

CONSTRUCTION MANAGEMENT PLAN

FOR

5NO NEW BUILD PROPERTIES



AT

**PLOT 1 - BRUNSWICK FIELDS
LAND OFF SEAGATE ROAD
LONG SUTTON
SPALDING
PE12 9AD**

APRIL 2026 – FEBRUARY 2027

The Construction Management Plan has been developed by D Brown Building Contractors Limited's H&S Advisor and all people involved in the contract must actively contribute to the plan to comply with planning conditions.

PROJECT DIRECTORY

CLIENT – Loosegate Developments, Seas End Road, Spalding, Lincs, PE12 6LD

Contact: Des Ford Email: des@brownbuilders.co.uk Tel: 01406 373438

PRINCIPAL CONTRACTOR – D Brown Building Contractors Ltd, Seas End Road, Spalding, Lincs, PE12 6LD

Contact: Freddie Pearson Email: freddie@brownbuilders.co.uk Tel: 01406 373438

ARCHITECT- Lincs Design Consultancy, 12 Vickers Lane, Louth, Lincolnshire, LN11 9PJ

Contact: TBC Email: admin@lincsdesignconsultancy.co.uk Tel: 01507 611155

LOCATION OF SITE

The proposed site is currently undeveloped land off Seagate Road, Long Sutton, Spalding, formerly used as a site compound for earlier stages of the development project. The site was initially planned for 1no plot and now propose changes to 5no bungalows. The red outline in the drawings below denotes the proposed site.



Proposed 5no plots off
Seagate Road

BRIEF PROJECT DETAILS

The project is briefly described as the construction of 5no new build bungalows with garages and driveways



Proposed Plot Elevations

Intended Working Hours – 7:30am – 5pm Monday to Friday and Saturday between 8:30am -16:30pm

COMMUNICATIONS

It is the intention of the D Brown Building Contractors Limited to ensure close liaison with all stakeholders in all matters relating the health & safety management of the project. Formal meetings will be held as required with the Client, Principal Designer and Architects where all matters including design will be discussed. Any design issues arising from the meeting will be recorded and communicated to the site.

D Brown Building Contractors Limited will act as Build Contractor from the Construction Phase onwards and liaise with the Client regarding project design and associated risks arising during the construction phase.

It will be the project team's responsibility to ensure that the measures included within this document

are always being adhered to. The office number / site manager's no. will be clearly displayed at the site entrance along with details of the project's system for dealing with any complaints that may arise during the construction works.

D Brown Building Contractors Limited will endeavor to maintain good neighbourly relations with adjoining owners or users of land and / or buildings and avoid particularly in respect of noise, vibration, dust, fumes, smells etc.

SEGREGATION

The position of fencing will be agreed with the client to demarcate the ongoing operations from the construction activities. The site will be securely fenced, and gates locked at the end of each working day. Signs will be in place giving directions and contact details. Fence lines will be checked at the start and end of each shift. All hoarding including decorative displays will be erected and maintained with accordance of the current BS5975 – Code of Practice for Temporary Works. The risk of third parties accessing the site will be reduced as far as reasonably practicable. Only bona-fide visitors will be allowed access and as the site shall be a controlled area, no visitor will be allowed access without the correct PPE - Safety Footwear, Hard Hat and High Vis are mandatory.

TRAFFIC & PARKING ARRANGEMENTS

The Client and D Brown Building Contractors Limited will endeavor to maintain good neighbourly relations with the ongoing operations and avoid particularly in respect of noise, vibration, dust, fumes, smells etc. It will be deemed the responsibility of the Site Manager to control and monitor traffic with compliance with the existing arrangements and local traffic restrictions. The site's speed limit will be communicated and adhered to by all. The main site access for deliveries, materials and collections will be via the front entrance route that will be established off Seagate Road to avoid using the surrounding roads from Phase 1 of the development as much as possible. It is the responsibility of the D Brown Building Contractors Limited to control all construction delivery operations. It will therefore be deemed the responsibility of all Contractors to inform the Site Manager of their intentions with reference to delivery operations. The hours of delivery will be set at non-peak times (10am – 4pm) to not affect local neighbouring activities.

The site's access will be created from the outset of the project for the duration of the construction phase. All vehicles entering / leaving the site will adhere to this until works are complete. Appropriate site signage should be clearly visible to instigate these measures fully. The parking of vehicles of site operatives and visitors will be in a designated and segregated contractor's car park established within the sites compound on temporary hard standing. All vehicles will be parked at owner's risk and must be parked to allow safe access for emergencies and other vehicles. No parking on Seagate Road and the surrounding Phase 1 Roads will be permitted. The site's access route will remain clear throughout the project to allow immediate access on arrival to ensure no queueing on Seagate Road. Safe segregation routes will be provided within the site compound and across the site to clearly distinguish the routes to be taken between pedestrians and vehicles to always maintain separation. The compound will be established to the front of the site after the access point allowing for storage, parking, loading/unloading and vehicle turning.

Some artificial lighting may be required on site to illuminate the safe passage in and around the site compound during dim daylight hours. This lighting will not directly light the public highway.

LOADING & UNLOADING

Owing to the nature of the site, all materials shall be delivered to a designated storage area. Where possible, this will be contained in one area within the site set up. Where feasible and for regular used routes, designated pedestrian walkways will be established to encourage segregation between pedestrian and vehicular traffic.

