BNG TECHNICAL NOTE



John Dickie Associates
Chartered Building Engineers
5, Victor Way,
Cherry Holt Road, Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk

PROPOSED HELIPAD AT BLEU RAY FARM, MILL GATE, WHAPLODE PE12 6RY

CLIENT ; VMM PROPERTIES LIMITED

DATE ; AUGUST 2025

PROJECT REF ; JDA/2022/885

This document is part and parcel of a Full Planning Application submitted to South Holland District Council

1.0 Introduction :

1.1.1 This statement provides an assessment of the proposals by John Dickie Associates for a helipad at Bleu Ray Farm, Mill Gate, Whaplode PE12 6RR

The application site area is defined on the submitted OS based Location Plan. **The site area is 25 sq m.**

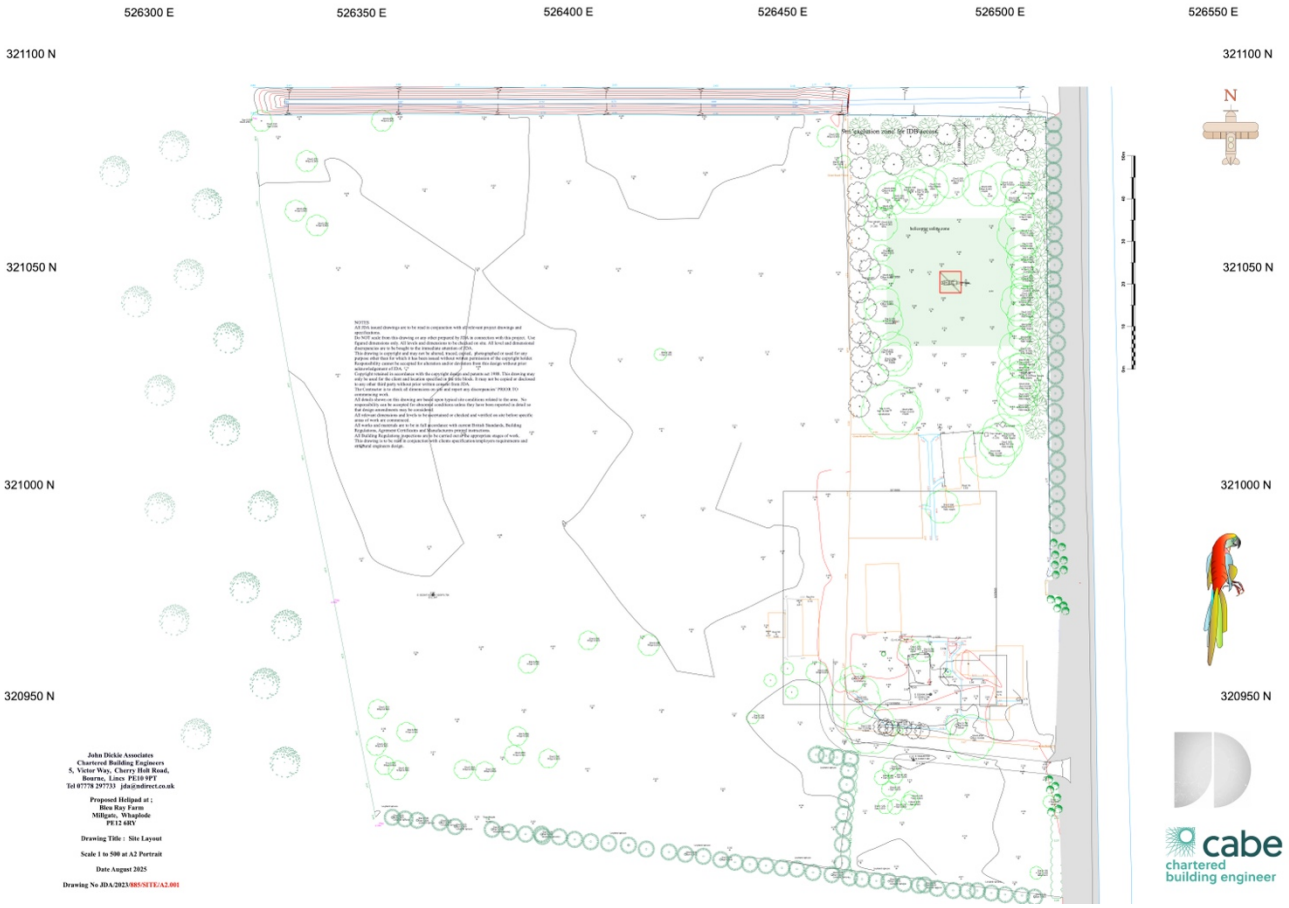
-

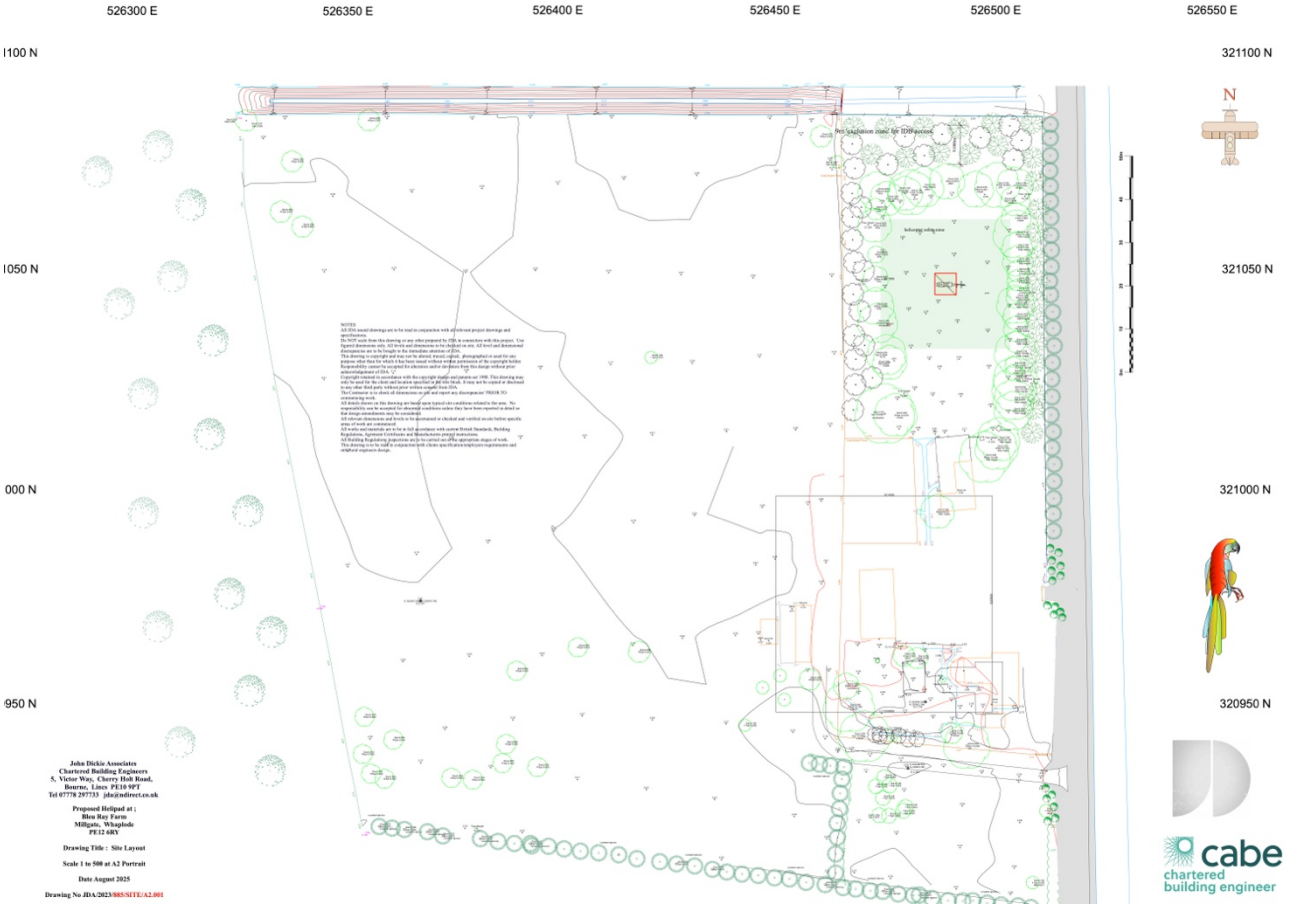
BNG Exemption

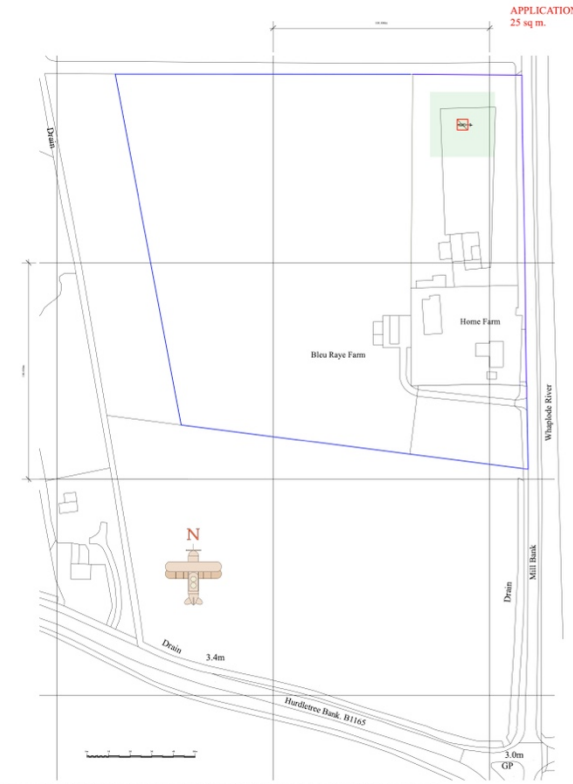
In Biodiversity Net Gain (BNG) regulations, a "de minimis" exemption exists for developments that impact a small amount of habitat. Specifically, a development is exempt if it doesn't impact any onsite priority habitat and impacts less than 25 square meters of other onsite habitat with a biodiversity value greater than zero, as well as less than 5 meters of linear habitat. This exemption aims to avoid requiring BNG for very minor developments.

-

Scheme Drawings




526300 E
526350 E
526400 E
526450 E
526500 E
526550 E
1100 N
1050 N
