DWELLING APPROACH**  
Provide a level approach to the principal entrance door no steeper than 1:20 and at least 900mm wide, with cross falls no greater than 1:40. Approach surface material to be firm and non-slip, capable of supporting the weight of a wheelchair and its user (loose material such as gravel and shingle would not be suitable).

**ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING**  
Entrance door to have an accessible level threshold provided with a weather bar (maximum height 15mm) with suitable drainage channel. Landings to have a fall of 1:40-1:60 away from the door.  
Principal entrance door to have a minimum 75mm clear opening between the door leaf and doorposts.

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Proposed Development at  
Hill House, Wickem Road, Clavering CB11 4QT

Drawing Title : Site Location

Date : January 2024

Scales 1 to 1000 at A3 Portrait  
Drawing No JDA/2023/925/LOCATION.001



**INTELLIGENT LIGHTING DETAILS**  
The integrated lighting installation will be controlled by 'Smart Home' technology controlling security, lighting, climate control, cameras and domestic devices - wireless technology controlled from a central management system adjusting in response to weather, circumstance and individual need.  
All internal lighting to be low energy LED. LED 'strips' to be used in all habitable rooms to provide 'indirect light'.  
All internal and external lighting will be automatically switched off or dimmed by movement detectors.  
Lighting will be directed downwards wherever possible to illuminate its target. If there is no alternative to up lighting, then the use of shields and baffles will help reduce light spill to a minimum.

**FIXED EXTERNAL LIGHTING**  
Install low energy light fittings that only take lamps having a luminous efficiency better than 80 lumens per circuit watt.  
External light fittings to have both the following:  
- Automatic controls which switch luminaires off in response to daylight  
- If luminous efficacy is 75 light source lumens or less automatic controls which switch luminaires off after the area lit becomes unoccupied, if luminous efficacy is greater than 75 light source lumens, manual control can be installed.  
Dwelling primary energy rate and dwelling emission rate calculations to account for the efficacy of lamps installed in the fixed lighting installations.

**LIGHTING DESIGN REQUIREMENTS**  
The site at present has no major external lighting due to the rural nature of its location.  
It is proposed to carry a minimal lighting theme through the development ensuring safe access to all pedestrians; this would be to continue the character of lighting suitable for a rural location and therefore reduce the impact on the surrounding areas. It is likely that access points and pedestrian pathways within the development will implement external lights to the face of the building; however, these will be of a low-level design with PIR movement sensors to ensure minimum impact/light pollution.  
Established and proposed planting bolts around and within the development would assist in screening the additional light from neighbouring areas, once again reducing any potential impact.  
The lighting design of this site should be carried out by a competent person governed by the Institution of Lighting Professionals.  
It is recommended that the street lighting design proposals for this site shall be designed in accordance with BS5489-1:2020 & BS EN 12031-2:2015.  
Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light (GN01: 2021) should be adhered to. This will ensure that lighting designs produced are suitable and sensitive to their surroundings.  
New lighting in accordance with Guidance Note 08/18 - Bats & Artificial Lighting in the UK - Bat Conservation Trust & Institute of Lighting Professionals.  
New external lighting/security lighting shall have controlled spillover.  
In addition, motion sensing timers shall be used in the provision of external lighting.

**Environmental Zone**  
E2 Low District Brightness.  
Sparsely inhabited rural areas, village or relatively dark outer suburban location

**MITIGATION MEASURES**  
During Construction  
Mitigation of the effects of the lighting installation during construction phase will include the following:  
During construction, specifying working hours, use of lighting, location of temporary floodlights in the construction compound and agreeing these with the local council. Lighting to be switched off when not required specifically for construction activities or required health and safety or security.  
Adhere to best practice measures as recommended by the Institution of Lighting Professionals (ILP), Health & Safety Executive (HSE) and CIE (International Commission on Illumination) guidance.  
Lighting solutions will be selected to reduce light pollution. Specifically, designed luminaires will be selected to minimise upward spread of light. The optics in the luminaires will control the distribution of light to avoid overspill, sky glow and glare.  
Glare will be kept to a minimum by ensuring the main beam angle of all lights directed towards any potential observer is not more than 70°. Higher mounting heights allow lower main beam angles, which can assist in reducing glare.  
Restrict lighting to the task area using horizontal cut-off optics and zero tilt.  
Operate curfew and minimise the duration of any lighting (switch off or part-night dimming).

