

HOWKINS & HARRISON

CONSTRUCTION METHOD STATEMENT

PURSUANT TO THE

DISCHARGE OF CONDITION 4 OF
PLANNING APPLICATION 21/00151/F

AT

MANOR FARM
MAIN STREET
WENDLEBURY
BICESTER
OX25 2PS

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1 Introduction

This document has been produced by James Hatherell MEng (Hons) of Howkins & Harrison LLP, on behalf of Mr A Bonner of Whitfield House Farm, Whitfield, Brackley, Northants, NN13 5TQ.

Permission was granted in June 2021, under application 21/00151/F, for the demolition of existing buildings and the erection of replacement buildings for commercial use at an agricultural yard at Manor Farm, Wendlebury. This document is written to provide the necessary information to allow the clearance of Condition 4 (Construction Method Statement) of said permission.

The landscaping scheme for the development (Condition 5) was approved in May 2024 under application 24/00608/DISC.

2 Project Programme & Timings

It is estimated that the construction period will run for a period of approximately 7 months (30 weeks), which will begin in the summer of 2024 after all necessary planning conditions have been discharged.

Please refer to the Project Gantt Chart, submitted with this application, which outlines the estimated timings for the works on site.

The demolition of the existing buildings and erection of the new buildings will be undertaken by S J Humphrey Agricultural Buildings Ltd. The remaining site works will be undertaken directly by the applicant with assistance from third party contractors and the necessary utility companies.

During the days when workers are on site, the working hours will be 07:30 until 18:00 Monday to Friday, and 08:00 until 13:00 on Saturdays. Working hours will be restricted to daylight hours in the winter months.

3 Site Access & Layout

Please refer to the Construction Site Layout plan which outlines the construction site areas during the works.

All construction vehicles will access the site via the upgraded bellmouth entrance off Oxford Road before continuing to the parking and turning area at the south of the site. The site has sufficient room for the turning of the lorries. Laydown areas, to provide space for the temporary storage of materials after demolition and before construction, are provided close to the buildings. A further overflow storage area is provided at the north of the site for less frequently access items.

4 Site Security & Safety

During construction, various measures will be put in place to minimise the likelihood of any security issues.

Outside of construction hours, the electric gate from the main road (to be installed) will be closed and locked. The site will be surrounded by Heras fencing during the works, with no uncovered or unlocked access points.

Except where impractical, all tools will be removed from the site overnight. If it is necessary to leave them on site, all tools will be stored in locked vehicles, out of sight of the main road.

Machinery will only be operated by appropriately qualified personnel, and all parties will be appropriately briefed before any work is undertaken. Any fuel that is required to be stored on site will be stored in locked fuel bowsers, out of sight of the main road.

5 Power & Lighting Arrangements

Where necessary, power will be provided by generator until the mains electrical connection is established.

As work is restricted to the daylight house, it is not anticipated that any wide-scale exterior lighting will be required on site. Internal lighting will be used for internal works during the construction of the buildings.

6 Dust

The demolition of various buildings on site will inevitably lead to the formation of small amounts of airborne dust. However, due to the small volumes of dust-forming materials present during demolition and construction, it is considered that a small amount of dust production is acceptable. Any dust produced will likely be less than the amount that was present during the agricultural use of the site. Furthermore, the majority of dust-forming materials, such as the concrete panels, will not be broken up on site and will instead leave the site intact to be crushed or reused elsewhere. The site is exposed, allowing for sufficient dust dispersal by wind.

The site and access roads will be monitored throughout the project for the presence of dust, which will be cleared accordingly. To minimise the disturbance of settled dust, all vehicles will be limited to 10mph on site.

7 Mud & Debris

The site contains is mainly of hardstanding construction, and it is therefore anticipated that there will be limited mud or other debris tracked throughout the site. The site will be monitored frequently for the presence of mud and debris, which will be cleared away when necessary.

Due to the low likelihood of mud and debris, it is not deemed necessary to provide dedicated facilities to wash vehicle tyres to prevent mud and other debris from being deposited on the public road network.

8 Odour

Due to the inherently inert nature of the construction materials used (and removed), there are no potential sources of odour on site. Management of odours is therefore considered unnecessary.

9 Noise

As with many construction projects, works on this site have the potential to generate noise. In order to minimise the effects of noise and to ensure that it does not reach an unacceptable level to neighbours, all noise generating activity will be confined to the site operating hours. All machinery will be turned off when not in use, and all machinery will be appropriately silenced in line with the manufacturer's design.

In any event, the site is sufficiently far from neighbouring properties that noise is not likely to be an issue during the works. The site would likely generate less noise than when it was used for agriculture.

10 Pests

Due to the inert nature of the materials used during demolition and construction, it is unlikely that pests such as birds, vermin, or insects will be attracted to the site. Management of pests is therefore considered unnecessary.

11 Litter

It is not anticipated that any litter will be generated during the works. However, any litter that is generated will be collected and disposed of appropriately to ensure that there is no impact on the site or surrounding area.

12 Asbestos

No Asbestos has been identified on site. Any asbestos that is discovered during the demolition of the existing buildings will be handled by an appropriately qualified third-party contractor and will be disposed of in the appropriate legally prescribed manner.

13 Vibration

Due to the small scale of the machinery used throughout the works, and the distance from the site to any neighbouring properties, it is not anticipated that vibration will be a concern.

14 Waste Management

Due to the demolition of various agricultural structures, the site will generate waste. This waste will predominantly comprise steel beams, concrete panels, and fibre-cement roof and wall sheeting.

These materials are readily reusable or recyclable. To this end, the waste materials that cannot be reused on site, or elsewhere as part of the applicant's business, will be disposed of using a third-party construction material recycling company.

Between demolition and collection, the materials will be placed temporarily in the Laydown and/or Storage area, as described in section 3.