

CONSTRUCTION MANAGEMENT PLAN & METHOD STATEMENT

October 2026 Rev A

Land East of Normanton Road,
Crowland

ALLISON HOMES CENTRAL
PE7 8FD, Fleet House, Cygnet Road, Hampton, Peterborough

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1. Introduction

This Construction Management Plan (CMP) and Method Statement has been prepared in accordance with Condition 14 of the planning permission, ref. H02-0759-25 which states;

> ***Prior to the commencement of any development hereby permitted, a Construction Management Plan and Method Statement shall be submitted to and approved in writing by the LPA.***
>
> ***The Construction Management Plan and Method Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include:***
>
> - ***the phasing of the development to include access construction;***
> - ***the on-site parking of all vehicles of site operatives and visitors;***
> - ***the on-site loading and unloading of plant and materials;***
> - ***the storage of plant and materials used in constructing the development;***
> - ***wheel washing facilities;***
> - ***the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material; and***
> - ***strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.***
>
> ***The Construction Management Plan and Method Statement shall also indicate detail measures to minimise disturbance during the construction process through noise, dust, vibration and smoke.***
>
> ***The development hereby permitted shall thereafter be undertaken in accordance with the approved Construction Management Plan and Method Statement.***

2. General Site Requirements

The Site Layout is provided in Appendix A.

Site Compound

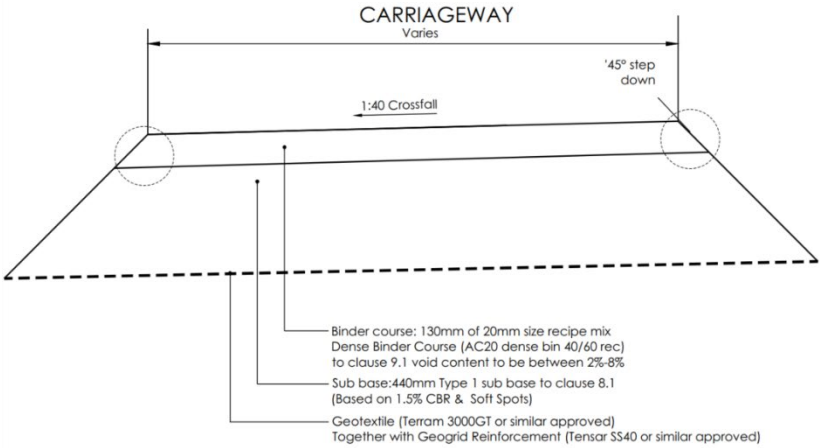
A temporary civils compound will be installed upon commencement and is identified on the CMP (Appendix B).

The proposed location and details of the site compound, associated car park and materials storage area is shown on the Construction Management Plan in Appendix B.

The site compound will consist of a site office, meeting room, welfare facility and drying room. The compound area includes provision for parking for site staff and operatives, including visitors of circa 100 parking spaces. Areas for turning, loading and unloading of plant and material are be provided.

Haul Road

The haul road to the site and compound will be a bound surface and be constructed based on a CBR percentage of 1.5%, and will have subbase of 440mm with geotextile, and surfacing of 130mm to binder course. The haul road will be taking access from Cloot Drove for all construction vehicles with a S184 Agreement to be in place with Lincolnshire County Council, which will be implemented upon commencement of development.



BLACKTOP ESTATE ROAD CONSTRUCTION

Haul Road Construction Chart			
Sub Grade [Note 1]	Sub-Base (mm)		Surfacing (mm)
CBR %	Without Geotextile	With Geotextile	Binder Course Notes 4
Below 1.5% & Soft Spots	Not suitable	620	130
1.5	Not suitable	440	130
2.0	400	340	130
3.0	310	300	130
4.0 or greater	300	Not suitable	130

Working Hours

Construction activities and deliveries, will be limited to:

- Monday to Friday – 7:30am to 6:30pm
- Saturday – 9:00am to 1:30pm

Deliveries will avoid the times of 8:15am-9:15am and 2:30pm-3:30pm during school term times to avoid disruption.

