

CONSTRUCTION METHOD STATEMENT, 172 Littleworth Lane, Whitley, Melksham

March 2026

Client: Michael Pearce & Holly Whittle

Address: 172 Littleworth Lane, Whitley, Melksham SN12 8RF

Proposal: 2 Storey extension and associated external works

Planning Ref: PL/2026/00489

1. Introduction

This Construction Management Statement (CMS) has been prepared in support of the proposed two storey extension at 172 Littleworth Lane, Whitley.

The purpose of this document is to demonstrate how demolition and construction works will be managed to minimise disruption to neighbouring properties, users of the access track and the surrounding environment.

All works will be undertaken by a competent contractor in accordance with relevant health and safety legislation including the Construction (Design and Management) Regulations 2015 (CDM 2015).

2. Site Access

Access to the property is gained via an unpaved access track extending from Littleworth Lane which also forms Public Footpath MELW72. The track is understood to be in the ownership of the Neston Park Estate.

The property at 172 Littleworth Lane is an established residential dwelling which has historically been accessed via this track, and has a legal right of access.

The applicant acknowledges that the footpath is a highway maintainable at public expense, but only to a standard suitable for pedestrian use.

3. Rights of Way and Highway Authority Requirements

The applicant acknowledges the comments of the Highway Authority and confirms the following:

- Prior consultation will take place with the Rights of Way Countryside Access Officer (CAO) at Wiltshire Council before any demolition or construction traffic uses the route.
- Any safety, mitigation or reinstatement measures required by the CAO will be agreed and implemented prior to the commencement of construction traffic movements.
- The development will not obstruct Public Footpath MELW72 at any time during demolition or construction works.

The applicant also acknowledges that:

- It is an offence under Section 131A of the Highways Act 1980 to disturb the surface of a Public Right of Way without lawful authority, and
- It is an offence under Section 137 of the Highways Act 1980 to obstruct a Public Right of Way.

No materials, plant, temporary structures or excavations will be placed on the footpath without the prior agreement of the Highway Authority.

4. Construction Vehicle Restrictions

Due to the nature of the access track and the limited turning area near the site, construction vehicle sizes will be restricted.

- Where possible construction vehicles will be limited to dual axle fixed bed vehicles or vehicles of a similar size.
- Large articulated lorries will not be permitted to access the site.
- Deliveries will be carefully scheduled and coordinated to prevent multiple vehicles arriving at the same time.

The track terminates in a small turning head close to the site entrance, which will be used to allow vehicles to turn safely. This area along with the site entrance will allow vehicles to turn without damaging the grass verge.

5. Protection of the Footpath and Access Track

The access track is unpaved and is in poor condition. It is shared with other users including pedestrians, other dwellings along Littleworth Lane and farmers.

To protect the route:

- A photographic record of the existing condition of the track and footpath will be undertaken prior to the commencement of demolition or construction works.
- The applicant will be responsible for repairing any damage to the track arising from the construction works, reinstating it to a condition no worse than that recorded in the photographic record.
- Vehicles will travel slowly and carefully along the track to minimise disturbance and damage.

6. Pedestrian Safety

As the access track also forms Public Footpath MELW72, pedestrian safety will be carefully managed during the construction period.

The following measures will be implemented:

- Banksmen will be present whenever construction vehicles enter, leave or manoeuvre along the track.
- No reversing will take place along the track without the assistance of a banksman.
- Pedestrians will always be given priority and vehicles will proceed at very low speeds.

These measures will ensure the continued safe use of the Public Right of Way throughout the construction period.

7. Contractor Parking

All contractor parking associated with the development will take place within the curtilage of 172 Littleworth Lane.

There will be:

- No contractor parking along the access track, and
- No obstruction of the public footpath.

8. Deliveries and Material Storage

Deliveries will be managed to minimise disruption.

- Deliveries will be scheduled and coordinated by the contractor.
- Delivery times will avoid busier periods where possible to minimise interaction with pedestrians using the Public Right of Way.
- Materials will be unloaded promptly and stored within the site boundary.

No materials, plant or equipment will be stored on the public footpath.

9. General Construction Practices

The contractor will adopt good construction management practices including:

- Maintaining a clean and tidy site.
- Managing waste through appropriate storage and removal to licensed facilities.
- Taking reasonable measures to minimise noise, dust and disturbance.
- Complying with any construction working hours imposed by the Local Planning Authority.

10. Implementation

The appointed contractor will be responsible for ensuring the measures set out within this Construction Management Statement are implemented for the duration of the demolition and construction works.

All contractors, subcontractors and delivery drivers will be briefed on the requirements of this document prior to commencing work on site.