Construction Management Plan

Land Off Glatton Road, Sawtry

April 2025 - Rev B

November 2026 - Rev C



Contents:

1. Introduction
2. General Site Requirements
3. Construction Access & Traffic Management
4. Noise & Dust Management
5. Construction & Sales Access
6. Review & Updates

Appendix A – Site Layout
Appendix B – Site Compound & Construction Management

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1. Introduction

Outline planning application for the residential development of up to 340 dwellings alongside associated site infrastructure, open space (including provision of a Neighbourhood Equipped Area for Play) and provision of land earmarked for a primary school (Use Class D1), with all matters reserved except for means of access and landscaping.

This Construction Management Plan (CMP) has been prepared in accordance with the requirements of 20/01407/OUT Condition 38, which states;

> *The development hereby permitted shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority detailing the mitigation measures to be used for the control of pollution (including, but not limited to noise, dust, and lighting etc.) during the construction and demolition phases. The measures within the CEMP shall be implemented within the first phase of the development commencing and thereafter be retained until completion of development.*

The CMP sets out how the management and site procedures adopted during the course of construction works on the development will be delivered, in accordance with best practice, planning requirements and details within the aforementioned planning condition.

The Site Layout is available in Appendix A

2. General Site Requirements

Site Compound

The proposed location of the site compound and associated car park and materials storage area is shown on plan at Appendix B.

The site compound will mainly consist of a site office, meeting room, welfare facility and drying room. The compound area will include provision for parking for site staff and operatives, including visitors as well as, areas of turning loading and unloading of plant and material. Parking for sales customers will be provided within the Sales Area adjacent to the show home.

Plant and Material Storage

A plant and material storage facility will be provided as indicated on drawing at Appendix B. Any plant and material used in the constructing of the development will be stored overnight and while the site is closed within a secured area with signage at prominent points of entry for 'Authorised Personnel Only'.

Site Lighting

Site lighting will be used and controlled as required. Directional lighting will be used to avoid spill outside the site boundary. The times of use of lighting will be dependent upon the seasonal lighting constraints and will follow the approved construction working hours.

Waste and burning

The burning [bonfires] of any demolition or construction waste or material is prohibited on site.

Waste produced from any demolition or construction on site must be separated into relevant waste streams such as plasterboard skips, general waste skips, hazardous waste bins etcetera, and will be removed from site by a licenced waste contractor.

Working Hours

Construction activity and deliveries, will be undertaken between the following hours:

Monday to Friday – 07:00 to 19:00
Saturday – 07:00 to 13:30

There shall be no activity or deliveries on Sundays, Public and Bank Holidays. Any works outside these normal hours will be subject to obtaining prior consent from the Local Authority.

Construction hours are also to be restricted so that deliveries avoid school opening/closing hours. These restrictions will be from 08:00 – 09:00 and 14:30 – 16:00 during the weekday of term dates to avoid impacting the school.

Predicted Start/Completion

Works are predicted to begin in Autumn 2025 and expected to complete in approximately 2031/2032.

Responsible Persons

The responsible person will be the Site Manager and details of contact will be clearly signed and signaled on the Site Managers cabin and at the entrance gates to the construction compound. Also, the Allison Home Head Office is available on 01778 391550 and the Taylor Wimpey East Midlands Office on 01162 816400.

The construction management plan will be monitored daily by the Site Managers and will be frequently checked for compliance, where non-compliance is identified, the Site Managers will ensure that corrective action is taken.

Roles & Contacts

Dedicated points of contact will be provided. A contact board will be mounted in the site compound, which will include the details of the person with overall responsibility for compliance with the CEMP (the Site Manager). Any complaints arising from construction works will be discussed between parties, recorded and resolved in a timely manner. The main point of contact for complaints will be the Site Managers.

3. Construction Access and Traffic Management

The site construction access is via Glatton Road to the east of the site via the A1(M).

