DESIGN AND ACCESS AND PLANNING STATEMENT



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 ; JULY 2025 V2

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.

In submitting this statement, the aim is to briefly explain the planning and design principles which have been used to formulate the Planning Application.

The Town & Country Planning (Development Management Procedure) Order 2015, requires certain types of application for planning permission to be accompanied by a Design and Access Statement.
This document takes due account of :

- Manual For Streets: DfT. March 2007
- The 2021 NPPF
- South East Lincolnshire Local Plan 2011-2036

1.2 The design and access statement is sub-divided into the following:

- Use
- Amount of Development
- Scale
- Layout
- Landscaping
- Appearance
- Access

1.3 The legislative requirements are set out in the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and the Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006.

The Council are prohibited from entertaining an application unless it is accompanied by a Design and Access Statement, where required, and the above legislative measures indicate what should be contained in such statements.

1.4 This Design and Access Statement will help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access. The Statement is intended to improve the quality of proposals: in preparing the design and access statement, we have considered and subsequently explained the merit of the design and how it relates to the urban setting.

1.5. Planning History

None relevant

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2.0 Proposed development and impact on the setting and general planning considerations :

It is considered that the following general planning considerations are relevant and applicable to this site;

- Does the development reflect the character of the locality?
- Integration and compatibility of design and scale with adjoining dwellings, paying attention to the building line, proportionality/massing, heights, eaves level and materials of adjoining buildings – if relevant

- Maintenance of the building lines where they may be considered relevant
- Impact upon the residential amenities of any adjoining sites
- Impact upon the character of the urban streetscape
- The maintenance of appropriate standards of open space for existing and proposed developments if relevant
- The provision of safe means of access to and egress from the site which does not result in the creation of a traffic hazard – if relevant
- The provision of appropriate car parking facilities – if relevant

In the absence of more refined considerations within the development plan, these would appear to be the most relevant planning considerations in this particular form and scale of development. These aspects are considered fully in this Design and Access Statement.

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3.0 Planning Policy Backdrop

3.1 National Planning Policy Framework

3.1.2 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

3.1.3 The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

3.1.4 It was adopted on the 27th March 2012 and is accompanied by the Technical Guide to the NPPF which provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding and in relation to mineral extraction. The NPPF was updated in July 2018, July 2021 and December 2023.

3.1.5 Paragraph 2 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. This is repeated in Paragraph 47.

- Paragraph 8 describes three dimensions to sustainable development: economic, social and environmental. These give rise to the need for the planning system to perform a number of roles which are mutually dependent:
- Economic: contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation, and by identifying and coordinating the provision of infrastructure.
- Social: supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and
- Environmental: contributing to protecting and enhancing our natural built and historic environment, including making effective use of land.

3.1.6 Paragraph 10 states that at the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 continues, explaining that for decision taking this means:

'c) approving development proposals that accord with an up-to-date development plan without

delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.1.7 Paragraph 12 explains how the Local Planning Authority's Development Plan is the starting point for decision making:

'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

3.1.8 Paragraph 38 states that Local Planning Authorities should approach development decisions in a '*positive and creative way*'. It continues with the approach to determining applications at Paragraph 47, where it states that decisions '*...should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing*'

3.1.9 Delivering a sufficient supply of homes

The NPPF is focused on the delivery of housing and built upon the Government White Paper '*Fixing our Broken Housing Market*' (DCLG, 2017). Indeed, Paragraph 59 describes the objective to significantly boost the supply of homes.

Paragraph 63 states:
Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).

Paragraph 68 recognises the important contribution that small and medium sized sites can make to the housing requirement of an area, and requires local planning authorities to promote the development of a good mix of sites.

In order to do so, local planning authorities are expected to identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than 1ha.

Great emphasis is placed on the local planning authorities ability to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan. In addition, the authority must demonstrate delivery of housing over the previous three years. This is to ensure that consented development is built out. In this regard, Paragraph 76 states :
'To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability.'