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All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers printed instructions.  
All Building Regulations inspections are to be carried out at the appropriate stages of work.

**CDM REGULATIONS 2015**  
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).  
Domestic clients  
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transfer to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health & Safety Executive is to be notified as soon as possible before construction work starts if the work:  
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.  
Or: (b) Exceeds 500 person days.

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Proposed Development at  
Hill House, Wickem Road, Clavering CB11 4QT

Drawing Title : Proposed Lighting

Date : January 2024

Scales 1 to 250 at A3 Portrait  
Drawing No JDA/2023/925/LIGHTING.001



SHED DETAILS



PLANNING APPLICATION DRAWING

**EXTERNAL SURFACE WATER DRAINAGE**  
Drainage of paving areas to be carried out in accordance with BS 6367:1983 and Approved Document H.  
Hard surfaces around the building should be provided with a proprietary non slip permeable surface laid to manufactures details and in compliance with BS717, to allow adequate drainage or provided with a non slip surface and cross fall of 1:40 - 1:50 draining away from the building for a minimum of 500mm to a suitable soakaway.  
Paths, driveways and other narrow areas of paving should be free draining away from any buildings to a pervious area such as grasslands or to a suitable soakaway.

The proposed access has pedestrian visibility splay of 2m x 2m at the access point with no obstructions over 600mm high within the visibility splay.  
Vehicle to vehicle visibility splay are x = 2.4m and x - y = 43m

Indicates crated soakaways  
Location of percolation test

**RAINWATER DRAINAGE**  
Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 80mm dia UPVC downpipes. Rainwater taken to new soakways situated a min. distance 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill.

**UNDERGROUND FOUL DRAINAGE**  
Underground drainage to consist of 110mm diameter UPVC proprietary pipe work to give a 1:40 fall laid on 100mm granular bed conforming to BS848 1983, Table 4 and selected as dug backfill to 1:40 gradient to mains connection. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1:2009.  
Drains with less than 900mm cover under roads/parking to have reinforced concrete bridging over. Drains with less than 600mm cover not under roads/parking to have concrete paving slabs with drainage pipes with 75mm granular fill between top of drain and underside of slab. PVC-U root bands to base of soil stack and trapped back inlet gully (low-back P trap and square hopper) bedded and surrounded with 100mm concrete. 450mm dia polypropylene inspection chambers bedded on selected as-dug material with cover and frame. Class A15 (BS-EN 124) cover and frame for paths and planted areas. Class B125 (BS-EN 124) cover and frame in roads and parking areas. Concrete bed and surround to cover frames.  
Lightweight inspection chamber covers to be of access down type.  
Drains under building encased in 25mm fibreglass and 100mm concrete, cast integrally with floor slab where crown within 100mm of slab underside.  
Flexible drain joint to be provided within 150mm of entering building and within 150mm of inspection chamber connection, followed by 600mm long 'rocker' pipe.  
Protect drains passing through walls from differential settlement with 25mm fibreglass wrap and felt over.  
Fill drain trenches with concrete where within one metre of building and lower than foundation, up to lowest level of foundation. Where further than one metre from building, fill drain trench with concrete up to level below foundation equal to distance from building less 150mm.