The construction access will provide entrance into the site for all deliveries and subcontractors, including staff and operatives. All vehicles will be parked on site in the designated area within the compound area. Any private or construction vehicles will not be permitted to wait or park on the public highway.

4. Noise & Dust Management

Noise

Construction activity and deliveries will be undertaken between the following hours:

Monday to Friday – 07:00 to 19:00
Saturday – 07:00 to 13:30

There shall be no activity or deliveries on Sundays, Public and Bank Holidays. Any works outside these normal hours will be subject to obtaining prior consent from the Local Authority.

Construction hours are also to be restricted so that deliveries avoid school opening /closing hours. These restrictions will be from 08:00 – 09:00 and 14:30 – 16:00 during the weekday of term dates to avoid impacting the school.

Best practice measures will be employed at all times to minimise noise. The recommendations set out in BS 5228:2009+A1 will be adopted with regard to noise mitigation.

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.

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.

Dust & Dirt

Every effort will be made to minimise the impact of dust and dirt during the hours of construction and the following measures will be undertaking to ensure this is achieved:

- Easily cleaned hard standing areas for vehicles;
- Maintain haul roads and hard standing by regular brushing and water spraying;
- All vehicles carrying soil and other dusty materials to be fully sheeted; and

- Limit vehicle movements on-site and enforce speed limits.

In the event of a complaint or concern being raised, an immediate review will be undertaken to determine the cause and address the problem. If the above measures are not effective, then alternative methods will be devised.

The Site Managers will have the responsibility of preventing and controlling mud on the road. A jet wash system for cleaning wheels of vehicles that have visited the site will be provided at the site exit. Glatton Road 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. It is therefore intended that the following measures will be enforced:

- Use of a road sweeper to clean the site of any mud or debris deposited by the site vehicles with the vicinity of the site.
- Adequate sheeting of vehicles carrying waste materials.
- The wheel cleaning facility will be situated on a hard-standing area, with adequate drainage to ensure pools of water do not materialise in the vicinity of the facility.
- Wheels will be cleaned using a high-pressure jet wash system.

Allison Homes and Taylor Wimpey will review the effectiveness of the jet washing on a monthly basis, and should this be found ineffective, Allison Homes and TW, along with the LPA/LHA will review the jet washing to provide an alternative solution.

Drainage control measures

The ponds once built will act as a settlement area and any water from site activities that is discharged will go via a silt bust tank setup.

The discharge rate is to be controlled by a hydrobrake installed after the pond and prior to connecting to existing ditches.

Runoff from the site roads will enter the system via bagged road gullies.

Any incidents that could have an environmental impact will be reported to the Environmental Agency: - Environment incident hotline 0800 807060**.**

5. Construction & Sales Access

Both the construction and sales accesses will be subject to a temporary traffic regulation order, and permanent traffic regulation order in time, being installed along Glatton Road to extend the 30mph signage past the construction access. Plans will be submitted to the relevant authorities outside of the planning process.

Both the construction and sales accesses will be subject to a formal shortform S278 process with Cambridgeshire County Council, securing the radii, construction specifications, and reinstatement of these accesses. Sealed (non-granular) surface for the first 20m from the highway edge indicated will be included on the construction access.

A TTRO or TRO extending the 30mph along Glatton Road will be in place at all times whilst these accesses are in place.

6. Soil Management Strategy

Topsoil Management
Topsoil is to be stockpiled and used on site for soft landscaped areas and residential gardens. Stockpiling of materials should not be permitted close to the edges of unsupported excavations. If the scenario were to occur that there is an excess of topsoil this is to be transferred to another site. This will be arranged through the construction department at head office. Details of ground conditions, prior to development can be found in the Watermans document referenced WIE13865-115-R-2.1.3-GEA.