Paragraph 84 states that the use of previously developed land, and sites that are physically well-related to

existing settlements, should be encouraged where suitable opportunities exist.

3.1.10 Promoting Sustainable Transport

The framework seeks to maximise sustainable transport solutions and recognises that the opportunity to do so will vary between urban and rural areas. Paragraph 102 requires transport issues to be considered from the earliest stages so that opportunities from existing or proposed infrastructure is utilised and opportunities to promote walking, cycling and public transport use are identified and pursued.

Paragraph 105 states that if setting local parking standards for residential development, local planning authorities should take into account the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles

In considering planning applications, Paragraph 108 describes how it should be ensured that appropriate opportunities to promote sustainable transport modes have been taken up; that safe and suitable access to the site can be achieved for all users; and any significant impacts to the transport network can be acceptably mitigated.

Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

In this context, applications should give first priority to pedestrian and cycle movements; facilitate access to public transport routes; address the needs of people with disabilities and reduced mobility; create places that are safe, secure and attractive; allow for the efficient delivery of goods, services and emergency vehicles; and be designed to enable charging of plug-in and other ultra-low emission vehicles.

3.1.11 Achieving well-designed places

Paragraph 124 states that '*Good design is a key aspect of sustainable development, creates between places in which to live and work and helps make development acceptable to communities*.'

To provide maximum clarity about design expectations, visual tools such as design guides and codes are encouraged, with the level of detail and degree of prescription being tailored to the circumstances in each place.

Paragraph 127 states that planning decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 128 encourages applicants to
'work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.'

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4.0. NATIONAL PLANNING POLICY GUIDANCE

The Planning Practice Guidance (PPG) Suite provides guidance on the interpretation of the NPPF as well as other matters. It does not form national policy, it instead provides advice to plan makers and decision takers.

Design
The importance of good design, as identified in Paragraph 124 of the NPPF, is reflected within this PPG.
Good design should:

- *ensure that development can deliver a wide range of planning objectives*
- *enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being*

Paragraph: 002 Reference ID: 26-002- 20140306 (March 2014)

The planning objectives identified by the PPG that good design can help to achieve include:

- local character (including landscape setting). Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development.
- safe, connected and efficient streets. Streets should be designed to be functional and accessible for all, to be safe and attractive public spaces and not just respond to engineering considerations.
- access and inclusion. Good design can help to create buildings and places that are for everyone. Planning can help break down unnecessary physical barriers and exclusions caused by the poor design of buildings and places.
- Efficient use of natural resources. The structure, layout and design of places can help reduce their resource requirements in terms of energy demands, water and land take, and help to sustain natural ecosystems Having a mix of uses and
- facilities within a neighbourhood can reduce travel demand and energy demands.
- Cohesive and vibrant neighbourhoods. The vitality of neighbourhoods is enhanced by creating variety, choice and a mix of uses to attract people to live, work and play in the same area.

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5.0 The Adopted Local Plan: South East Lincolnshire Local Plan 2011-2036

The South East Lincolnshire Local Plan was adopted in March 2019. The current proposal will therefore be assessed in this statement in the context of the Adopted Local Plan. Applicant commentary in **blue** text.

Policy 1: Spatial Strategy states that within the settlement boundaries of the Main Service Centres –- development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. In keeping with these ambitions, the current proposal displays plans for a well-designed, sustainable development that accords with such aspirations of national and local policy.

Policy 2: Development Management states that Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. Size, scale, layout, density and impacts on amenity and the character of the area
2. Quality of Design and Orientation
3. Maximising the use of sustainable materials and resources;
4. Access and vehicle generation levels;
5. The capacity of existing community services and infrastructure;
6. Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. Sustainable drainage and flood risk;
8. Impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. Impact on the potential loss of sand and gravel mineral resources.

The accompanying Design and Access Statement sets out how an overall sustainable design has been achieved within the current proposal and is consistent with the aims expressed within Policy 2.

The proposal is policy compliant.

