

Construction Management Plan

Planning Ref: H14-1311-16

Site: Milestone Lane, Pinchbeck, Spalding

Prepared for: Submission to discharge Conditions 19 & 20

Prepared by: Postland Developments Limited

1. Introduction

This Construction Management Plan (CMP) has been prepared to discharge:

- **Condition 19** – requiring a scheme to minimise disturbance from noise, dust, vibration and smoke, plus a construction traffic and site management method statement
- **Condition 20** – requiring measures to prevent mud deposition on the highway, including wheel washing facilities

This document builds upon an established CEMP framework and expands it to include construction logistics, highway management and site operations.

2. Responsibilities

Role	Responsibility	Contact
Developer	Overall compliance	To be confirmed
Principal Contractor	Implementation of CMP	To be confirmed
Site Manager	Day-to-day monitoring, complaints handling	To be confirmed
Public Liaison	Community contact	To be confirmed

3. Working Hours

- Monday–Friday: 07:00 – 17:00
 - Saturday: 08:00 – 13:00
 - Sundays/Bank Holidays: No work (unless agreed)
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4. Environmental Controls (Condition 19)

4.1 Noise Management

- Silenced, well-maintained plant
- No unnecessary idling
- Acoustic barriers for noisy works near boundaries
- Monitoring if complaints received

4.2 Dust & Smoke Suppression

- Water suppression during dry/windy conditions
- Covered stockpiles and sheeted vehicles
- No burning on site
- Regular road sweeping

4.3 Vibration Control

- Avoidance of high-impact methods where practicable
- Use of modern low-vibration equipment
- Monitoring if sensitive receptors identified

4.4 Lighting

- Directional, shielded lighting
- Limited to safe working requirements
- No spill onto residential properties

5. Construction Traffic & Site Logistics (Condition 19 Requirement)

5.1 Site Access

- Primary access via Milestone Lane
- Access point to be clearly signed and maintained
- Visibility kept clear at all times

5.2 Construction Traffic Management

- Deliveries scheduled outside peak hours where possible
- No contractor parking on Milestone Lane
- All operatives to park within site

- Banksman used for reversing vehicles

5.3 Delivery Management

- Pre-booked delivery slots
- Avoidance of on-road queuing
- Just-in-time delivery approach where practical

5.4 Vehicle Routing

- Agreed routes to minimise impact on residential areas
- Drivers instructed not to use unsuitable minor roads

5.5 Site Accommodation & Compound

- Located within site boundary
- Includes:
 - Site office
 - Welfare facilities
 - Material storage areas

5.6 Protection of Highway & Residents

- Continuous access maintained along Milestone Lane
 - Warning signage installed as required
 - Regular inspection of road conditions
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6. Mud & Debris Control (Condition 20)

6.1 Wheel Washing

- Wheel wash facility installed at site exit (if required)
- All vehicles checked before leaving site
- Manual cleaning where necessary

6.2 Trackout Prevention

- Stabilised construction access (hardstanding)
- Use of stone access road within site
- Regular sweeping of site entrance

6.3 Road Cleaning

- Immediate cleaning if mud is deposited
- Mechanical road sweeper deployed where required
- Continuous monitoring by Site Manager

6.4 Ongoing Compliance

- Measures maintained throughout construction period
 - Only removed with written LPA agreement
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7. Site Boundaries, Fencing and Security

The site does not currently benefit from continuous boundary fencing or formal entrance gates. As part of the construction setup, the following measures will be implemented to ensure the site is secure and safely managed:

Perimeter Protection

- Temporary Heras fencing and/or hoarding will be installed around the working areas where no existing boundary treatment is present
- Fencing will be erected prior to commencement of works in those areas and maintained throughout the construction period
- All temporary fencing will be regularly inspected and kept in good condition to ensure site security and safety

Site Access and Gates

- Temporary entrance gates will be installed at the site access point
- These will be used to control all construction traffic and personnel movements

Security Measures

Measures will include:

- Gates secured/closed outside of working hours
- Controlled access for authorised personnel only
- Secure storage of plant, equipment and materials within the compound
- Appropriate signage displayed at access points

Overall Approach

The combination of temporary gates, Heras fencing and hoarding will provide an effective and flexible boundary solution, ensuring the site is secure and that construction operations can be undertaken safely and in a controlled manner.

8. Community Liaison

- Site contact details displayed at entrance
 - Advance notice of disruptive works
 - Complaints log maintained and acted upon
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9. Monitoring & Review

- Daily inspections by Site Manager
 - Monthly review of CMP
 - Immediate corrective actions for any breaches
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10. Conclusion

This Construction Management Plan:

- Addresses environmental impacts (noise, dust, vibration, smoke)
- Provides a clear construction traffic and logistics strategy
- Includes robust mud prevention measures and wheel washing facilities

It fully satisfies the requirements of:

- Condition 19 (construction impacts + traffic management)
- Condition 20 (mud control and highway protection)