000 N
950 N
321100 N
321050 N
321000 N
320950 N
N
John Dickie Associates
Chartered Building Engineers
5, Victor Way, Cherry Holt Road,
Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@dircet.co.uk
Proposed Helipad at :
Bleu Ray Farm
Millgate, Whaplode
PE12 6RY
Drawing Title : Site Layout
Scale 1 to 500 at A2 Portrait
Date August 2025
Drawing No JDA/2023/885/SITE/A2.001
cabe
chartered
building engineer



Crown Copyright and database rights 2023. OS 100031961 National Map Centre. Purchased 25/04/2023 1 year licence.

PLANNING APPLICATION DRAWING

cabe chartered building engineer

GENERAL
No work to commence until all statutory approvals have been obtained.
All dimensions are to be checked on site by contractor prior to the commencement of work.
Drawings have been prepared solely for the procurement of statutory approvals.
All dimensions are in millimeters.
All levels shown are in metres.
No work is to commence on site until all structural calculations have been approved by the appointed Building Control authority.
Any alterations to the design are to be formally agreed with the Local Authority Planning Department if Town and Country Planning Act legislation applies.
Exact boundary positions are to be determined by reference to the Title Plans and Title documents to the property.
The entire structure is to be built within the legal boundaries of the site with any encroachments over any boundaries formally agreed with adjoining property owners.

NOTES
All JDA issued drawings are to be read in conjunction with all relevant project drawings and specifications.
Do NOT scale from this drawing or any other prepared by JDA in connection with this project. Use figured dimensions only. All levels and dimensions to be checked on site. All level and dimensional discrepancies are to be bought to the immediate attention of JDA.
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder. Responsibility cannot be accepted for alteration and/or deviation from this design without prior acknowledgement of JDA.
Copyright retained in accordance with the copyright design and patents act 1988. This drawing may only be used for the client and location specified in the title block. It may not be copied or disclosed to any other third party without prior written consent from JDA.
The Contractor is to check all dimensions on site and report any discrepancies' PRIOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.
All relevant dimensions and levels to be ascertained or checked and verified on site before specific areas of work are commenced.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.
This drawing is to be read in conjunction with clients specification/employers requirements and structural engineers design.