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Policy 3: Design of New Development requires all development to *"create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials"* consistent with the relevant criteria set out within Policy 3. This Design and Access Statement and supporting documentation demonstrate how the proposal accords with the applicable requirements set out within Policy 3, presenting a proposed form and scale development that preserves the amenity of existing and future residents impacted by the development, is in keeping with the sense of place and character of the local area, is resilient to flood risk and includes landscaping sympathetic to ecology, biodiversity and infrastructure interests throughout.

The proposal is policy compliant.

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Policy 4: Approach to Flood Risk states circumstances in which development proposed within an area at risk of flooding (Flood Zones 2 and 3) will be permitted. The proposal includes a flood risk assessment which outlines mitigation measures with regard to flood risk consistent with point 3 of Policy 4. Point 3 outlines the requirements for information to be covered within a flood risk assessment to ensure site specific flood risks are covered. The applicant fully supports the policy and the mitigation measures outlined within the flood risk assessment. Given the mitigation measures proposed, the sustainability benefits of the development outweigh the flood risk

The proposal is policy compliant.

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Policy 5 Meeting Physical Infrastructure and Service Needs states that planning permission will be granted for new development provided that developers can demonstrate that there is, or will be sufficient physical infrastructure and service needs capacity to support and meet the needs of the proposed development. The development will be 'off grid' in terms of energy needs, water and foul water sewage disposal,

The proposal is policy compliant.

Policy 9: Promoting a Stronger Visitor Economy

Not applicable

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Policy 28: The Natural Environment seeks the establishment of a high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace. The proposal will not impact upon any international, national or local designated protected sites and the proposals maximise opportunities for the incorporation of biodiversity and high quality soft landscaping, consistent with the requirements of Policy 28.
The proposal is policy compliant.

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Policy 29: The Historic Environment

Not applicable

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Policy 30: Pollution
Development proposals will not be permitted where, taking account of any proposed mitigation measures, they would lead to unacceptable adverse impacts upon:
1. health and safety of the public;
2. the amenities of the area; or
3. the natural, historic and built environment;

by way of:
4. air quality, including fumes and odour;
5. noise including vibration;
6. light levels;
7. land quality and condition; or
8. surface and groundwater quality.

Planning applications, except for development within the curtilage of a dwelling house as specified within Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development)(England) Order 2015, or successor statutory instrument, must include an assessment of:
9. impact on the proposed development from poor air quality from identified sources;
10. impact on air quality from the proposed development; and
11. impact on amenity from existing uses.

Suitable mitigation measures will be provided, if required. Proposals will be refused if impacts cannot be suitably mitigated or avoided.
Development proposals on contaminated land, or where there is reason to suspect contamination, must include an assessment of the extent of contamination and any possible risks. Proposals will not be considered favourably unless the land is, or can be made, suitable for the proposed use.
The proposal is policy compliant.

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Policy 31: Climate Change and Renewable and Low Carbon Energy
Not applicable

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Policy 36: Vehicle and Cycle Parking
Not applicable

Proposed Development Assessed Against Policies		
No	Policy Criteria	Commentary
1	Statutory, national and local designations of landscape features, including natural and historic assets	The site is not located within any statutorily or locally designated area.
2	Local distinctiveness and sense of place	The locality of the application site is predominantly C3 - Residential and agricultural. It is well screened from all nearby short, medium and longer range Public Receptor points. The character and appearance of the locality will not be materially harmed by the proposed Helipad
3	Historic character, patterns and attributes of the landscape	The existing site is not considered important to the character of the landscape setting. No demonstrable harm will arise.
4	The layout and scale of buildings and designed spaces	The design of the proposed development has been carefully considered in relation to scale and the designed spaces. The development of this site will have no adverse impacts upon the character and appearance of the locality.
5	The quality and character of the built fabric and their settings	The development will incorporate forms and materials consistent with the character of the locality.
6	The condition of the landscape	The development will complement the local built forms and landscape.
7	Biodiversity and ecological networks within the landscape	The site contains no features of biodiversity importance.
8	Public access to and community value of the landscape	The development will have no negative impacts in relation to this aspect
9	Remoteness and tranquility	Not relevant or applicable in this instance. No negative impacts.