There shall be no working on Sundays or Bank Holidays.

Any works outside of these hours will be subject to obtaining prior consent from the LPA.

Responsible Persons

The responsible person will be the Site Manager. Contact details will be available in the site compound and at the entrance gates.

The construction management plan will be monitored by the Site Manager, where non-compliance is identified, the Site Manager will ensure that corrective action is taken.

3. Phasing (including access construction)

The development will be completed in a single construction phase, generally in accordance with the order shown on the Construction Management Plan in Appendix B.

The access will be constructed to base course level as the first construction activity; the access joining Normanton Road will be completed in full prior to the first occupation on the development.

An Estate Road Phasing and Completion Plan will be discharged prior to commencement of development in accordance with Condition 17.

4. Routes of Construction Traffic

Construction Traffic will access and egress the site from the A16 via James Road, Postland Road and Cloot Drove, as shown in Appendix C.

Deliveries will report to the site office, and all delivery drivers will sign in and out on completion of delivery.

Construction access to and egress from the site will be in accordance with the Construction Management Plan in Appendix B.

5. Wheel Wash Facilities

Wheel washing facilities will be in place to ensure the highway is kept clear of mud. The wheel cleaning facility will be situated on a hard-standing area near the site exit, with adequate drainage.

All vehicles leaving the site should be subject to a visual inspection before accessing the public highways to ensure the level of dust/mud/debris on the vehicles has been minimised as far as practical.

Roads affected by site works will be checked on daily basis. A road sweeper will be arranged as and when necessary to keep the roads as clear as possible from mud deposits emanating from the site.

6. Surface Water

Any activity that may have the potential to pollute water should be carried out away from a watercourse or drain.

Silt control measures will be installed along all ditch boundaries prior to commencement of development. Headwall silt control measures will be installed prior to the outfall being installed as shown on the Construction Management Plan in Appendix B.

The SuDS basin located on the west boundary of the site will be installed within the first 6 months of commencement, with the outfall operational connecting into the ditch prior to first occupation, with all plot drainage conveyed into this outfall.

All Fuel and Chemical Storage must be adequately bunded.
Mortar mixing areas will be positioned away from watercourses with protection measures adopted to prevent run offs contaminating areas.
Any fuel/chemical spills will be reported immediately to the Site Manager supervisor.
Suitable spill kits will be available within the Site Compound.

The site manager shall be responsible for inspecting, desilting and remediating any silt protection.

7. Noise, Dust, Vibration and Smoke

Allison Homes will take all reasonable measures to minimise disturbance generated by the development on neighbouring residential properties. The control of construction noise, vibration and air quality will be undertaken in accordance with BS 5228:2009-1 – Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 1 Noise, and BS 5228:2009-2 – Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 2 Vibration. Contractors will also comply with provisions of the Control of Pollution Act 1974.

Noise:

- Best practice measures will be employed at all times to minimise noise. The recommendations set out in BS 5228:2009+A1 will be adopted.
- No working will take place outside of the working hours set out in this Plan.
- Vehicle speeds will be limited to 10mph
- Varying site activities will produce shifting noise levels which will be kept to a minimum from neighbouring properties. Live power from the national grid will be provided as early in the project as possible, limiting the use of generators.
- Stationary plant equipment, such as compressors and generators, will be located away from sensitive locations. The regular maintenance of site machinery, such as lubrication, will be undertaken to minimise operational noise. Modifications of plant equipment will be carried out to achieve noise reduction if problems persist.
- Vehicles shall not be revved, and engines shall not be left running when not required to be in operation.
- The use of broadband/white noise reversing vehicle sirens instead of tonal bleeps will be used where possible.

Dust

- Haul roads and areas of hard standing will be checked daily and kept clear of mud.
- Haul roads and hard standing will be maintained by regular brushing and water spraying;
- All vehicles carrying soil and other dusty materials will be fully sheeted
- Vehicle speeds will be limited to 10mph
- Wherever possible, temporary stockpiles of material will be avoided. If required, stockpiles will be of the minimum practicable height and will not be steep sided or have sharp changes in shape. They will be located away from, and downwind of, receptors sensitive to dust emissions. Temporary stockpiles must be stored for the minimum time possible.