John Dickie Associates
Chartered Building Engineers
5, Victor Way,Cherry Holt Road,
Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk



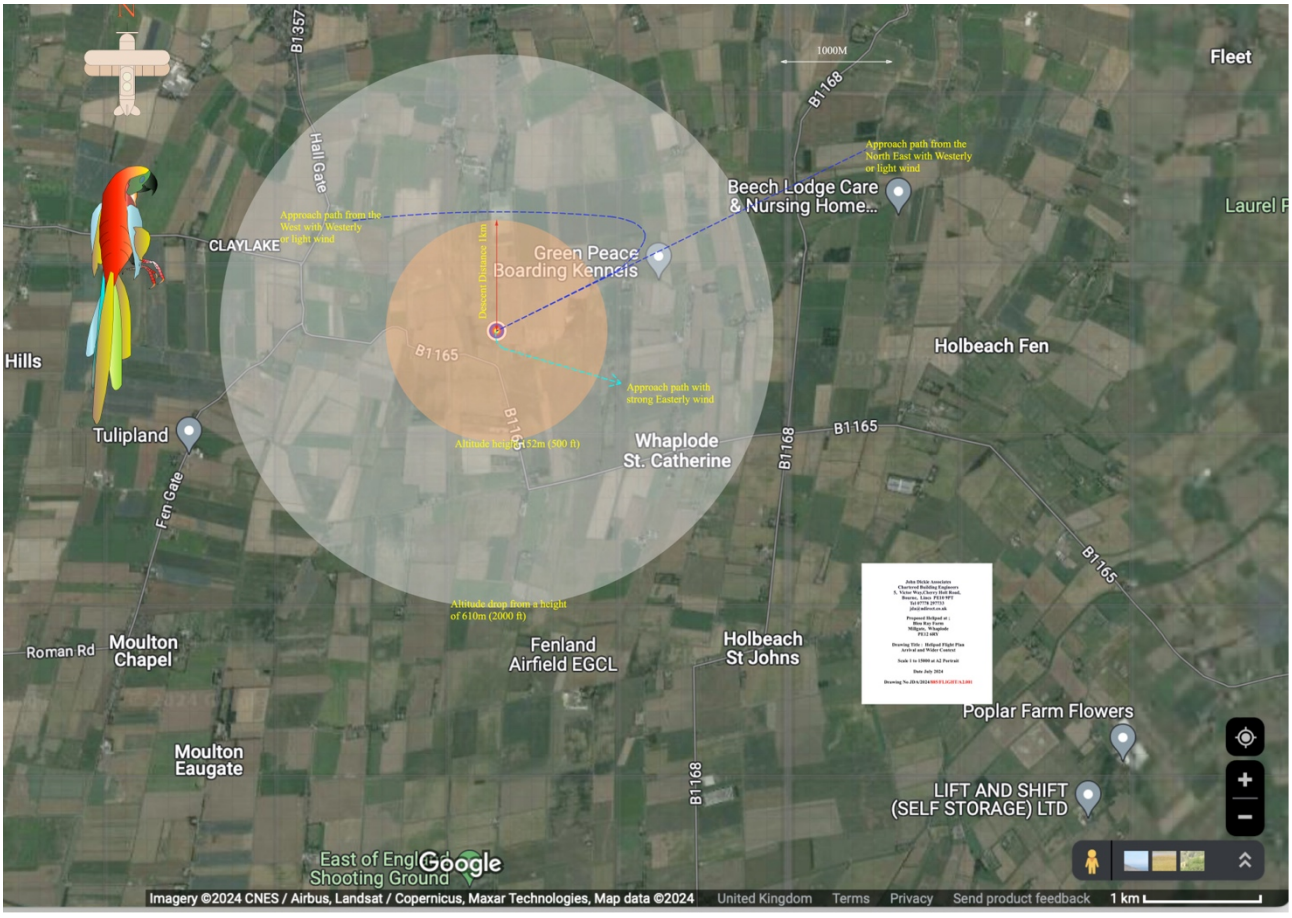
Proposed Helipad at ;
Bleu Ray Farm
Millgate, Whaplode
PE12 6RY