The removal of rubbish and excess materials as well as larger deliveries to and from site will also be arranged by D Brown Building Contractors Limited in such a way that the surrounding premises and the public suffer no inconvenience. The loading and unloading of plant and materials on the development will take place adjacent to the materials storage location. A competent banksman will oversee all loading and unloading operations.

Bulky and heavy materials are to be transported using appropriate machinery which will be operated only by personnel holding a relevant certificate. Other materials are to be moved manually, taking into consideration Manual Handling Regulations.

Plant and materials required for these works will be stored within the sites compound to prevent the transfer of such on active roadways between the ongoing Phase 2 compound and the site compound.

WHEEL WASHING FACILITIES

A dedicated zone for wheel washing facilities has been strategically placed within the site compound to the front of the site to reduce the level of vehicles exiting the development with excessive amounts of mud. Within this area, construction machinery/plant can be jet washed prior to leaving the development - when conditions are such that jet washing is required. The site manager will always observe this. The system will be a fully working jetted drive-through wheel wash process on hard clean surfacing that has been laid between the apparatus and the public highway on either concrete or tarmac. This area is to be maintained free of mud, slurry and any other form of contamination. A road sweeper will be on standby in the event the roads and internal routes require cleaning.

WASTE CONTROL

All spoil arising from the works will either be stockpiled on site for removal when enough has been collected or will be offloaded after excavation by use of appropriate vehicles. Spoil storage heaps will be kept outside of areas of work but still within the segregated compound.

All efforts will be made by D Brown Building Contractors Limited to ensure the waste produced is eliminated, reduced, reused, recycled or disposed of in the correct way. Waste skips will be sited externally within the secure site compound, be securely segregated, away from ignition sources and removed daily or as is necessary. All active and hazardous waste leaving the site will be carried out by a licensed waste carrier and disposed of at a permitted waste disposal site. All movements of waste

will be recorded, and copies of the licenses and waste transfer/consignment notes must be available within the plan.

DUST MITIGATION MANAGEMENT

Construction dust will be effectively controlled with measures put in place to minimise the risk of silica dust via water suppression, on tool extraction and respiratory protective equipment. Joinery and woodworking tools will be fitted with M Class extraction to minimise wood dust in a specified cutting only location away from the works in progress. Operatives will wear respiratory protection (FFP3) during tasks that will create hazardous dust with certification evidence that they have been face fit tested following the completion of a risk assessment for each task.

Regular cleaning of working areas will be undertaken to minimise travelling dust via a suitable vacuum with the manufacturer's guidelines followed for filter replacement and associated task specific PPE worn. Dry sweeping will not be permitted, as a last resort if sweeping needs to be done the area will be dampened down and swept immediately.

Where the risk of dust is present from the working activities all components of the process i.e. the task, the work area, the duration and frequency will all be competently assessed prior to the operation to ensure the effects are controlled in line with COSHH regulations.

NOISE MITIGATION MANAGEMENT

Some noise is inevitable, but all reasonable efforts will be made to minimise the level of noise generated, provide frequent breaks or ensure works are located away from required areas where possible. Works creating noise will only be carried out during the general working hours of the day. Regular assessments and monitoring will be undertaken and recorded for compliance with the Noise at Work Regulations 1989. In the event of excessive noise control measures will be adopted to reduce noise levels to a minimum in accordance with manufacturer's instructions. If any tasks are deemed to provide excessive noise output, then these jobs must be carried out at convenient hours so as not to disrupt neighbours. Further remedial action will be to enclose noisy machinery within sound-insulating panels or fit silencers.

VIBRATION MITIGATION MANAGEMENT

To control project workers being exposed to hazardous levels of vibration (hand arm vibration & whole-body vibration) D Brown Building Contractors Limited will ensure works will be designed and planned to reduce the need for operatives to operate vibrating tooling and plant.

If the use of tooling and / or plant on site pose a risk of exposure to hazardous levels of vibration exceeding the exposure action value of 2.5 m/s² A(8) D Brown Building Contractors Limited will introduce technical and organisational measures to reduce exposure to the lowest level possible, to include the following:

- Low vibration equipment & plant to be employed.
- Rotation of work activities to reduce exposure.
- Record keeping will be carried out for all work using vibrating equipment.
- Existing health conditions to be taken into consideration.

FLOOD RISK AND SURFACE WATER MANAGEMENT DURING CONSTRUCTION

The construction works will be planned and managed to ensure that they will not create or increase flood risk to land or property adjacent to, or downstream of, the proposed development during the construction phase.

All temporary and permanent drainage measures will be implemented strictly in accordance with the approved drainage strategy prepared by the appointed qualified engineer. The strategy has been designed to manage surface water appropriately for all stages of the development, including enabling works, groundworks, and the construction phase.

During construction existing drainage pathways will be maintained and no works will obstruct or alter overland flow routes in a manner that could increase flood risk. Temporary surface water controls will be installed where required to manage runoff from exposed ground, including (where necessary) attenuation measures, temporary drainage channels, and controlled discharge points.

Best practice measures will be adopted to prevent silt-laden runoff entering existing watercourses, drainage systems, or adjacent land.

The site will be managed to ensure that stockpiles, plant, materials, and temporary works do not impede surface water flow or reduce floodplain capacity. Construction activities will be sequenced to minimise the extent and duration of exposed ground, particularly during periods of heavy rainfall.

D Brown Building Contractors Limited will be responsible for monitoring drainage performance during construction and will take immediate corrective action should any issues arise. As a result, the construction works will not increase flood risk on-site or off-site and will remain fully compliant with the approved drainage strategy and relevant flood risk guidance.