Smoke

No bonfires or burning of waste materials will be permitted on site.

Vibration

It is not anticipated that there will be any piled foundations required on site, thereby vibration disruption should be minimised to usual site activities. Monitoring can be put in place should unreasonable disruption occur.

9. Review and Updates

This document will be reviewed every 6 months, following a compliant or following any significant change to work activities or updated legislation.

In the event of complaints due to site activities, an investigation would be sought as soon as possible and where appropriate additional noise monitoring would be conducted to quantify and assess compliance. If the above measures are not effective, then alternative methods will be devised.

Appendix A: Site Layout



KEY

- SITE BOUNDARY
- AFFORDABLE RENT UNITS
- SHARED OWNERSHIP UNITS
- DENOTES 5M WIDE WILDLIFE CORRIDOR
- PROPOSED TREE PLANTING REFER TO LANDSCAPING PROPOSALS)
- 3M WIDE SWALE TO PRIMARY STREET

Cloot Drove, Crowland | Accommodation Schedule

REV.R

Open Market Units

Unit Type	No. Beds	Storeys	No. of Units	Sqft./unit	Total Sqft
Hartley	1	2	4	635	2,540
Loxley	2	2	16	855	13,680
Morley	3	2	27	1001	27,027
Oatley	3	2	7	1001	7,007
Totley	4	2	6	1165	6,990
	Total Open Market Dwellings		60		57,244 sqft

Affordable Rent Units

Unit Type	No. Beds	Storeys	No. of Units	Sqft./unit	Total Sqft
Hartley	1	2	4	635	2,540
Loxley	2	2	4	855	3,420
Morley	3	2	3	1001	3,003
Oatley	3	2	1	1001	1,001
Totley	4	2	2	1165	2,330
	Total Affordable Rent		14		12,294 sqft

Shared Ownership Units

Unit Type	No. Beds	Storeys	No. of Units	Sqft./unit	Total Sqft
Loxley	2	2	2	855	1,710
Morley	3	2	2	1001	2,002
Oatley	3	2	2	1001	2,002
	Total Shared Ownership		6		5,714 sqft
	Total Affordable		20		18,008 sqft
	Total Dwellings		80		75,252 sqft

Net Developable Area	**1.99 hectares**
	4.92 acres
Coverage	**15,303 sqft/acre**
Density	**40 dph**

N 0 25 50 m

NORMANTON ROAD, CROWLAND - PROPOSED LAYOUT (ALLOCATION LAND)

PEGASUS GROUP

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: TC/ET/RWB/LL | APPROVED BY: RWB | DATE: 20/01/2026 | SCALE: 1:500@A0 | DRWG: P24-1403_DE_003_S_01 | CLIENT: ALLISON HOMES |

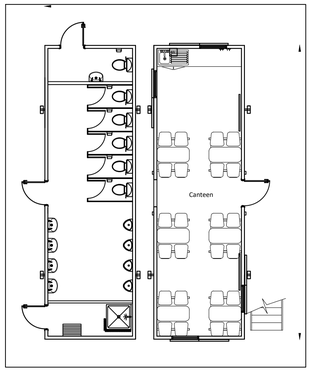
Issue:

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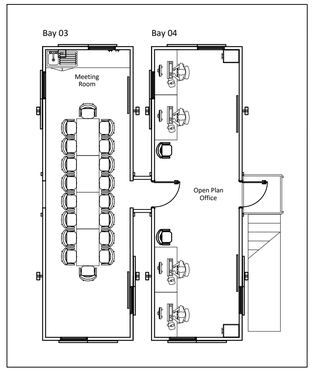
Appendix B: Site Compound and Construction Management Plan

