

Badnam Cottage, Bursledon

Planning Conditions Statement - REV A

July 2026

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I - Planning Conditions Schedule

This document outlines the responses and additional information required to discharge the the planning conditions associated with planning application ref: F/24/97033 - Badnam Cottage, High Street, Bursledon.

The response to each condition to be discharged is as follows:

Condition 3 - No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction)

Please refer to accompanying Tree Protection Plan by Vicky Lincoln Garden Design

Condition 4 - No development shall start on site until a construction site management plan has been submitted to and approved in writing by the Planning Authority[...]Demolition and construction work shall only take place in accordance with the approved method statement.
Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Please refer to Section 2 of this Document - Construction Management Plan

Condition 5 - No development shall commence above damp-proof-course (DPC) until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Please refer to section 3 of this document - Material Schedule

Condition 8 - Prior to first occupation, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping including boundary treatments) and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard and maintained thereafter.

Please refer to accompanying Plans by Vicky Lincoln Garden Design.

2 - Construction Management Plan

1. Programme and Phasing

Construction works at Badnam Cottage will start in August 2026 and are anticipated to last for 12 Months. The programme will be as follows:

2026/08 - Roof strip out, widening of site entrance

2026/09 - Demolition of existing house and annex

2026/10 - Excavation and Footings

2026/11 - Masonry to DPC

2026/12 - Beam and Block Flooring

2027/01 - Masonry to Eaves, First Fix Services

2027/03 - Roof Structure

2027/04 - Roof Finishes

2027/05 - External Windows and Doors

2027/06 - Internal Lining

2027/07 - Second Fix Services and Decoration

2. Parking

Contractor parking will be located within the site boundary on the existing driveway. High street is not suitable for contractor parking and this will not be permitted. Parking rules for the site will be made clear during site inductions for all workers.

3. Deliveries

Deliveries to site will be made by vehicles suitable for the access requirements of High Street Bursledon. All deliveries will be made to the interior of the site and no kerbside deliveries will be permitted. To enable this, it is proposed to widen the existing access at the start of the construction period. Furthermore, delivery drivers will be instructed to approach the site from the east only. Deliveries will be limited to the hours of 09:00 - 16:00, Monday to Friday to minimise disruption.

4. Methods and Phasing of Construction Work

The phasing of the construction works will be as per section 1. The methods of construction work will be in conjunction with building regulations and NHBC best practice guidance. The project will be notifiable under CDM 2015 and the principal contractor will be responsible for establishing, monitoring and recording suitable working practices and health and safety procedures.

5. Access and Egress for Plant and Machinery

The widening of the driveway during the early stages of construction work will facilitate safe access for plant and machinery via the existing site access on High Street, Bursledon. The site provides sufficient space for all plant and machinery to access and leave the site in forward gear.

6. Protection of Pedestrian Routes

High Street Bursledon does not currently provide any pedestrian access, such as pavements or footpaths on either side. It is therefore not a widely used pedestrian thoroughfare. However, there is a small amount of local pedestrian use and therefore the site entrance will be clearly marked and warnings of construction traffic will be put in place. Vehicles accessing the site will be briefed on the need to be mindful of pedestrians and will travel at low speeds in the vicinity of the site to mitigate risk as part of the contractor's health and safety procedures.

7. Locations on Site

Please refer to the site layout plan overleaf, detailing the locations of temporary site buildings, compounds, construction material, and plant storage areas.