Excavating / Backfilling:  
Lower part of trench -  
From bottom to 300m above crown of pipe the trench must have vertical sides and be of a width as small as practicable but not less than external diameter of pipe plus 300mm or larger dimension if specified.  
Formation for beds generally -  
Excavation to formation immediately before laying beds or pipes. Remove mud, rock protrusion, boulders and hard spots and replace with consolidated bedding material. Hacking loose soil spots by stamping in bedding material.

**UTILITY TRENCHES NEAR TREES**  
Hand Dig Method of Excavation within the Root Protection Area of the Tree or Trees for installation of Pipe Work (if required)  
Where installation of pipe work for water, electricity, gas or drainage purposes needs to be undertaken within the root protection zone of the tree, a hand dig method of excavation will be undertaken.  
Where possible the route and location of such pipes/features should be kept as far from the further possible point from the location of the tree to minimise damage to the tree roots, ideally this should be out of the RPA.

**INSPECTION CHAMBERS**

Generally, underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have both double sealed openings in buildings and be adequate for vehicle loads in driveways.  
Inspection chambers to be located as shown on drawings.  
Exact depth and size to be agreed on site with Building Inspector.  
Other chambers to be formed in brickwork.  
Inspection chambers with inverts greater than 900mm to be purpose formed polypropylene chambers or equal approved.  
25mm thick brick walls in semi-engineering brick laid in English bond. Bricks with frogs to be laid with frog uppermost.  
Heavy duty covers and frames in roads and parking areas, medium duty elsewhere.  
Walls to be finished with waterproof mortar and to be flush and smooth.  
Walls to be built of minimum 150mm thick concrete base and dimensions not less than outside dimensions of chamber.  
Exact depth and size of chambers to be agreed on site with Building Inspector.  
Back inlet gullies to be bedded and surrounded in 150mm concrete. Gullies to be roddable.  
Connection to off-sewers to comply with Local Authority details.

**Manhole Covers and Frames**

The manhole covers and frames for roads shall be the heavy duty cast iron non-riveting three point suspension type, constructed in low triangular section and linked together with mild steel bolts.  
All manhole covers and frames for BS Ref: 'MA60' or have a 600mm x 600mm clear opening and be Inter Drainage Castings 'Silent Knight' range, cast iron No. DC5017 (Broad No. 70C) or ductile iron No. DC5050 or Stanton and Savelly 'Chaifant' ductile iron BS1187 (Design Castings 'Dreadnought' range ductile iron No. DC5055).  
The medium duty pattern manhole covers and frames for foot of cast iron weigh not less than 100kg (20wt), all in accordance with BS 877 (Grade B).  
They shall be set at the circular type to give clear opening of 600mm (24") or may alternatively be to BS Ref: MB2 - 600mm by 600mm clear opening.

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Proposed Development at  
Hill House, Wicken Road, Clavering CB11 4QT

Drawing Title : Proposed Site Layout with Drainage

Date : January 2024

Scales 1 to 250 at A3 Portrait

Drawing No JDA/2023/925/DRAINAGE.001



Unapproved parking on public roads will not be allowed. Any local traffic management measures (if required) for site access will be agreed with the local highway authority.  
There will be no on-street loading or unloading.  
All trucks leaving site with waste or rubble etc. will be required to be fully sheeted to minimise the risk of dust/debris on the highway.  
Temporary traffic management orders are not envisaged to be necessary for this project. Should this alter to accommodate delivery of large materials or plant we shall promptly coordinate with the Council Highway Department to discuss requirements and solutions.  
Any storage of fuel is to be on an impervious base well away from any surface water drainage and with sand spill kits close at hand in case of any spillage.  
Best practicable means of preventing, reducing and minimising dust, noise and emissions will be adopted. It is expected that the Proposed Development will adhere to the relevant Code of Practice during construction.

