

Statement by Mr O Spencer, Andrew Martin - Planning Limited

This statement has been prepared by Andrew Martin – Planning, on behalf of the Applicant, Bellway Homes.

As members may recall, reserved matters consent was approved for 58 homes on the land south of Rickstones Road in July 2019. Since then the Applicant has been busy discharging pre-commencement planning conditions and successfully relocating the hedge that fronts Rickstones Road.

However, when attempting to discharge the Construction Management Plan condition, it became apparent that there will be insufficient space to accommodate a contractor car park on-site whilst construction is taking place. Furthermore officers are not supportive of contractors parking in the surrounding roads. Therefore the Applicant has had to look for an alternative off-road arrangement.

This has taken the form of a 58-space car park, to be located on the agricultural land to the southeast of Rickstones Farm. The car park is to be used by those working on the Rickstones Road development only; it will not be used for receiving deliveries or materials.

Permission is sought for a temporary period of 2 years only, there is no external lighting proposed and vehicular access will be via Forest Road, the Rivenhall Park Phase 1 development and the golf course access road. The existing gate at the western end of the golf course access road will be locked to ensure that contractor's vehicles cannot access the car park from Rectory Lane.

Once contractors have parked in the car park, they will be able to walk to the land south of Rickstones Road via a temporary hoggan footpath and a pedestrian bridge that spans an existing ditch.

When the 2-year period is over, the car park, path and bridge will be removed and the land returned to its current agricultural use. A new Oak tree will also be planted in the verge alongside Rectory Lane to provide a tangible benefit when the land is restored.

The car park application is supported by appropriate ecological and tree reports, and a condition will link the proposal to the Construction Management Plan for the associated residential development.

The Construction Management Plan confirms that there will be:

- no vehicular access to the car park from Rectory Lane;
- a knee rail installed along the north side of the access road, to ensure there is no vehicular transgression onto the golf course;
- 5 mph signage along the access road; and

- convexed mirrors on the corner of the access road to allow visibility of oncoming traffic.

In summary, the temporary car park is necessary to enable the delivery of 58 homes (including 17 affordable homes) to the south of Rickstones Road and the proposals have been carefully planned to ensure that there are no significant impacts on local residents and Rectory Lane.

Finally, the Council's planning officers have seen fit to recommend the scheme for approval. With that in mind, Andrew Martin – Planning respectfully requests that members follow this advice and grant consent.