



CONSTRUCTION MANAGEMENT PLAN & METHOD STATEMENT

AUGUST 2026

Land East of Normanton Road,
Crowland

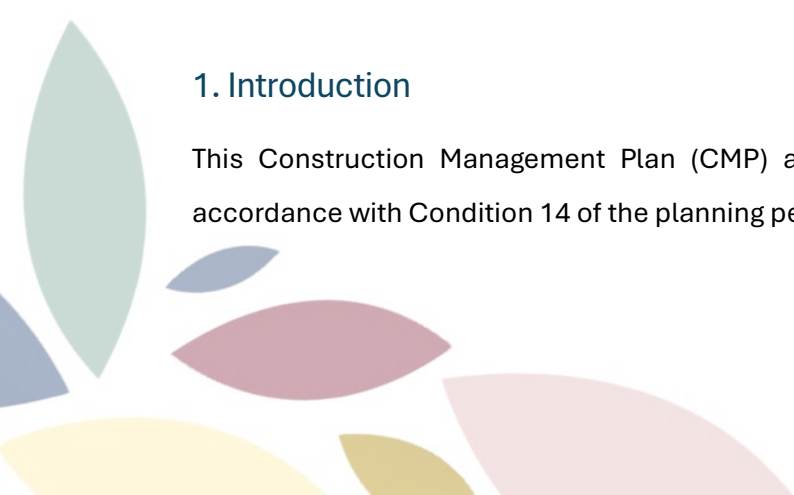
ALLISON HOMES CENTRAL
PE7 8FD, Fleet House, Cygnet Road, Hampton, Peterborough

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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

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. Areas for turning, loading and unloading of plant and material are to be provided.

Working Hours

Construction activities and deliveries, will be limited to:

- Monday to Friday – 7:30am to 6:30pm

- Saturday – 8:00am to 1:30pm

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 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

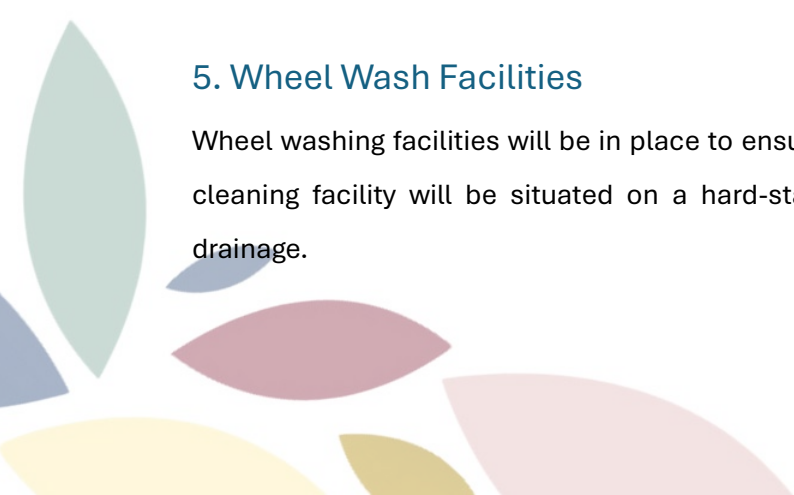
Construction Traffic will access and egress the site from the A16 via James Road, Postland Road and Cloot Drove / Normanton Road.

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 the outfall being installed as shown on the Construction Management Plan in Appendix B.

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.

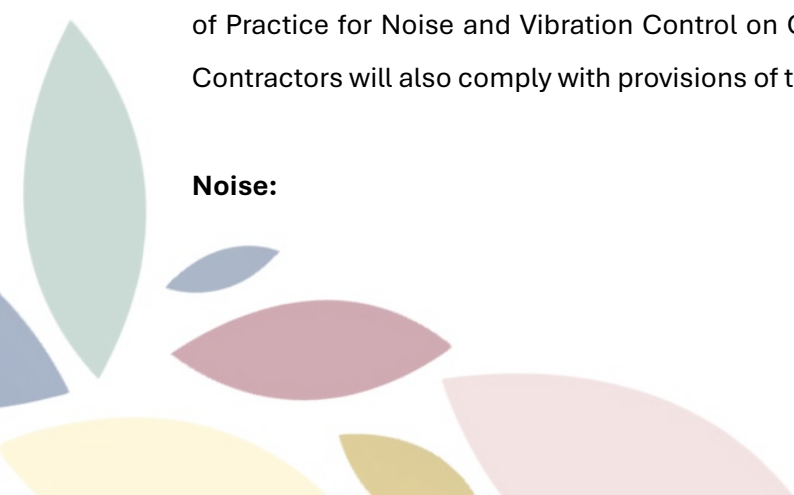
Any fuel/chemical spills will be reported immediately to the Site Manager supervisor.