Drawing Title : Location Plan

Scale 1 to 1000 at A2 Portrait

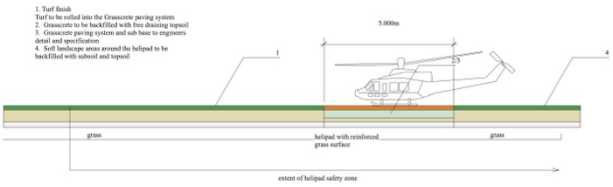
Date August 2024

Drawing No JDA/2024/885/LOCATION/A2.001



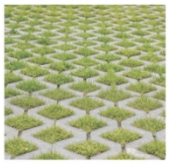
PLANNING APPLICATION DRAWING

cabe chartered building engineer



HELIPAD DETAILS





GENERAL
No WORK to commence until all statutory approvals have been obtained.
All dimensions are to be checked on site by contractor prior to the commencement of work.
Drawings have been prepared solely for the procurement of statutory approvals.
All dimensions are in millimetres.
All levels shown are in metres.
No work is to commence on site until all structural calculations have been approved by the appointed Building Control authority.
Any alterations to the design are to be formally agreed with the Local Authority Planning Department if Town and Country Planning Act legislation applies.
Exact boundary positions are to be determined by reference to the Title Plans and Title documents to the property.
The entire structure is to be built within the legal boundaries of the site with any encroachments over any boundaries formally agreed with adjoining property owners.

NOTES
All JDA issued drawings are to be read in conjunction with all relevant project drawings and specifications.
Do NOT scale from this drawing or any other prepared by JDA in connection with this project. Use figured dimensions only. All levels and dimensions to be checked on site. All level and dimensional discrepancies are to be brought to the immediate attention of JDA.
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.
Responsibility cannot be accepted for alteration and/or deviation from this design without prior acknowledgement of JDA.
Copyright retained in accordance with the copyright design and patents act 1988. This drawing may only be used for the client and location specified in the title block. It may not be copied or disclosed to any other third party without prior written consent from JDA.
Do not scale from this drawing. Figured dimensions only to be taken. All dimensions to be checked on site.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.
All relevant dimensions and levels to be ascertained or checked and verified on site before specific areas of work are commenced.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.
This drawing is to be read in conjunction with clients specification/employers requirements and structural engineers design.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).
Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.
The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or (b) Exceeds 500 person days.
JDA are appointed as 'Designer' only, unless appointed by the client in writing to confirm JDA's role as 'Principal Designer'

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.
The contractor shall ensure that all health, safety and welfare measures required under or by virtue of the provisions of any enactment or regulations, or the working rules of any industry are strictly complied with.

Hazardous Substances ;
When hazardous substances are identified as being either flammable, toxic, corrosive and explosive, arrangements must be made to ensure that the use, handling, storage and transport of such substances is safe and without risk to health. a written assessment must be made and if the substance is identified as hazardous, the manufacturers safety data sheet must be obtained and studied.
The employees working with hazardous substances must be fully informed on its hazard and suitably instructed on safe handling/use of the substance.
Safe systems of work ;
Safe systems of work need to be established for all operations of work by relevant supervisors and management. risk assessments will need to be undertaken and where significant, a method statement completed. these need to be reviewed to ensure that they reflect the hazards, bearing in mind the constantly changing nature of a construction site.
Should there be any changes to established safe systems of work, these require to be referred to the originator, whereby revised risk assessments and method statements will be issued.
Adequate arrangements must be made to keep workplaces in a clean, orderly and safe condition.
provide and maintain safe means of access to and from all working areas and keep clearly marked as appropriate.
The environment of the workplace shall be safe and without risk to health. satisfactory levels of lighting, temperature, dust, noise, etc., must be maintained.
The requirements of the health and safety at work etc. act 1974 and all duties and obligations
imposed by the act, management of health and safety at work regulations 1992 and the construction (design and management) regulations 1994, and all other acts and regulations are to be complied with.

Plant and machinery ;
all plant and machinery must be used correctly and be safe and without risk to health. only competent persons may operate plant and machinery and be trained where necessary.
All plant and machinery must be inspected, serviced and maintained as necessary, all of which shall be properly documented.
Statutory tests and thorough examinations will be undertaken where necessary and correct
documentation be maintained.
The contractor will provide and maintain a working environment which is safe and without risk to
the health of both its employees and persons who may be affected by its employees.