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S

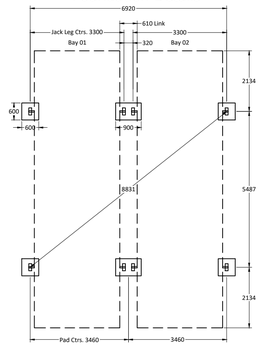
SITE COMPOUND GF PLAN



SITE COMPOUND FF PLAN



PAD DESIGN - Refer to E24162-100(P1) Site Cabin Foundation Details



9.6m Jack Leg Cabins

TABLE 1	
Base	Loading
Single Storey	49kN
Two Storey	108kN

NOTES;
All loads shown are Per Jack Leg.
All loads are unfactored comprising of;
Dead Load, Imposed Load and Wind Load (23m/s)
Site altitude 100m.
Distance to the sea 10km.
Pad sizes to be a minimum of 600mm sq, the actual pad size to be confirmed by a Structural Engineer on determination of the ground bearing pressure and to accept the loadings in Table 1.
Floor 3.0kN/m² and Roof 0.75kN/m² maximum imposed loadings.

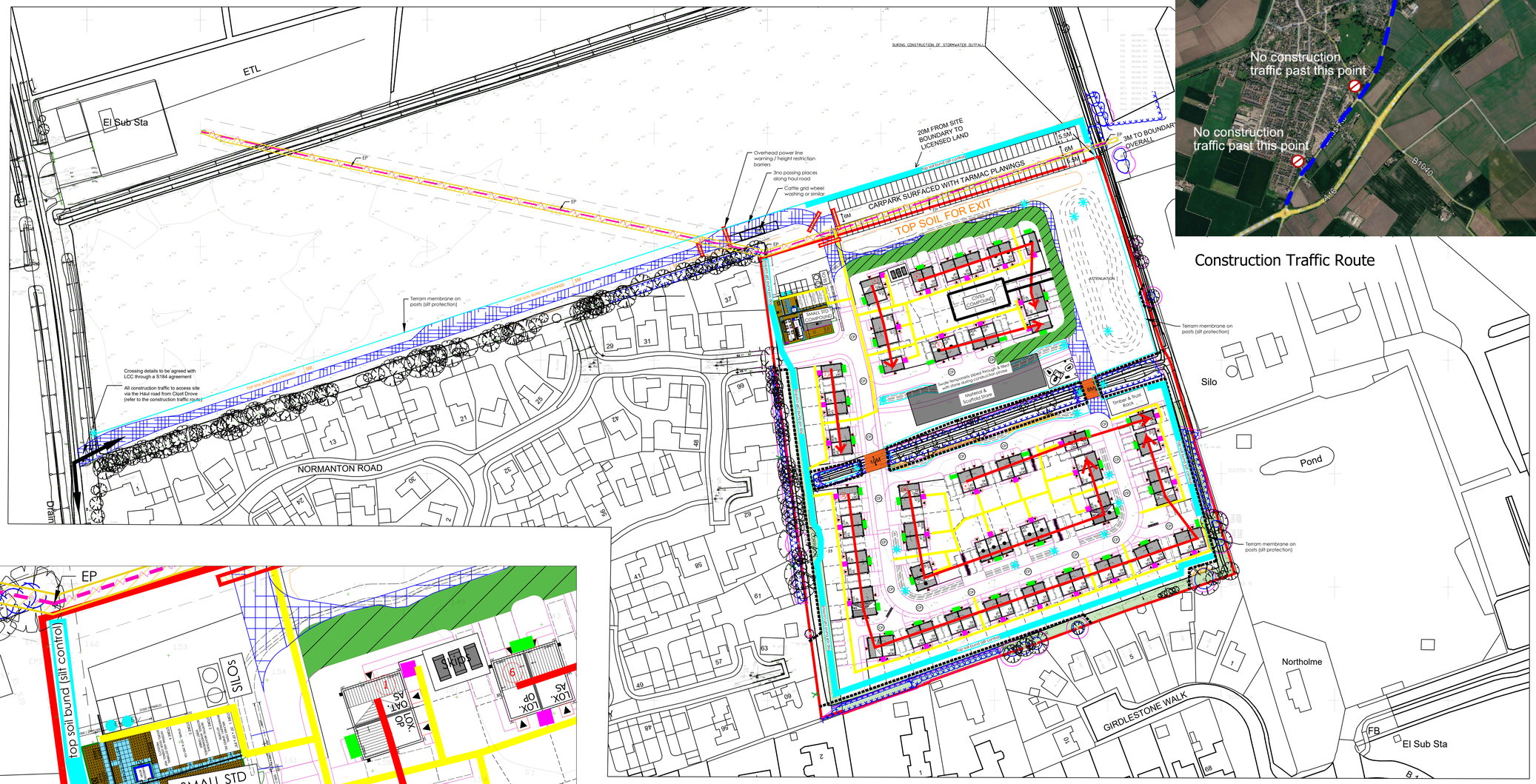
CONSTRUCTION HOURS

Monday to Friday – 07:30am to 18:30pm
Saturday – 09:00am to 13:30pm
Deliveries will be restricted from 8:15am to 9:15am and 2:30pm to 3:30pm during term times in order to reduce the impact on the nearby school.

Shared drive to be widened & increased construction to serve the material store



Construction Traffic Route



COMPOUND SNIPPET NTS

LEGEND

- Compound Hoarding
- Timber Post and Rail Fencing
- Ducting
- TBS cabinet and connections
- EV Electric Car Charging Point
- Tarmac
- Gravel
- Footpath Slabbing
- 200mm Stone
- 300mm Stone
- 200mm Stone and Tarmac
- CP Crane Position
- Loading Bay
- Ladder Tower
- Silt Controls
- Headwall Silt Controls
- Pedestrian Route
- WW Cattle grid wheel washing/speed reduction (Jet wash in extreme periods)
- Haul Road - refer to DRG No 1279-06-04 for specification
- 11kV Overhead Power Cables
- EP Electric Pole
- Increase spec to road construction
- T1 G1 Existing Tree or Group colour referenced in accordance with BS 5837:2012.
- H1 Existing hedge or group.Colour coded as above in accordence with BS 5837.2012.