Suitable spill kits will be available within the Site Compound

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 complaint 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



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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 Drive, 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

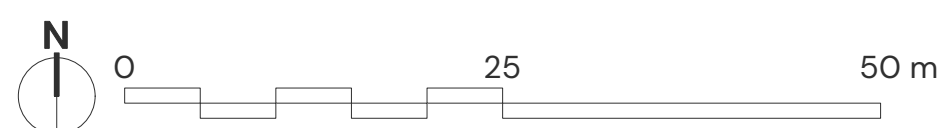
Total Affordable 20 18,008 sqft

Total Dwellings 80 75,252 sqft

Net Developable Area 1.99 hectares 4.92 acres

Coverage 15,303 sqft/acre

Density 40 dph

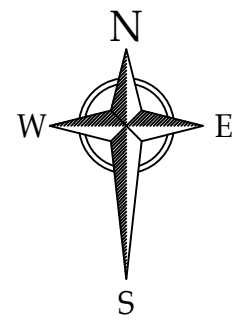


NORMANTON ROAD, CROWLAND – PROPOSED LAYOUT (ALLOCATION LAND)

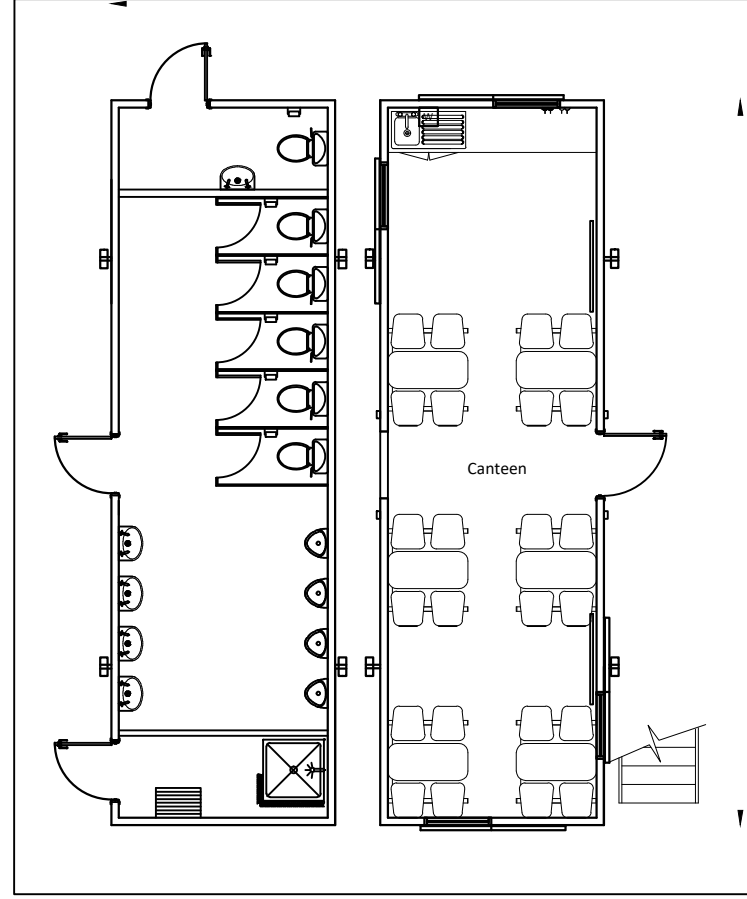


Appendix B: Site Compound and Construction Management Plan

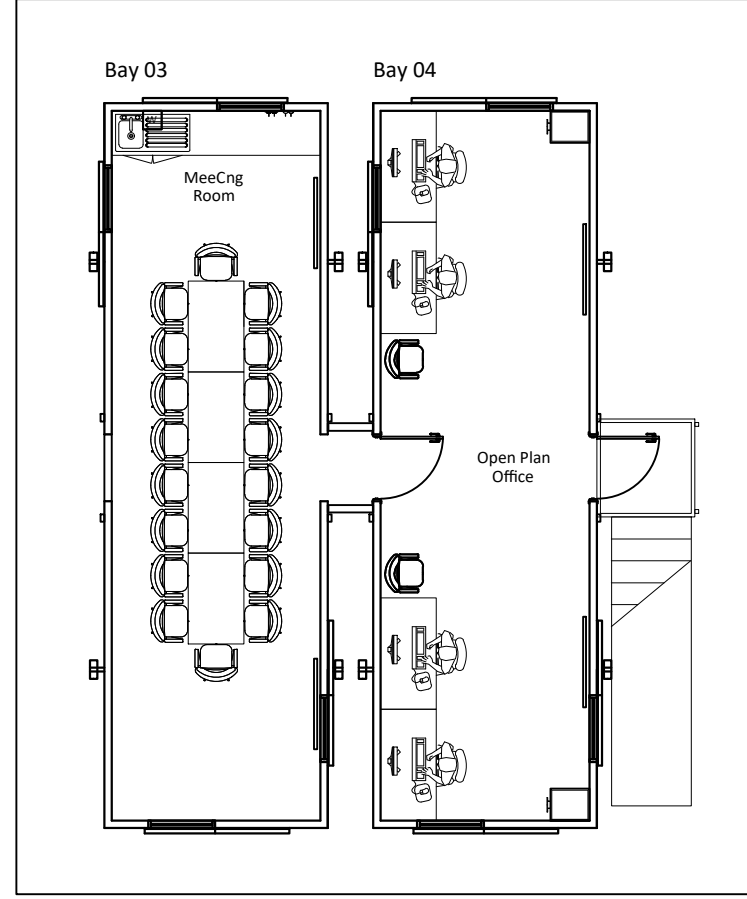




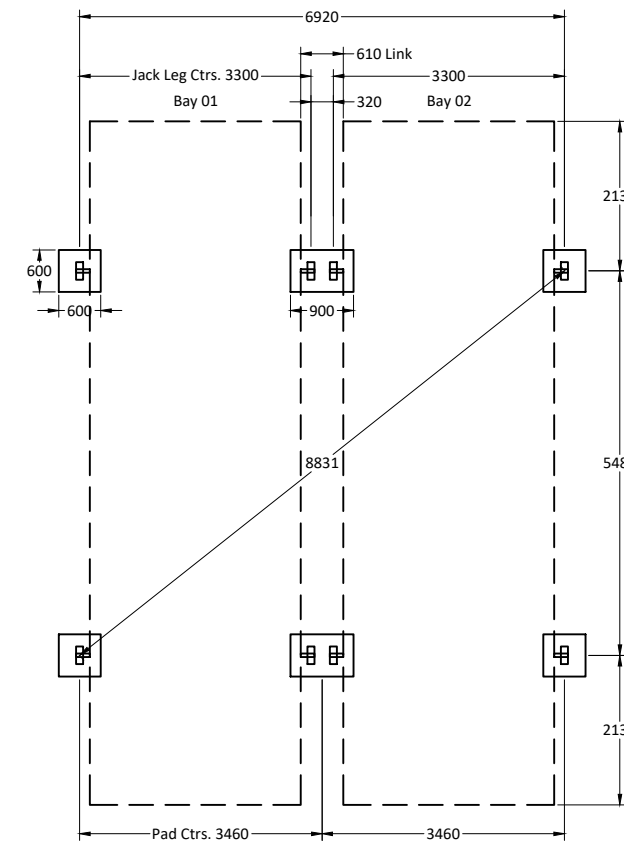
SITE COMPOUND GF PLAN



SITE COMPOUND FF PLAN



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



9.6m Jack Leg Cabins

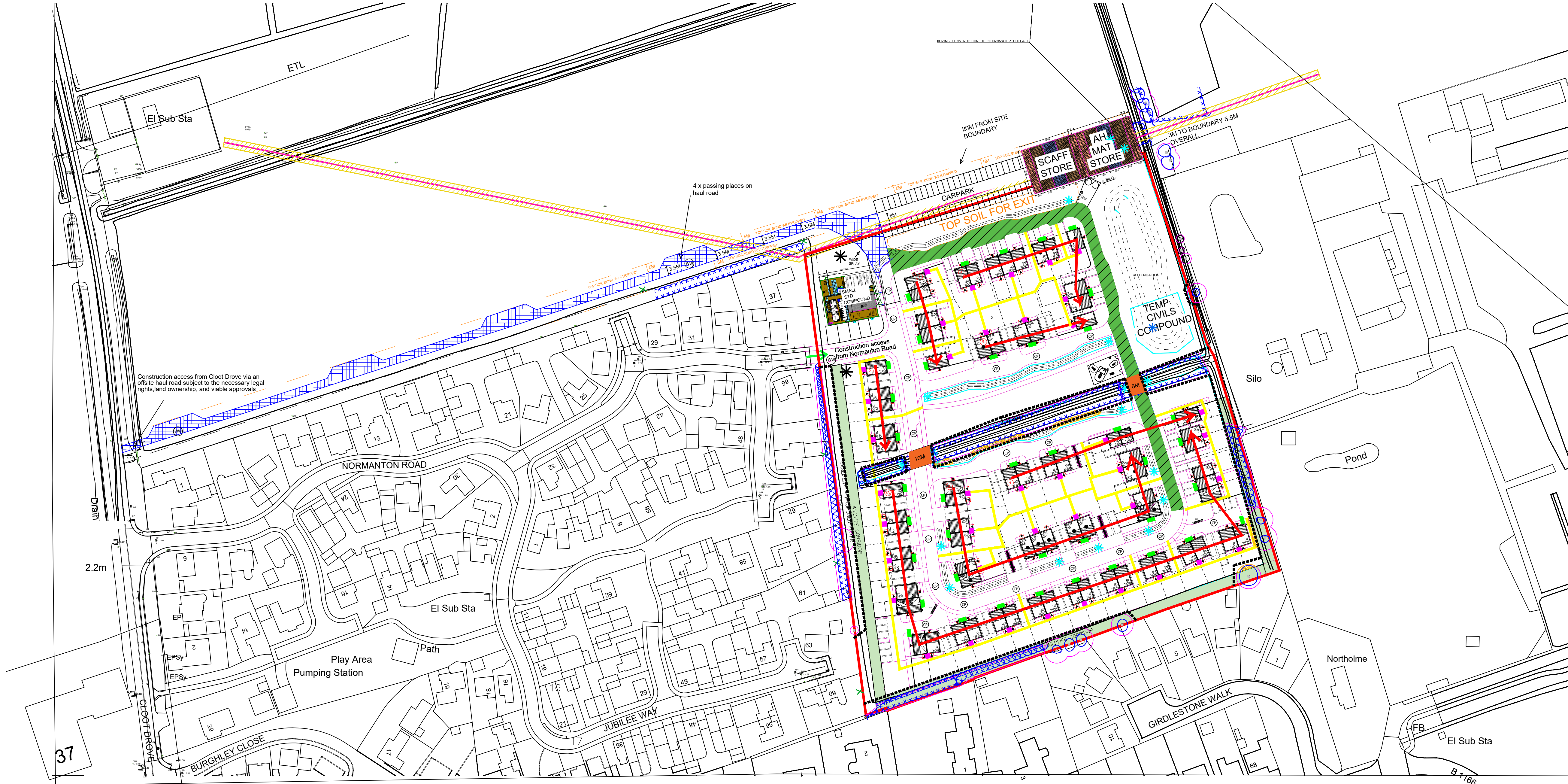
TABLE 1	
Base	Loading
Single Storey	40kN
Two Storey	100kN

NOTES:
All loads shown are Per Jack Leg.
All loads are unfactored comprising of:
Dead Load, Imposed Load and Wind Load (23m/s).
Site to include 100mm.
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 determined Car of the ground bearing pressure and to accept the loadings in Table 1.
Floor 0.5kN/m² and Roof 0.75kN/m² maximum imposed loadings.

CONSTRUCTION HOURS

Monday to Friday – 07:30am to 18:30pm
Saturday – 08:00am to 13:30pm

- LEGEND**
- Compound Hoarding
 - Timber Post and Rail Fencing
 - Dusting
 - TBS cabinet and connections
 - Electric Car Charging Point
 - Tarmac
 - Gravel
 - Footpath
 - 200mm Stone
 - 300mm Stone
 - 200mm Stone and Tarmac
 - Crane Position
 - Loading Bay
 - Ladder Tower
 - Sik Controls
 - Headwall Sik Controls
 - Pedestrian Route
 - Civils PC Location
 - Cable grid wheel washing/speed reduction (Use with in extreme periods)
 - Haul Road
 - Overhead Power Cables
 - Increase spec to road construction
 - Construction access from Normanton Road
 - Existing Tree or Group colour referenced in accordance with BS 5837:2012
 - Existing hedge or group Colour coded as above in accordance with BS 5837:2012
 - Blue - Category B tree of moderate quality and value
 - Grey - Category C tree of low quality and value
 - Red - Category U tree in irreversible decline or dead
 - Blue - Cat B Group/hedges of moderate quality and value
 - Category U - Tree in irreversible decline or dead to be removed
 - Existing hedge or group. Colour coded as above in accordance with BS 5837:2012
 - 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. Abonicultural consultant



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
REVISION	DATE	DESCRIPTION	DRAWN

ORIGINAL SIZE 1000MM - 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 EAST
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E0275 NORMANTON ROAD,
CROWLAND

CONSTRUCTION MANAGEMENT
PLAN

SCALE	DATE	DRAWN	APPROVED
1:1000 @A1	24.07.26	MTK	-
DRAWING NO.			REVISION
E0275-CMP-02			C