**CEMP Notes**

'Hera' fencing shall be utilised to securely enclose the Site Compound, delineate the perimeter of the Site and ensure that the Members of the Public are segregated from the construction works.  
Site lighting shall be designed, positioned and directed so as not to unnecessarily intrude on passing drivers on public highways and so as not to direct light into any windows or properties outside the site.  
Hours of working  
To minimise noise impacts on the existing residential dwellings, we propose that 'construction work' shall only be carried out between the hours of 7:30 am to 6:00 pm Monday to Friday and 9:00 am to 1:00 pm on a Saturday. Construction work shall not be carried out on Sundays or Public Holidays. The term 'construction work' shall include mobile and fixed plant/machinery, (e.g. generators) radars and the delivery of construction materials.

The proposed temporary compound areas as shown are where the developer proposes to carry out wheel washing. These areas will be formed of suitable hardstanding materials with a 25 mm gravel bed. The wheel wash will be conducted before a vehicle leaves the site and takes place on the gravel hardstanding. An operative from the site personnel will be designated to ensure a wheel wash and chassis clean is carried out for all vehicles that have been visually inspected and deemed to require cleaning.  
The wheel and chassis of all vehicles will be thoroughly cleaned and brushed using a Hilta 3000 PSI diesel pressure washer (or equivalent) - see details

The proposed access has pedestrian visibility splay of 2m x 2m at the access point with no obstructions over 600mm high within the visibility splay.  
Vehicle to vehicle visibility splay are x = 2.4m and x - y = 43m

The proposed temporary compound areas as shown on the site layout plan (Temporary Works) are where the developer proposes to carry out wheel washing. These areas will be formed of suitable hardstanding materials with a 25 mm gravel bed. Construction and delivery vehicles will comprise of HGVs & small van type vehicles. The site access area is already a car park - the potential for mud to spread is much reduced.  
A small car park will be dug in the vicinity of the parking wheel washing area to act as a soakaway.  
The wheel wash will be conducted before a vehicle leaves the site and takes place on the gravel hardstanding. An operative from the site personnel will be designated to ensure a wheel wash and chassis clean is carried out for all vehicles that have been visually inspected and deemed to require cleaning.  
The wheel and chassis of all vehicles will be thoroughly cleaned and brushed using a Hilta 3000 PSI diesel pressure washer (or equivalent) - see details below.

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**Site Compound Off-site Welfare:**  
The management of the construction of this project will require a site set-up comprising offices, toilet and changing facilities.  
All of the above temporary facilities will be removed at the end of the construction period.  
'Hera' fencing shall be utilised to securely enclose the Site Compound, delineate the perimeter of the Site and ensure that the Members of the Public are segregated from the construction works.  
Care shall be taken to ensure that the 'Hera' fencing is adequately supported.  
Signage attached to the perimeter 'Hera' fence at no greater than 10.0m centres shall warn members of the public of 'Construction Works - Danger Keep Out'.  
There will be controlled access to the site, for both security and safety reasons.  
At night the site compound will be kept locked, and the offices alarmed.  
The developers are very aware that construction sites are a "danger" for children. The developers will install physical barriers, hoardings and screens to ensure that the site is kept secure.

Care shall be taken to ensure that the 'Hera' fencing is adequately supported.  
Signage attached to the perimeter 'Hera' fence at no greater than 10.0m centres shall warn members of the public of 'Construction Works - Danger Keep Out'.  
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The developers are very aware that construction sites are a "danger" for children. The developers will install physical barriers, hoardings and screens to ensure that the site is kept secure.

