Document ref: HP-CMP-7.4

Date: May 2025

**Construction Management Plan**
**to address items 7.4.1 to 7.4.4 of the Deed Of Variation and**
**Planning Agreement under S106 and of the**
**Town and County Planning Act 1990 relating to the development of land at Holland Park, Spalding dated 18th March 2025.**

This document looks to deal with the items listed above as part of the planning review however, it also recognises Lincolnshire County Council – Highways Division will be consulted as part of this process.
We have therefore discussed our proposals with Dean Whitehead at LCC as part of a pre-application enquiry to ensure we capture the requirements of both District and County Council's in this document.

South Holland District Council's requirements written in the planning agreement are:

*7.4*
*Prior to the commencement of development in Phase 2 a construction and environmental management plan must be submitted to and agreed by the Council to include the following details and such management plan shall be implemented and complied with in full and in accordance with the approved details (unless otherwise agreed in writing with the Council):*

*7.4.1*
*Details of proposals for parking all vehicles associated with the construction works, including employee's private cars, clear of the highway.*

**Please refer to Drawing No. 2102-CM-388 that shows this information.**

*7.4.2*
*Details of access points and routes for construction traffic:*

**Please refer to Drawing No. 2102-CM-388 that shows this information.**

*7.4.3*
*Details of the hours of working during the construction period; and*

**Monday to Friday: start time: 07.30, site finish: 18.00**

**Saturday: start time: 08.00, site finish: 13.00**

**Sundays and Bank Holidays: no work permitted.**

*7.4.4*
*Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from Phase 2 during construction of the Phase 2 development. These facilities shall include the provision of wheel washing facilities where considered necessary by the Council.*

**Before leaving the site all vehicles shall travel along either a temporary surface of stone/hardcore or a permanent tarmaced road (minus wearing course).**
**In the event of mud entering The Raceground, it will be cleared using a mechanical brush/sweeper attached to a telehandler.**
**In extreme circumstances a Road Sweeper will be hired.**

**Part of our Construction Management Plan proposes to use The Raceground to move construction traffic to and from the site for the duration of building 150 plots.**
**The main reason for this is to safeguard the condition of newly laid roads which would otherwise be subject to damage along the primary route leading into Phase 2.**
**These roads include Shakespeare Way which has recently been adopted by Lincolnshire County Council and part of Circus Approach that is currently on a maintenance period after which Lincolnshire County Council are to adopt.**
**Most of the civil works (roads and sewers) for Phase 2 will be completed by July 2025 which will reduce the number of traffic movements to and from the site however, this work has been factored into the number of traffic movements.**

For Lincolnshire County Council to properly assess this proposal, they have asked for the following requirements:

*1*
*Compound position including parking for site workers and turning facility for delivery vehicles:*

**Please refer to Drawing No. 2102-CM-388 that shows this information.**

*2*
*Position of new temporary access off Raceground:*

**Please refer to Drawing No. 2102-CM-388 that shows this information.**

*3*
*Approximate number of traffic movements – staff and deliveries (average):*

**On average between 5-10 deliveries are made to site.**
**Between 30-40 staff and sub-contractors attend site every working day although some share transport therefore, a maximum of 30 vans and cars will be parked in the staff car park.**

*4*
*Hours of work when staff and deliveries will actively operate on site:*

**Monday to Friday: start time: 07.30, site finish: 18.00**

**Saturday: start time: 08.00, site finish: 13.00**

**Sundays and Bank Holidays: no work permitted.**

*5*
*Wheel cleaning procedure to minimise mud on Raceground:*

**Before leaving the site, all vehicles shall travel along either a temporary surface of stone/hardcore or a permanent tarmaced road (minus wearing course).**
**In the event of a significant amount of mud enters The Raceground, it will be cleared using a mechanical brush/sweeper attached to a telehandler.**
**In extreme circumstances a Road Sweeper will be hired.**

6
*Weight restriction to all vehicles:*

**The maximum weight restriction given to any vehicle using The Raceground will be 44 tonnes.**
**For example, a delivery lorry carrying bricks or blocks already has a maximum load weight of 44 tonnes.**
**If and on a rare occasion a heavier vehicle needs to attend site, such as a piling rig, it will not be permitted to use this route.**
**Instead, it will be required to use the primary route through previous phases of the site.**

7
*Fixed route and direction of traffic entering and exiting Raceground:*

**Please refer to Drawing No. 2102-CM-388 that shows this information.**

Lincolnshire County Council have also requested the following is put in place to safeguard the condition and integrity of The Raceground:

8
*Undertake a Dilapidation Survey to survey the condition of The Raceground both before and after construction works:*

**Broadgate agree to commissioning a Dilapidation Survey.**

9
*Enter a Unilateral Agreement that includes measures to deter vehicles longer than 6 metres from entering and exiting The Raceground from and to Spalding Common B1172 south.*
*The reason for this is because the radius south side of The Raceground junction on to B1172 is inadequate for vehicles any longer than 6 metres to safely negotiate this junction.*
*All vehicles longer than 6 metres must enter and exit The Raceground from Little London (east).*
*A condition be placed to make good any damage caused during the construction period to The Raceground, concluded by the Dilapidation Survey and as agreed with Lincolnshire County Council.*

**Broadgate agree to entering a Unilateral Agreement in principle subject to reviewing its specific content.**