10	Visual intrusion	The development will not be visually intrusive.
11	Noise and light pollution	Not relevant or applicable in this instance. No negative impacts.
12	Conservation Area Appraisals and Village Design Statements, where these have been adopted by the Council	Not applicable in this case.
13	Impact on controlled waters	Not relevant or applicable in this instance. No negative impacts.
14	Protection of existing open space (including allotments and public open space, and open spaces important to the character, setting and separation of built-up areas)	There will be no loss of open space.

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6.0 General Planning Considerations

Set out below are a range of 'general planning considerations' that we consider pertinent to development proposals of this type, form and scale , indicating how the current proposals satisfy these considerations.

These matters are critical to the consideration of this application. They have been fully covered in other sections of this Statement, where we have demonstrated that the scale and siting of the proposed helipad affords due regard to the nature and character of the surrounding area – the 'rural setting'. The development integrates in terms of scale and design with the neighbouring buildings/landscape, and will sit comfortably with the overall character of the locality.

The site appraisal identified the key design considerations relating to the site and the constraints that informed the design.

Careful consideration has been given to the selection of all external materials - Grasscrete, details of which can be found in the submitted drawings.

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7.0 Conservation Area Appraisal ;

Not applicable

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8.0. Contextual analysis

A contextual analysis has been undertaken to identify and understand the wider context and site features and how these will contribute or influence the design proposals.

Basic approach included ;
Start with desk based studies including a site visit. Consideration was given to public footpaths and potential connections, topography, surrounding land uses and landscape features, official designations, local and national policies, history and historic maps.

The site inspection included appraisals of the following ;
Assessment of trees and hedgerows, key views from within the site, ground conditions, wet areas, ditches, wildlife activity and boundaries, including rear garden fences of adjacent properties, views and approaches towards the site, local character, street character, movement - best walking routes to schools, shops etc., existing bus services and stops, cycle routes, footpaths.

Checklist for a site and contextual analysis	
Landscape	
	Response
• Landscape character, setting and history;	Refer to site analysis
• Topography;	The site is relatively flat.
• Views into and out of site and visual impact;	In terms of visual impact, the 'discreet' nature of the location will result in minimal visual impact.
• Urban – rural interface;	As above
• Geology;	Not relevant
• Ecology and biodiversity, including biodiversity opportunity mapping;	Not relevant
• Green space, trees, hedgerows (green infrastructure);	Not relevant
• Hydrology and drainage (SuDS, existing flow paths, watercourses - blue infrastructure);	Not relevant
• Environmental risks, such as flooding and noise, air and water quality;	The proposal will not increase the risk of flooding. There are no measurable impact in relation to noise given the isolated location.
• Microclimate - Light, shade, sunshine and shadows; and colours, textures, shapes and patterns.	Not relevant
Townscape	
• Views, vistas and landmarks;	Not relevant
• Edges, nodes of activity, gateways, eyesores;	Not applicable
• Land uses and mix of uses around the site;	The surrounding land uses are C3 Residential and agricultural. There are no land use conflicts
• Local character (positive examples nearby if nothing adjacent to site);	Refer to the site analysis
• History and heritage assets, such as listed buildings and conservation	Not applicable





Responding to context
The proposals have fully considered how to respond to the comprehensive site and contextual analysis work outlined above.

Design vision and Design development
A 'vision statement' is not considered necessary in this case.

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7.1.2 Amount of Development :
The site area is 25sq m.

7.1.3 Scale:
Not relevant

7.1.4 Layout :
Not relevant

7.1.5 Landscaping :
Not relevant

7.1.6 Appearance :
Not relevant

7.1.7 Access :
Not relevant

Summary and Conclusions
Planning consent is sought within an area predominately agricultural in nature and the intended development is wholly consistent with the overriding land use of the surrounding area. Refer to the Contextual Analysis.