Subsoil/ foundation and drainage
Stockpiling of materials should not be permitted close to the edges of unsupported excavations. If the scenario were to occur that there is an excess of re-used brick and or the brick cannot be reused, this is to be transferred to another site. This will be arranged through the construction department at head office. Details of ground conditions, prior to development can be found in the Watermans document referenced WIE13865-115-R-2.1.3-GEA.

7. Water Pollution

- **General Precautions –** Any activity that may have the potential to pollute water should be carried out away from a watercourse or drain. When refueling by hand, use a funnel or a container with a spout to prevent spillage, mortar mixing area must be positioned away from watercourses with protection measures adopted to prevent run offs contaminating areas. Silts must be controlled and not enter waterways, please protective ensure measures are installed.
- **Fuel and Chemicals –** All Fuel and Chemical Storage must be adequately bunded. Any fuel/chemical spills to be reported immediately to supervisor. Suitable spill kits must be available where the fuels and chemicals are stored, and operatives must know how to use them correctly
- **Discharges into Sewers –** It is an offence to discharge into a sewer, this can be trade effluent, standing water, or any other substance which has not been tested and a permit issue to allow it to be discharged
- By taking these precautions chances of pollution are minimised.

8. Contamination of Land During Construction

Land can become contaminated throughout the construction stages if correct precautions are not taken, and the process suitably controlled.

- Contamination of land creates Health, Safety and Environmental Hazards that can last for many years causing damage to people, flora and fauna.
- Details of potential contaminants and the risks involved with their use must be recognized prior to commencing and a plan created to inform management and persons involved on site to control the use of substances and what action to take in the event of any emergency.

Therefore:

- Be aware of who potentially is using substances or completing processes that could contaminate land.
- Be aware of the types of substances that could cause contamination.
- Be aware of who is responsible for dealing with contaminated material.
- Ensure any person involved with using items that could contaminate are suitably aware of the process to be followed in the event of any emergency.
- Ensure watercourses, drainage systems, and gullies are suitably protected from the risk of any contamination entering.
- Ensure any potential contaminants swept or collected on sites are disposed of

correctly.

- Ensure the location and positioning of any plant or equipment with the potential to contaminate is planned correctly to ensure the risk is eliminated or as low as practicably possible.
- Ensure spill kits and other suitable emergency resources are available in the required quantities to use in the event of any environmental contamination situation.

9. Review and Updates

This document will be reviewed every 12 months or following any significant change to work activities or updated legislation.

Appendix A: Site Layout



1. Do not Scale.
2. This drawing is to be read in conjunction with all relevant Associates, Engineers and Subcontractors drawings and details.

LEGEND

- 22/01080/REM APPLICATION BOUNDARY
- EXTENT OF PROPOSED S73 REPLAN

ALLISON HOMES LEGEND

RELATES ONLY TO PHASES 1 & 2
(AS DEFINED BY L200-PHASING PLAN REV_B)

- Block Paved Area
- Denotes Affordable Dwelling
- Denotes Additional Window
- Denotes Bin Collection Point
- B/S C/P — Denotes Bin Store Area
- V — Denotes Visitor Parking

TW LEGEND (S73 REPLAN)

RELATES ONLY TO PHASES 3 & 4
(AS DEFINED BY L200-PHASING PLAN REV_B)

- AFFORDABLE DWELLING
- BIN COLLECTION POINT
- T55 — 2.0 x 2.0m PEDESTRIAN VISIBILITY SPLAY
- 2m PUBLIC RIGHT OF WAY
- BLOCK PAVING
- RAISED TABLE BLOCK PAVING
- ATTENUATION BASIN
- TV T1 — VISITOR PARKING BAYS
- 2m FOOTPATH LINKS
- REAR GARDEN LANDSCAPE BUFFER
- 3.5m FOOTPATH LINK TO SCHOOL LAND
- CYCLE STORE
- TIMBER BOLLARD
- PLAY AREA BY OTHERS
- EXISTING TREES/ VEGETATION
- 6.0m FOUL WATER EASEMENT
- CHIMNEY POSITION
- BAY WINDOWS