Care shall be taken to ensure that the 'Hera' fencing is adequately supported.  
Signage attached to the perimeter 'Hera' fence at no greater than 10.0m centres shall warn members of the public of 'Construction Works - Danger Keep Out'.  
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**Parking/Loading and unloading:**  
Temporary parking and turning and loading and offloading arrangements are shown on the CEMP Site Plan - the entire 'shared surface' private drive area will be formed with a hardstanding/sub-base to facilitate access for construction and for all vehicles to manoeuvre and park safely.  
Delivery vehicles will reverse towards the designated area and then be carried out the site and before leaving the site a wheel wash will be carried out as previously described.  
Dedicated and designated areas for site personnel and visitors are indicated on the CEMP Site Plan.  
Unapproved parking on public roads will not be allowed. Any local traffic management measures (if required) for site access will be agreed with the local highway authority.  
There will be no on-street loading or unloading.  
All trucks leaving site with waste or rubble etc. will be required to be fully sheeted to minimise the risk of dust/debris on the highway.  
Temporary traffic management orders are not envisaged to be necessary for this project. Should this alter to accommodate delivery of large materials or plant we shall promptly coordinate with the Council Highway Department to discuss requirements and solutions.  
Any storage of fuel is to be on an impervious base well away from any surface water drainage and with sand spill kits close at hand in case of any spillage.  
Best practicable means of preventing, reducing and minimising dust, noise and emissions will be adopted. It is expected that the Proposed Development will adhere to the relevant Code of Practice during construction.

**SOLAR ELECTRIC (PHOTOVOLTAIC) - IF SPECIFIED**  
Installation to be in compliance with all manufacturer's details and specifications, the British Standard Approved Document F: Photovoltaics (PV) and BS EN IEC 61730  
Installation must not impair the weather tightness of the roof. All penetrations through the roof to be weatherproofed and covered with suitable flashing, purpose-made tiles, etc.  
Installation to have sufficient resistance to wind suction forces for the location.  
The installer to calculate the wind loads for the location (taking into account the local wind speed, site altitude and topography, building height and roof configuration) and choose components of kits with a declared wind resistance that exceeds those wind loads.  
The roof structure to be designed to accommodate the load of the collector, advice of a structural engineer to be sought if required.  
All penetrations to be weatherproofed through the roof covering with suitable flashings, purpose-made tiles, etc.  
All components to have adequate resistance to the external spread of flame in compliance with Part B4 of Approved Document F.  
Ensure the panels are not fitted in the shadow of overhanging branches, a chimney or aerial.  
For the installation of a grid-connected system, the local Distribution Network Operator (DNO) will need to be notified if the system output exceeds 16A per phase (Engineering Recommendation G63).  
An electrical fused spur outlet will normally be required. Pumps and controls should be located so that they are accessible for maintenance.  
Solar electric panels should be inclined as steeply as possible to ensure that rain and dirt run off quickly.  
Ventilation to be provided around the inverter and control equipment.  
Fix permanent labels to wiring, junction boxes, etc.  
Ensure that the system is commissioned properly and not for correct operation.  
Provide operating instructions and maintenance recommendations for the homeowner.  
An EPC to be provided with Feed-in Tariff (FIT) application showing the energy efficiency of the building the installation is attached to or show that provide electricity to a Level D or above.  
System to be commissioned and tested for correct operation in accordance with the MCS-012 standard.  
All electrical work to be undertaken by a Part Registered Electrician (i.e. NAPIT, ELECSA and NICEIC).

Proposed Development at  
Hill House, Wicken Road, Clavering CB11 4QT

Drawing Title : CEMP

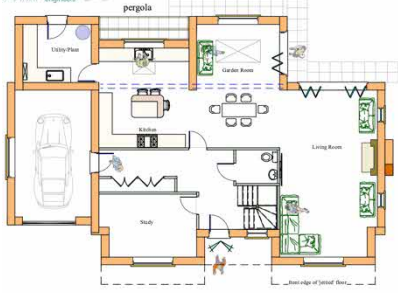
Date : January 2024

Scales 1 to 500 at A3 Portrait

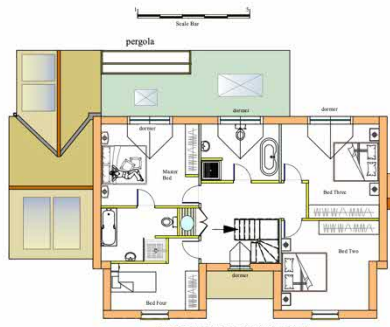
Drawing No JDA/2023/925/CEMP.001

John Dickie Associates  
Chartered Building Engineers  
5, Victor Way, Cherry Hill Road,  
Bourne, Lincs PE10 9PT  
Tel 07778 297733 jda@ndirect.co.uk





PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

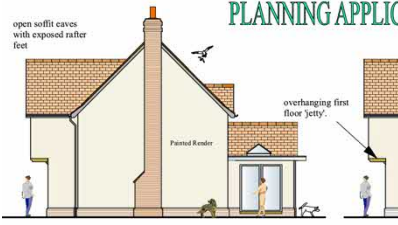
**NOTES**  
 Do NOT scale from this drawing or any other prepared by JDA in connection with this project.  
 This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.  
 The Contractor is to check all dimensions on site and report any discrepancies BEFORE TO commencing work.  
 All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail to that design amendments may be considered.  
 All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers' printed instructions.  
 All Building Regulations inspections are to be carried out at the appropriate stages of work.

**External Materials**  
 Walling: Brick pinn - The Classic Brick Company's Weathered Orange  
 Handmade bricks  
 Roof Tiles  
 Bespoke Clay plain tiles (Hawkhurst) with matching valley tiles  
 Dormer gables  
 Clay tile hanging on main roof  
 RW Goods  
 A1 EW Cladding - 110mm black plate half roof. Black 90mm downpipes  
 Dormer and main roof  
 Fitted floor and porch roof supports  
 Unventilated C/W

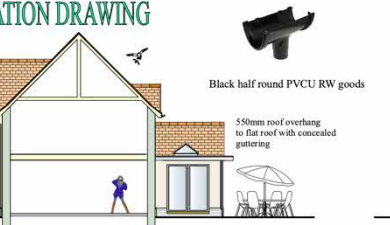


The Classic Brick Company's Weathered Orange  
 Handmade bricks  
 Topesfield Hall Farm,  
 Great Yeldham Road,  
 Topesfield, Halstead, Essex, CO9 4LS