The development responds sympathetically to the character of the area by utilising a harmonious design approach, which will not result in material harm to the appearance of the open countryside setting ;

The proposed development will not harm neighbouring amenity.

The Planning and Compulsory Purchase Act 2004, places the emphasis upon a plan-led system and confirms the presumption in favour of development, so long as it is in accordance with an up-to-date development plan, unless material consideration indicates otherwise (S38 (6)).

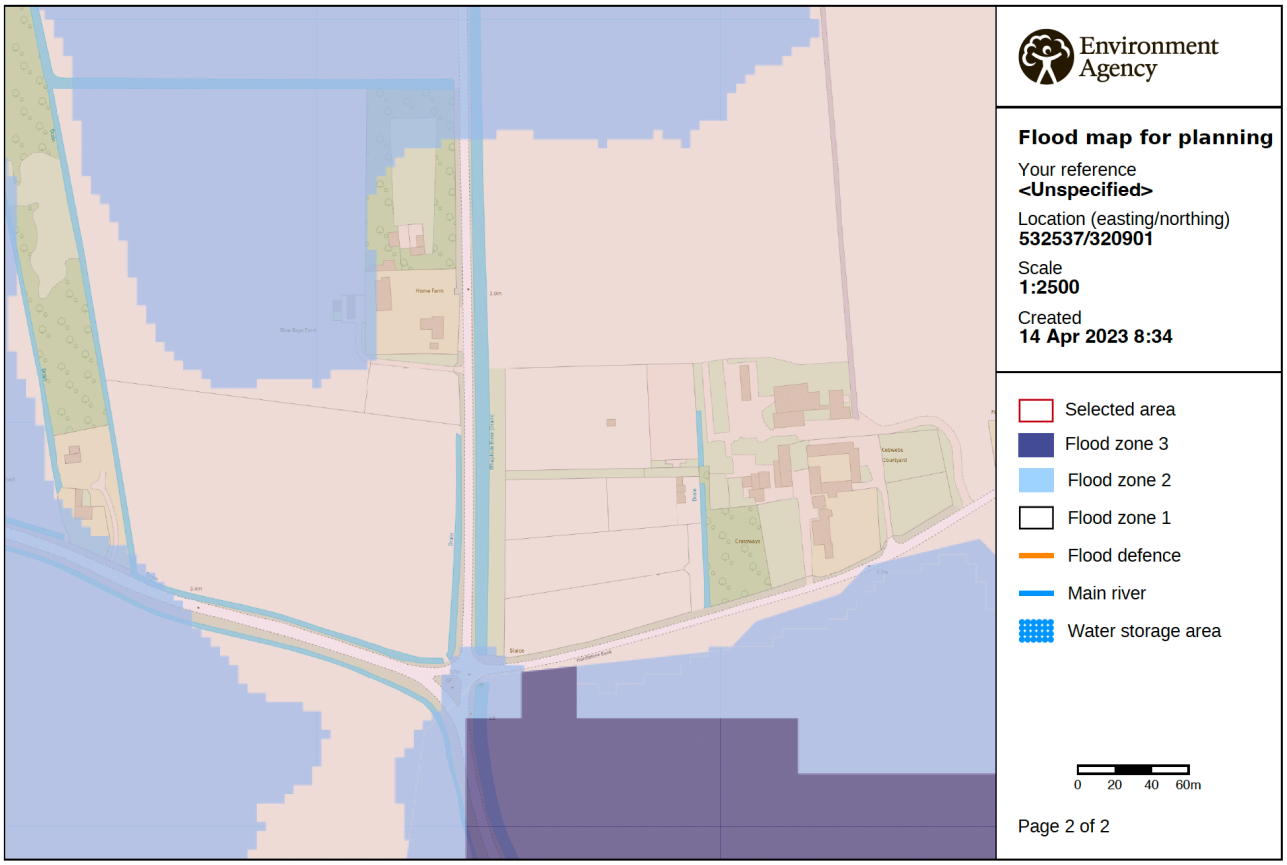
In view of the fact that the proposed development clearly complies with relevant Local Plan and National Planning Policy Framework it is respectfully requested that the planning authority approve the application.