Preventative Measures Contractor must take;
a) You must be "competent" to carry out the task.
b) You must NOT carry out this task alone
c) Barriers erected at entrances and around the work area if deemed necessary by the foreman or safety officer
d) You must not lift beyond your capabilities, get help if necessary.
e) Visitors and other members of staff are prohibited from entry unless accompanied by competent person, all visitors issued with personal protective equipment
f) You must hold the appropriate license and training for operating machinery.
g) You must read and understand the information sheet on Leptospirosis (Weils Disease)

PPE
All site workers will wear Hard Hats, Safety boots, hi visibility vests and protective clothing, at all times, other items of PPE such as eye protection, and gloves are available to be worn as and when necessary.

Site Access and Egress
The contractor is responsible for providing safe access and egress to the site, the contractor will ensure safe access and egress is maintained for themselves and other contractors in the area they are working in, good standards of housekeeping will be maintained.

CONTRACTOR TO ADOPT A SAFE SYSTEM OF WORK AT ALL TIMES

MAIN HAZARDS;
Contact with live services underground.
a) Contact with live services underground.
b) Trench/Excavation collapse
c) Falls into trenches, equipment falling
d) Injury to operators and others from contact with heavy machinery
e) Injury from incorrect Manual handling.
f) Injury from slips trips and falls.

No operatives will be allowed to work on this project unless they are fully trained in the work they are being asked to carry out, or unless they are under training supervision by a competent person, specifically trained in that task. No visitors will be allowed on site unless having been inducted, visitors who have not been inducted must be accompanied by the site supervisor at all times during their visit. All people visiting site must sign in before entering the site.

Appropriate physical barriers (fence or similar) to be erected around the main excavation outside of working hours.

The area to be excavated shall be properly marked and clear before starting the works.
For all excavation activities, adequate safety barriers, signboards, advance warning signs would be used.

Digging out (Excavations All Depths)
1) Mark out area to be excavated with marker paint.
2) Carry out CAT scans of ground to check and locate live services
3) Arrange for existing live services to be shutdown where possible
4) Bring heavy machinery onto site following safety procedures listed above
5) Dig out ground as per contract drawings to required size and depth
6) Dig out ground as per contract drawings to required size and depth
7) Where live services have been located machines must not dig within 0.5 metres
8) Hand dig around live services where necessary using spade and shovel
9) Live services will be encased in concrete and capped off by the local authority
10) You must ensure contaminated water does not get onto the skin or enter body.
11) All excavations must be left safe at the end of each day

Operatives must never use an unsupported section of the trench to gain access. Access to the excavation will be by means for a secured ladder which extends 1m above the step off level.

Falls into excavation: The groundworks contractor must provide and maintain fencing to prevent operatives from falling into the excavation when required.

Hauling of the excavated materials
Excavated materials arising from the project area shall be hauled and stored at a dedicated contractor's stockpile area.

Trimming of the excavation side slope
The final excavation level shall be levelled and shall be free from any loose/soft materials. Side slopes of the excavation shall be trimmed. Arris will be clean and free from debris, deleterious materials and any unsuitable soil/surface

At all stages of the excavation, a competent person must supervise the work and the workers given clear instructions on working safely in the excavation. If plant is being used above the excavation then no operatives should be in the excavation when the machine is in use.

Shoring should be in place if depth of excavation warrants it along with extended poling boards & ladders for safe access/egress.
Operative should ensure that shoring etc has been done to his/her satisfaction before descending into trench & gain access only by suitable access equipment.
Excavations must not be adjacent to buildings/walls and heavy plant kept away from edges. Stop blocks should be placed behind wheels of vehicles tipping into excavation. Do not store materials, waste materials or plant adjacent to excavation.

Security of excavation ;
Site must have 2M high Heras fencing (or equivalent erected at a safe distance away from the excavation, ring fencing works. Fence panels should be double bolted at all joints, providing access to authorised staff and contractors staff only.
Plant and access equipment must also be secured when not in use.

Reduced Stability Issues ;
Excavations in close proximity to buildings or structures must be assessed by competent person before work commences.

0m 5m

John Dickie Associates
Chartered Building Engineers
5, Victor Way,Cherry Holt Road,
Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk

Proposed Helipad at :
Bleu Bay Farm
Milligate, Whaplode
PE12 6RY

Drawing Title : Helipad Details

Scale 1 to 100 at A2 Portrait

Date August 2025

Drawing No JDA/2024/885/HELIPAD/A2.001



John Dickie Associates
Chartered Building Engineers
5, Victor Way,
Cherry Holt Road, Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk