

# Construction Method Statement

Rewilding project including provision of woodland, construction of a wetland lake and angling lake and erection of anglers boathouse/tractor shed

Land East of Valley Lane  
Great Finborough  
Stowmarket  
Suffolk  
IP14 3BD

For Mr & Mrs A. Hart

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Ref: 485 – CMS01



CHERRY TREE COTTAGE · HITCHAM ROAD · WATTISHAM  
IPSWICH · SUFFOLK · IP7 7LD  
T. 01449 723186 E. [sjb@sjbdesigns.co.uk](mailto:sjb@sjbdesigns.co.uk)

## Introduction

This statement accompanies the discharge of conditions application for the proposed rewilding works including provision of woodland (works outside of submitted red line boundary), construction of a wetland lake and angling lake and erection of anglers boathouse/tractor shed. Planning approval has been granted under planning approval reference DC/23/03826.

## Construction Worker/Delivery Traffic

All construction worker vehicles to be parked within the confines of the site at all times. The only exception being during the construction of the new vehicular access and driveway. During this time, vehicles to be parked on the existing concrete hard standing opposite Tiger Lodge (owned by the applicants). A designated parking area for construction workers will be located within the site on the new hard standing area. This hard standing will be formed at the commencement of the project to facilitate safe entrance and exit from the development site. All delivery vehicles to enter the site to load/unload as applicable with suitable turning head. All deliveries are to be between the hours of 8:00 & 17:00 Monday to Friday. The plan prepared for construction management has a designated unloading area(s) within the confines of the site to ensure that there is no construction traffic outside of the development site.

## Site Access

Access to the site will be from the new vehicular access point located to the north of plot 1 (refer to drawing 529-VS01) with the existing access point being utilized until such a time that the new vehicular access has been installed to highways approval.

An existing public footpath crosses the site and this will be protected with Heras style fencing throughout the construction period to ensure member of the public crossing the site are kept safe and that they cannot enter the construction site accidentally.

## Site Storage of Construction Materials

Site storage will be located wholly within the confines of the site with a designated materials compound where required. The storage of materials on site is to be kept to a minimum. Where storage is required on site this is to be restricted to a maximum height of 2.5m above ground level with the exception of roof trusses (where applicable) which will be stored strictly in accordance with BS 5268, Pt. 3 1985.

All on site storage is to be restricted with no materials stored being located within 1m of the site perimeter. With a phased construction the storage siting will vary to accommodate phase and build stage.

### Construction method

The proposed development proposes a portal frame structure and pre-fabricated timber frame panels. The proposed timber frames utilize timber from sustainable FSC sources only. This proposed methodology will also ensure that large vehicular traffic movements would be minimized.

### Hours of Working

The proposed hours of working/construction where all deliveries/collection of materials to/from the site are to be limited to the following; work on both Sundays & bank holidays is not permitted.

Monday to Friday      08:00-18:00

Saturdays                09:00-13:00

### Perimeter Fencing

A combination of Hoarding, fencing and Heras style protective fencing is to be provided to the site perimeter to make the site secure. Hoarding/Heras fencing will be provided to the site frontage with suitable access provision provided. A gated access to the site will be provided which will be closed and locked at all times when the site is unattended. Heras fencing is to be erected prior to construction works commencing on site. Upon completion of works this will be removed and the landscaping installed.

### Tree Protection

No trees are located within the red line application boundary and thus there are no tree protection works required.

### Wheel Washing

Where applicable wheel washing is to be undertaken within the confines of the site and located in a position where it will not contaminate new permanent hardstanding. All cleaning to be carried out on an area of permeable hard-standing formed with large 'nugget' style crushed concrete. All efforts will be made to avoid the need for wheel washing with hard standing areas (roads) installed as part of phase one works to ensure suitable access for deliveries etc. Where wheel washing is to be undertaken this will be via the provision of a 1000 litre bowser and pressure washer.

### Dust Suppression

Where applicable water /misting to be used to dampen down dusty surfaces to avoid the spread of dust into the air. This will be either by a 2000 litre towable water bowser to dampen down dust surfaces or through power tool attachments.

### Construction Timescales

The estimated timescales for the proposed development is for the project to commence in late Spring/Early Summer 2024 with all groundwork activity to be undertaken between 1 February & 31 August (inclusive) with completion of the property expected in Spring 2025.

### Site Compound/Portaloo's

Site welfare facilities will be used to provide an office/welfare facilities with portaloo's provided to suit number of on site workers. A designated site compound is allocated. The site to be made secure with the use of Heras fencing the to perimeter and internal divisions as necessary.

### Haul Routes for Construction Traffic

To avoid impact on the local road network all materials where possible will be sourced from local suppliers thus reducing the carbon footprint. The proposed vehicular access routes will be for vehicles to access/exit the site from/to the North from the village of Great Finborough with good access to the town of Stowmarket and the A14 and other associated main roads.

### Waste & Recycling

Multiple skips will be on site to facilitate the safe removal and reuse of materials on site. This will also ensure that waste can be stored and remove appropriately. The separate storage will enable recyclable materials to be stored separately and treated appropriately.

### Monitoring and Review

A weekly review of the site and processes is to be carried out by the site manager to establish where improvements/changes can be made. This review will determine levels of materials on site, storage areas, condition of site, construction workers.