Assuming that the Planning Application is to be approved, it is imperative that there are no 'pre-commencement' Conditions - my client wishes to start work without any delays. To this end, please confirm the level of detailing required to avoid any such Conditions.



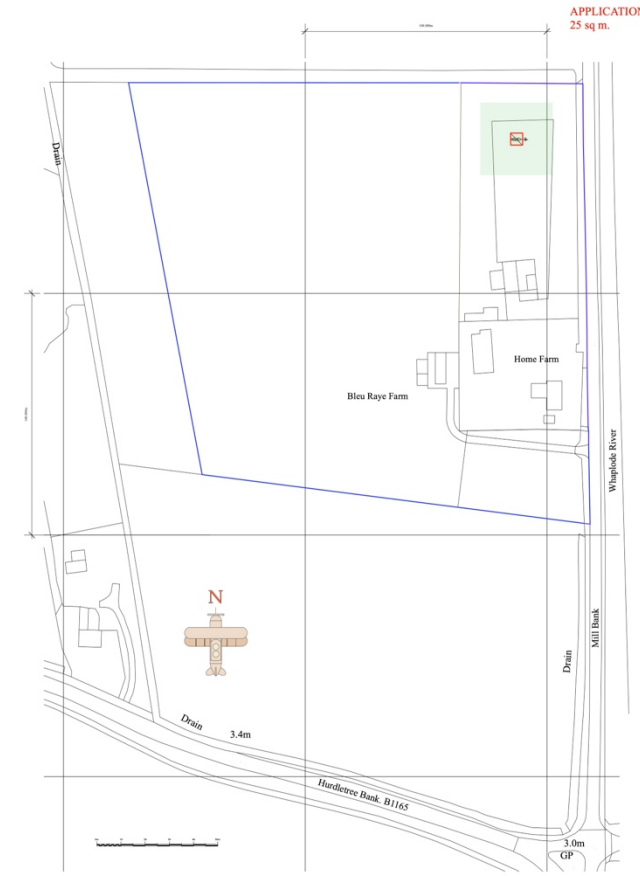
John Dickie C. Build E MCABE

Appendix A EA Flood Mapping



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Appendix B - Site Location



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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.
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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.