TW SCHEDULE (S73 REPLAN)

RELATES ONLY TO PHASES 3 & 4
(AS DEFINED BY L200-PHASING PLAN REV_B)

Housetype Code	Housetype Name	Description	Storey Height	Quantity	Structural Area (Sq. Ft)	Net Sales Area (Sq. Ft)	GIA (M²)	Subtotal (Sq.ft - Stuctural Area)
Private								
EMT45	Wansdale	4 Bed Detached	2	10	1469	1450	134.8	14690
EMA46	Rightford	4 Bed Detached	2	14	1392	1374	127.7	19488
EMT41	Plumdale	4 Bed Detached	2	11	1268	1252	116.3	13948
EMA42	Bittesford	4 Bed Detached	2	13	1253	1236	114.9	16289
EMB31	Harrton	3 Bed Semi/terr	2.5	8	1154	1140	105.9	9232
EMT32	Carrdale	3 Bed Detached	2	4	1073	1058	98.3	4292
EMT31	Aynesdale	3 Bed Detached	2	20	1073	1058	98.3	21460
EMA34	Keeford	3 Bed Semi/Detached	2	9	1037	1021	94.8	9333
EMA33	Eynsford	3 Bed Semi/ terr	2	21	987	972	90.3	20727
EMA22	Beaford	2 Bed Semi/ terr	2	8	792	778	72.3	6336
Sub-Total				**118**				**135795**
Affordable	41.00%							
EMAP41	Witherstead	4 Bed Semi/ terr	2	2	1225	1166	108.3	2450
EMTP31	Heatherstead	3 Bed Semi / Detached	2	9	1030	1015	94.3	9270
EMAP32	Satterstead	3 Bed Semi / terr	2	12	1030	1015	94.3	12360
EMAW22 M4(3)	Cragthwaite	2 Bed Semi/ terr	2	2	1073	1058	98.3	2146
EMAP22	Levenstead	2 Bed Semi/ terr	2	35	878	864	80.3	30730
AP1336 M4(3)	-	1 Bed Duplex M4(3)	2	5	590	581	54.0	2950
AP1328	-	2 Bed Duplex	2	5	680	671	62.4	3400
AP2100 (a)	-	1 Bed Apartment	3	4	425	418	38.9	1700
AP2100 (b)	-	1 Bed Apartment	3	4	445	438	40.7	1780
AP2100 (c)	-	1 Bed Apartment	3	4	456	449	41.7	1824
Sub-Total				**82**				**68610**
Total				**200**				**204405**

Gross Site Area 19.68 Ac.

0 5 10 15 25 50 75m

REV	DESCRIPTION	DRAWN	DATE
D	PLOTS 122 AND 165 HANDED. SUDS BASIN REPOSITIONED AND MOVIN FOOTPATH REALIGNED. POST AND RAIL FENCING TO SUDS REMOVED AND REPLACED WITH LANDSCAPING. KNEE RAIL ADDED BETWEEN PROW AND SUDS.	HC	25/09/26
C	SITE WIDE AMENDMENTS FOLLOWING PLANNING COMMENTS	LT	03/08/26
B	UPDATED TO SHOW ALLISON HOMES APPROVED SCHEME 22/01080/REM AND EXTENT OF S73 APPLICATION	HC	24/02/26
A	POND SHAPE AMENDED IN LINE WITH ENGINEERING & LANDSCAPING ADDED	HC	11/12/25

PLANNING

TITLE
PLANNING LAYOUT

SITE
GLATTON ROAD, SAWTRY

SCALE @ A0	DRAWN	CHK	DATE	SHEET
1:500	HC	LP	OCT 25	1 OF 2

Taylor Wimpey East Midlands
Unit 2, Opens Business Park,
Lanesmill Way, Leicester,
LE19 1DX
0116 281 6400

DRAWING NO. 10147_02 REV. D