- B Blue - Category B tree of moderate quality and value
- C Grey - Category C tree of low quality and value
- R Red - Category U tree in irreversible decline or dead
- H1 Blue - Cat B Group/hedges of moderate quality and value
- T1 Category U - Tree in irreversible decline or dead to be removed
- H1 Existing hedge or group. Colour coded as above in accordance with bs 5837 to be removed
- Root Protection Area as calculated in accordance with BS 5837:2012
- Approximate line of protective fencing to be erected in accordance with BS 5837 and insert,to be maintained and construction works
- Hand dig excavation under supervision of project Aboricultural consultant

REVISION	DATE	DESCRIPTION	DRAWN
E	25/09/26	Haul road and silt protection updates	kdb
D	24/09/26	Updates following feedback from all parties	kdb
C	25/8/26	Construction route adjusted, scaffold store and Materials store moved	GW
B	24/7/26	Notes added as file attached. Car park, Haul road, Protect tree, legend updated.	MTK
A	23/6/26	sub station removed and updates to title block	kdb

ORIGINAL SIZE 100MM - THIS PRINT MAY BE REDUCED

NOTE; ALL DIMENSIONS, MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NHBC STANDARDS AND BUILDING REGULATIONS.
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED WITH THE TECHNICAL OFFICE.

ALLISON HOMES

ALLISON HOMES EAST
FLEET HOUSE
CYGNET ROAD
HAMPTON
PETERBOROUGH
PE7 8FD

TEL: 01778 391550

PROJECT

E0275 NORMANTON ROAD, CROWLAND

DRAWING TITLE

CONSTRUCTION MANAGEMENT PLAN

SCALE	DATE	DRAWN	APPROVED
1:1000 @A1	24.07.26	MTK	-

DRAWING NO. E0275-CMP-02

REVISION E

Appendix C: Construction Traffic Management Plan

Untitled Map
Make a description for your map

Legend

No construction
traffic past this point

No construction
traffic past this point

No construction
traffic past this point

Spalding Rd

Hull's Drove

A16

B1040

Welland Bank

Google Earth