Construction Management Plan & Method Statement

Planning Reference: H16-1057-25
Site: 86 Winsover Road, Spalding
Developer: Edward Clark Developments Limited
Address: The Old Sunday School, Deeping St Nicholas, Spalding, PE11 3ET

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1. Introduction

This Construction Management Plan (CMP) and Method Statement has been prepared to discharge Condition 11 of planning permission H16-1057-25.

The purpose of this document is to demonstrate how construction activities will be managed to minimise impacts on:

- The public highway
- Adjacent land uses
- Residential amenity

This CMP sets out control measures relating to:

- Construction phasing
- Traffic management and parking
- Materials handling and storage
- Site access and security
- Wheel washing and highway cleanliness
- Surface water management

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2. Development Overview

The development comprises:

- Demolition of existing structures
- Construction of 6 residential dwellings
- Associated access, parking and external works

The site is located on Winsover Road, Spalding, within a mixed residential area.

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3. Key Personnel and Responsibilities

Role	Responsibility

Developer	Overall compliance with CMP
Principal Contractor	Implementation of construction works
Site Manager	Daily management, monitoring, and compliance
Health & Safety Coordinator	Risk management and safe operations

- A Site Manager will be present during working hours
- Contact details will be displayed at the site entrance

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4. Construction Programme and Phasing

Works will be undertaken in clearly defined phases:

Phase 1 – Site Establishment & Demolition

- Erection of site signage and welfare facilities
- Installation of compound
- Demolition and clearance

Phase 2 – Groundworks & Infrastructure

- Excavation and foundations
- Installation of drainage and services
- Construction of site access

Phase 3 – Superstructure

- Construction of dwelling shells
- Roof installation and envelope

Phase 4 – Internal Works

- Mechanical and electrical installations
- Internal finishes

Phase 5 – External Works & Completion

- Hardstanding and parking
- Landscaping
- Final surfacing and demobilisation

Phasing ensures controlled traffic movements and safe logistics at all times.

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5. Working Hours

In compliance with Condition 12: [CodeInterpreter | Undefined]

- Monday–Friday: 08:00 – 18:00
- Saturday: 08:00 – 13:00
- Sundays/Bank Holidays: No work

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6. Site Access and Traffic Management

6.1 Site Access

- Access via existing entrance from Winsover Road
- Existing security gates retained and used
- Gates managed to avoid queuing on the highway

6.2 Vehicle Routing

- All delivery vehicles instructed to use main distributor routes
- Drivers advised to avoid minor residential roads where possible

6.3 Delivery Management

- **All** deliveries pre-booked and scheduled
- Deliveries timed to avoid peak hours
- No waiting or queuing on the public highway

6.4 Vehicle Manoeuvring

- Vehicles will turn within the site wherever possible
- Reversing controlled by a banksman where required

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7. Parking of Site Operatives and Visitors

- All parking will be contained within the site boundary
- A designated temporary parking area will be established
- Strict prohibition of contractor parking on Winsover Road

This ensures no impact on highway safety or local parking capacity, in line with Condition 11.

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8. Loading and Unloading of Plant and Materials

- A dedicated loading/unloading zone will be provided within the site

- No loading/unloading will take place on the public highway
- Activities supervised where necessary to ensure safety
- Materials delivered on a just-in-time basis to reduce storage requirements

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9. Storage of Plant and Materials

- All plant and materials will be stored within the site compound
- Storage areas will be:
    - Clearly defined
    - Away from site boundaries where possible
- Hazardous materials stored in accordance with regulations (COSHH)

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10. Site Boundaries, Fencing and Security

- **The site benefits from existing closeboarded fencing, which will be:**
    - Retained throughout construction
    - Regularly inspected and maintained
- **Existing security gates at the site entrance will be retained and used for controlled access**
- **Measures include:**
    - Gates closed outside working hours
    - Secure storage of plant and materials
    - **Controlled access for authorised personnel only**

The existing boundary treatment is considered sufficient to secure the site and manage construction operations safely.

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11. Wheel Washing and Highway Cleanliness

11.1 Wheel Washing

- Wheel washing facilities will be deployed if required, particularly during groundworks
- All vehicles checked prior to leaving site

11.2 Prevention of Mud Tracking

- Temporary hardstanding at site access
- Use of crushed stone tracking routes

11.3 Highway Maintenance

- Daily inspections of adjacent highway
- Immediate cleaning if debris/mud deposited
- Use of mechanical road sweeper where necessary

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12. Surface Water Management During Construction

To comply with Condition 11 drainage requirements:

- **Temporary drainage systems implemented during early stages**
- **Surface water directed to:**
    - Temporary soakaways
    - Controlled discharge points
- **Measures include:**
    - Silt fences and sediment traps
    - Prevention of runoff onto highway
    - No discharge onto neighbouring land

These measures ensure no increased risk of flooding or pollution during construction.

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13. Site Compound and Layout

The site compound will include:

- Site office
- Welfare facilities
- Operative parking
- Material storage areas
- Loading/unloading zone

All facilities located within the secure site boundary.

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14. Environmental Controls (Best Practice)

Although not explicitly required, the following will be implemented:

Noise Control

- Use of modern, well-maintained equipment

- No unnecessary idling
- Temporary acoustic screening if required

Dust Control

- Water suppression in dry conditions
- Covered material stockpiles
- Sheeting of vehicles

General

- No burning of materials
- Waste managed responsibly

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15. Safety and Highway Protection

- Warning signage at site entrance
- Banksman used when necessary
- Clear access maintained at all times
- No obstruction of the public highway

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16. Monitoring and Compliance

- Daily inspections by Site Manager
- Regular review of site operations
- Immediate corrective action where required
- Complaints (if any) logged and addressed promptly

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17. Conclusion

This Construction Management Plan:

- Fully addresses the requirements of Condition 11
- Provides robust control over:
    - Vehicle movements
    - Parking and loading
    - Materials storage
    - Surface water management

- Ensures:
    - Protection of the public highway
    - Minimal disruption to surrounding area
    - Safe and efficient construction practices

The development will be carried out in full accordance with this document unless otherwise agreed in writing with the Local Planning Authority.