8. Site Operational Hours

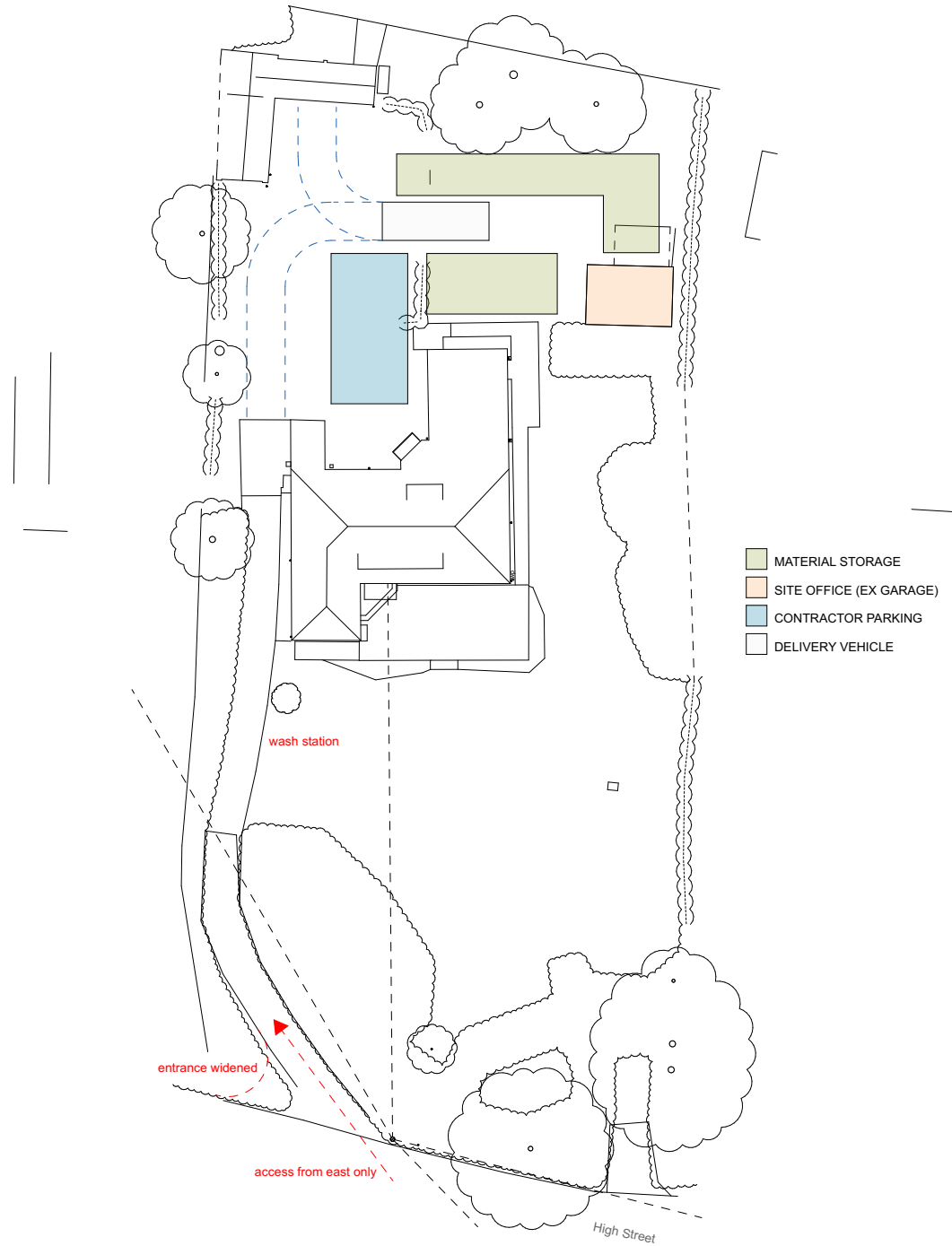
Works on site will be conducted between 08:00 and 16:00 Monday to Friday

9. Dust and Dirt Suppression

When required dust suppression will be by use of a water bowser or more practicably given the restricted size of the site a handheld spray/sprinkler system. All works will be monitored for noise and vibration ensuring that both stay within the guidelines as set out by the Health & Safety Executive. Where possible light plant/power tools will be used. Any vehicle or equipment exiting the site onto the highway will have its wheels washed down with a power washer. The highway will be monitored and a road sweeper will be used as and when required. The road will be swept before the site is closed at the end of each day.

2 - Site Layout Plan

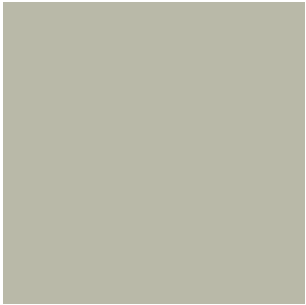
Site Layout Plan (NTS)



3 - Material Schedule



Fassacouche Monocouch Render - 1129E Gris Perle



Painted fenestration - RAL7032



CS26 - Natural Slate Roof Covering



Weinerberger Kassandra Multi Facing Bricks