

ATLAS

PLANNING GROUP

CONSTRUCTION MANAGEMENT STATEMENT

Coombe Farm, Kings Drive, Stitchcombe, SN8 2EU

(PL/2025/06883)

March 2026

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Appendices

Appendix A – Verge Condition Survey

Appendix B – Site Set Up Plan

INTRODUCTION

- 1.1 This Construction Management Statement (CMS) has been produced by Atlas Planning Group to support planning application PL/2025/06883 for the x1 proposed self-build dwelling (Use Class C3), conversion and alteration of existing farmhouse into annexe, demolition of the modern farm buildings, erection of garaging, and ancillary buildings, tennis court, hard and soft landscaping and associated works, at Coombe Farm, SN8 2EU
- 1.2 The proposed site plan below shows the works which will be completed.



Figure 1 - Proposed site plan

- 1.3 Condition 3 of the approval confirms what is to be included in the CMS. The wording of the condition is as follows:

“No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, which shall include the following:

- 1. Number and size of delivery vehicles/ construction vehicles*
- 2. Wheel washing facilities*

3. *Pre-condition photo survey of Kings Drive from the site entrance to its junction with Choppingknife Lane to include verge areas – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion.*

Has been submitted to and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority”,

CONSTRUCTION METHOD STATEMENT

MOVEMENT OF CONSTRUCTION VEHICLES

- 4.1 All of the deliveries into site will be made via Kings Drive. A photo condition survey of the verge is included at **Appendix A**, the photographs were taken on the 20/02/2026.
- 4.2 The number of vehicles per day is anticipated to be no more than 12.
- 4.3 Delivery and collection of large plant to be made on two slow loaders at the beginning of the project and removed approximately 4 weeks later. Daily traffic will generally be limited to six small vans. There will be a weekly exchange of Ro-Ro skips for a 3-week period. Bulk aggregate deliveries to be made via 8-wheeler vehicles.
- 4.4 All delivery drivers are required to telephone the site manager at least 30 minutes prior to arrival to enable the coordination of a banksman. Additionally, there will be a contractors parking area on site and an established turning area to eliminate the need for reversing along Kings Drive.
- 4.5 A site set up plan is included at Appendix B which shows the areas which will be dedicated to:
- Parking
 - Turning
 - Loading/unloading
 - A serviced portaloo will be provided
 - Hot and cold running water provided from existing supplies in the existing house
 - Site office located in existing barn

HEALTH AND SAFETY

- 4.6 A safety file will be provided by the Principal Contractor and before work commences on site, a full safety induction will be given detailing welfare facilities, the location of first aid, firefighting equipment, health and safety information including the names of site supervisors, first aiders and fire marshals. All workers, contractors and subcontractors will be asked to sign the induction register.
- 4.7 All fuel oil will be stored in double skinned tanks. Welfare facilities will be provided.

PARKING OF CONTRACTORS VEHICLES AND SITE VISITORS

- 4.8 All vehicles will use the public highway and private driveway serving Coombe Farm. Additionally, all vehicles will be required to park on-site only.

DELIVERY OF MATERIALS

- 4.9 No works or deliveries shall take place outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. No working on Sundays or Bank Holidays.
- 4.10 Pre-arrangements will be made with the delivery companies, introducing the parking arrangements in package tender documents, and reinforcing the arrangements at Supply Chain pre-start meetings and H&S inductions.

WHEEL CHECKS

- 4.11 Regular checks will be conducted to maintain high standards of cleanliness and road safety.
- 4.12 Specific wheel washing facilities are not considered necessary as all construction vehicles will be arriving on flat bed lorries. No dirt will therefore be exiting the site onto the public highway from construction vehicles.

CONTROLS OF EMISSIONS OF DUST

- 4.13 Visual assessments on dust levels will be undertaken daily by the works manager. To reduce dust, areas where dust is likely to be produced will be dampened down and any extraction will be used on all tools where possible.
- 4.14 The construction plant will be well maintained and operated to minimise emissions to air. Site operatives will uphold good housekeeping, including regular sweeping and disposal of debris. Where dust is considered to be a risk, wind conditions will also be taken into account.

HOUSEKEEPING

4.15 the Principal Contractor will ensure that good housekeeping is applied at all times, and as far as reasonably practicable; that amongst other things:

- All site hoardings (if required) will be regularly inspected and repaired;
- All working areas will be kept in a clean and tidy condition;
- Adequate welfare facilities will be provided for all site staff;
- All plant will arrive/leave site on transportation trailers and not be driven on the highway;
- Rubbish will be removed at frequent levels and the site kept clean and tidy;
- Any waste susceptible to spreading by wind or liable to cause litter will be stored in enclosed containers;
- There shall be no burning undertaken on site at any time.

CONCLUSION

- 7.1 This Construction Method Statement has been produced to discharge condition 3 of planning approval PL/2025/06883.
- 7.2 The CMS specifically provides information pertaining to size and frequency of delivery vehicles, as well as a photo condition survey of Kings Drive.

A



























































































SERVICED
PORTAL

SITE OFFICE

ADDITIONAL PARKING
IF REQUIRED

TURNING

PARKING

MATERIALS
STORE

WASTE
STORAGE
AREA

Historic barns to be retained

LOADING/UNLOADING

Historic barn to be retained

Modern agricultural buildings to be demolished

Existing house. Historic core to be retained

SITE/OWNERSHIP BOUNDARY

PROPOSED APPLICATION AREA
0.47 ha

P1	Planning Issue	15.07.2025
REV NO	AMENDMENT	DATE

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PROJECT: COOMBE FARM,
STITCHCOMBE

TITLE: EXISTING SITE/BLOCK PLAN

DRAWING NO: SL-101 REV NO: P1

SCALE: 1:250 @ A1
1:500 @ A3 DRAWN BY: CH

DATE: 15.07.2025 CHECKED BY: BP

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