PLANNING APPLICATION DRAWING

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

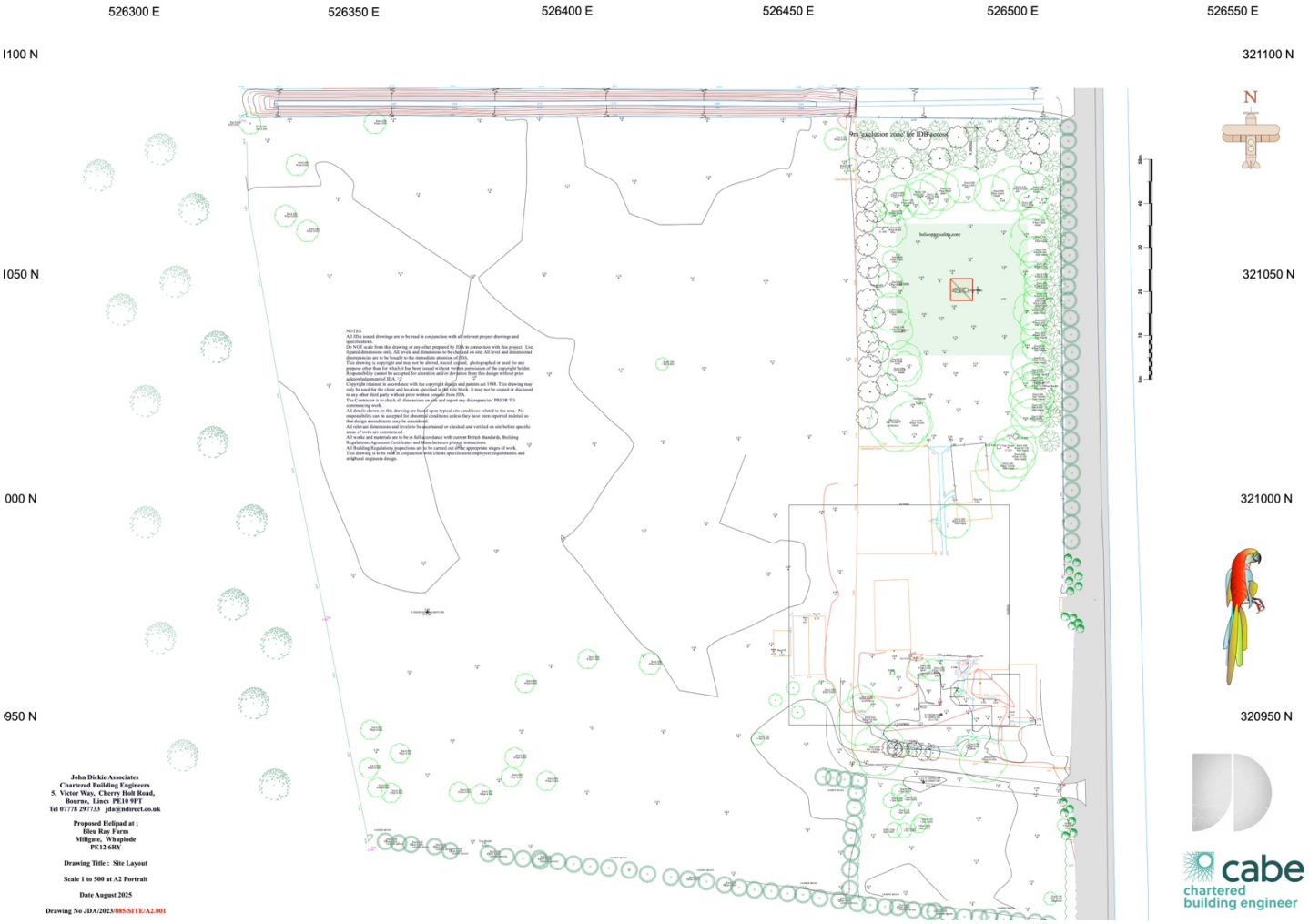
Scale 1 to 1000 at A2 Portrait

Date August 2024

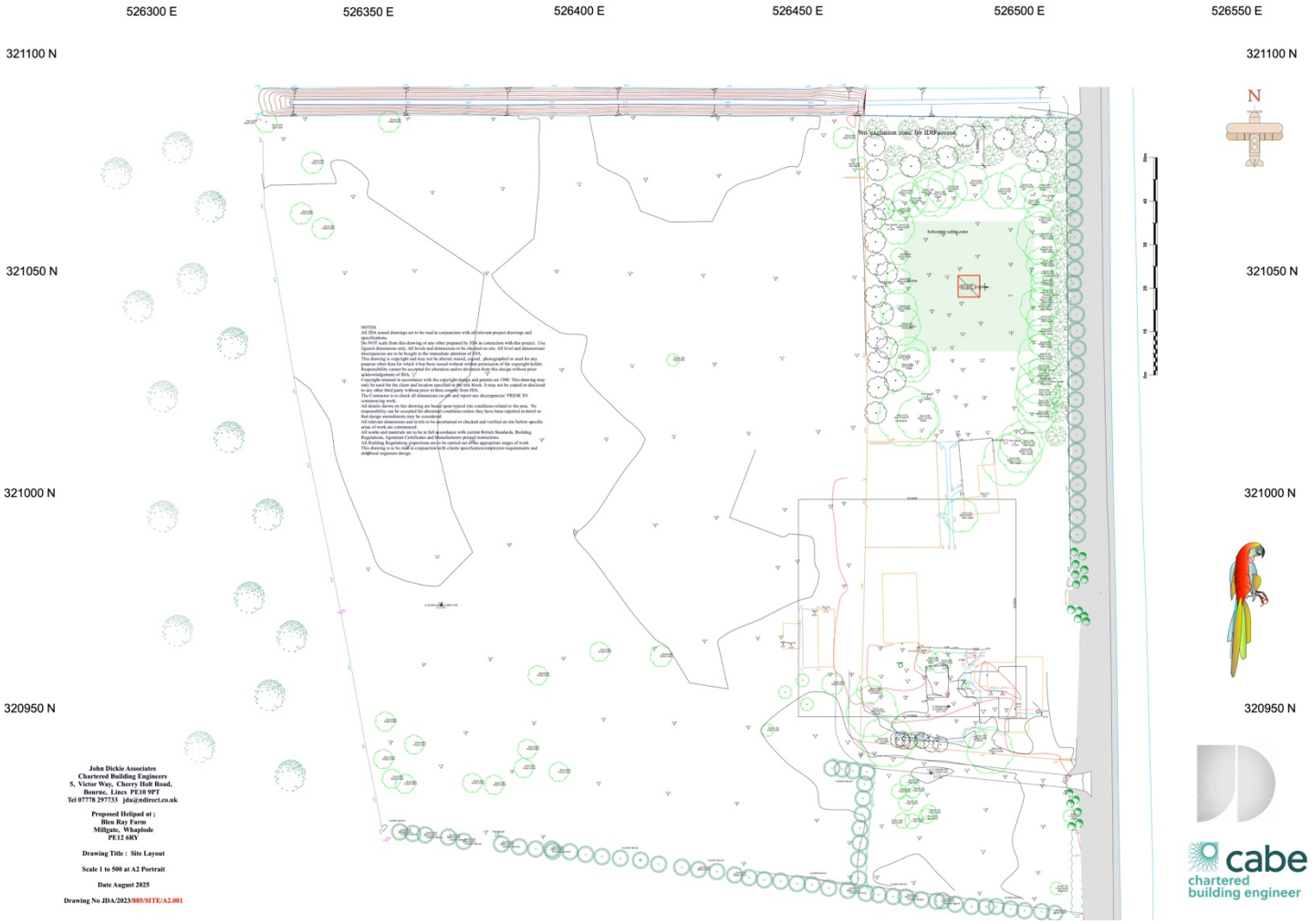
Drawing No JDA/2024/885/LOCATION/A2.001



Appendix C - Topographic Survey

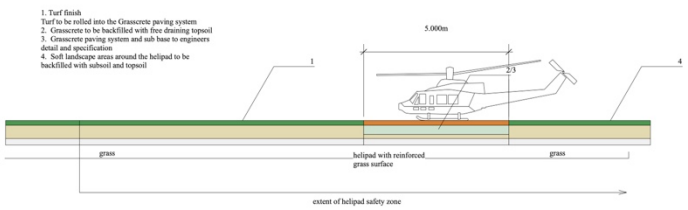


Appendix D - Scheme Drawings


526300 E
526350 E
526400 E
526450 E
526500 E
526550 E
321100 N
321050 N
321000 N
320950 N
N
NOTES
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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 a site investigation can 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 employed 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 ;
Blen 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

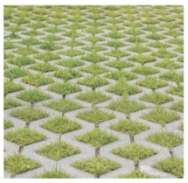
PLANNING APPLICATION DRAWING

cabe chartered building engineer



HELIPAD DETAILS





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 designer can take on the duties, provided there is a written agreement between you and the designer to do so.
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, necessary control methods, protective clothing and monitoring established.
The employees working with hazardous substances must be fully informed on the 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 can be produced.
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 (Wells 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 (Heras 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) Ensure trained banksman is available to watch excavation work
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 meters
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 where 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. Area 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 ;
Area 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, restricting 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.

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.
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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 : 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