

Construction Method Statement

Land rear of; Bramble Bank
Bedford Road
Holwell
SG5 3RX

May 2026



7 Paynes Park
Hitchin
Hertfordshire
SG5 1EH

01462 420800 | 01799 530097

info@bbr-design.co.uk

www.bbr-design.co.uk



Contents

Contents	1
1. Planning Condition Discharge	2
1.1. Summary	2
1.2. Planning Condition 4 – Construction Method Statement	2
2. Condition 5 – Construction Method Statement	3
2.1. Part A	3
2.2. Part B	3
2.3. Part C	3
2.4. Part D – Hours of Operation	3

1. Planning Condition Discharge

1.1. Summary

This document has been prepared for the discharge of planning conditions following the approval of the erection of 2no dwellings on land rear of Bramble Bank, Bedford Road, reference 23/01752/FP. The conditions which this report addresses are noted below.

1.2. Planning Condition 4 – Construction Method Statement

"No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Construction Management Statement shall include details of:

- A. access arrangements to the site
- B. location of construction and storage compounds, including areas designated for Contractors parking, the loading/unloading of delivery vehicles and turning areas;
- C. Siting and details of wheel washing facilities or other means to prevent mud or debris being deposited on the public highway, and
- D. Timing of construction activities (including delivery times and removal of waste).

2. Condition 5 – Construction Method Statement

2.1. Part A

Access to the site will be via the existing access to the north side of Bramble Bank, which has an existing established crossover onto Bedford Road. This will be the sole access to the site. Temporary site gates will be setup along the flank wall of Bramble Bank to secure the site, and these will be a considerable distance back from the highways such that vehicles can pull free of the road in the event that the gates are shut.

2.2. Part B

Storage compounds, welfare, and the site offices will be positioned with the back garden of plot 1, nearest to the site entrance, and in a suitable position to have security over the site entrance. The turning head in the centre of the site will be laid upon opening up of works on site to enable all vehicles to turn within the site, and provide adequate space for unloading/loading of materials. Contractors parking will be provided in the same spaces, or along the new track leading to the properties. There is no parking provision available on Bedford Road due to its existing speed and width, so all vehicles will need to be retained within the site.

2.3. Part C

Wheel washing facilities will be provided adjacent to Bramble Bank, utilising their existing water supply to wash down wheels of haulage vehicles.

2.4. Part D – Hours of Operation

Site Hours:	
Monday – Friday	8am – 6pm
Saturday	8am – 1pm
Sunday / Bank Holidays	None

Vehicle movements and deliveries will be conducted within these times.

BBR Design
7 Paynes Park
Hitchin
Hertfordshire
SG5 1EH

01462 420800 | 01799 530097

info@bbr-design.co.uk
www.bbr-design.co.uk