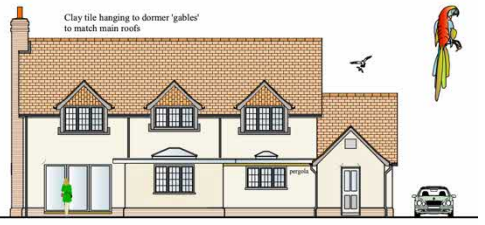
### PLANNING APPLICATION DRAWING



PROPOSED SIDE ELEVATION



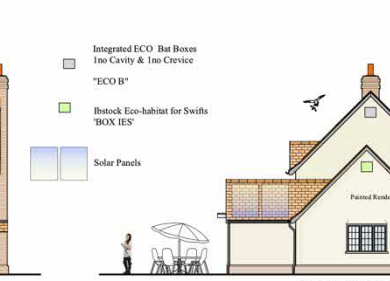
PROPOSED SECTION



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION

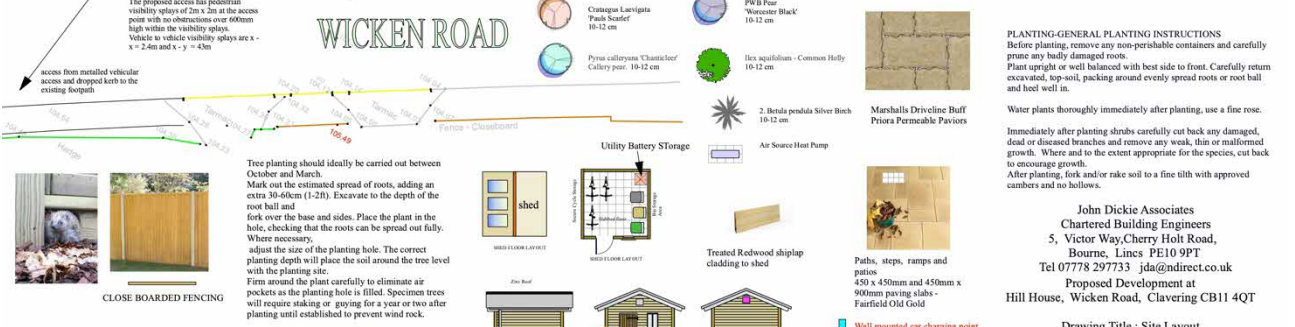
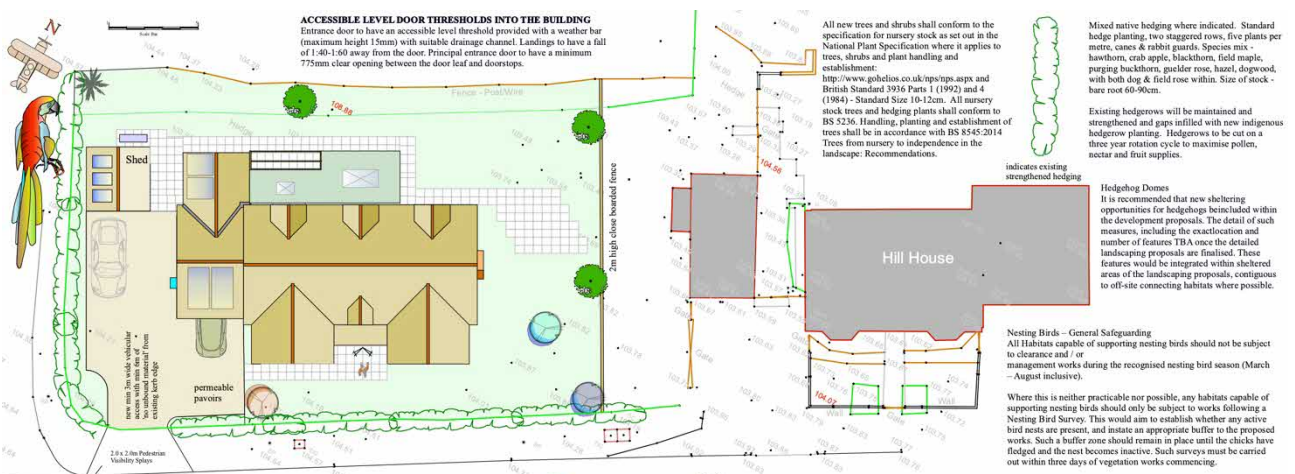


PROPOSED SIDE ELEVATION

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Proposed Development at  
 Hill House, Wicken Road, Clavering CB11 4QT

Drawing Title : Draft Proposal  
 Date : January 2024  
 Scales 1 to 200 at A3 Portrait  
 Drawing No JDA/2023/925/LAYS/ELEVS.001



**PLANTING-GENERAL PLANTING INSTRUCTIONS**  
 Before planting, remove any non-permeable containers and carefully prune any badly damaged roots.  
 Plant upright or well balanced with best side to front. Carefully return excavated, top-soil, packing around evenly spread roots or root ball and level well in.  
 Water plants thoroughly immediately after planting, use a fine rose.  
 Immediately after planting shrubs carefully cut back any damaged, dead or diseased branches and remove any weak, thin or malformed growth. Where and to the extent appropriate for the species, cut back to encourage growth.  
 After planting, fork and rake soil to a fine tilth with approved canners and no hollers.

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Proposed Development at  
 Hill House, Wicken Road, Clavering CB11 4QT

Drawing Title : Site Layout  
 Date : January 2024  
 Scales 1 to 250 at A3 Portrait  
 Drawing No JDA/2023/925/SITE.001

**John Dickie Associates**  
**Consultants in Architecture and Planning.**  
**Chartered Building Engineers**  
**5, Victor Way, Cherry Holt Road, Bourne, Lincs PE10 9PT**

