Construction Traffic Management Plan

Land Off Glatton Road, Sawtry

Rev B - AH - Jan 2025
Rev C - TW - Nov 2026



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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 Traffic Management Plan (CTMP) has been prepared in accordance with the requirements of 20/01407/OUT Condition 17, which states;

> *The development hereby permitted shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority detailing the following;*
> *i) The route all traffic associated with the construction of the development will take to reach the site, together with the proposals to control and manage the traffic using the agreed route and to ensure no other local roads are used by construction traffic;*
> *ii) The areas to be provided, clear of the public highway, for the parking, turning, loading and unloading of all vehicles visiting the site; and*
> *iii) The provisions to be made for wheel washing facilities within the site and how it will be drained.*
> *The required feature shall be provided prior to any other development commencing and shall thereafter be retained and used on site for the course of the works in accordance with the approve details.*

The CTMP 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 1.

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 2.

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.

Vehicular Access

The site compound consists of a car park with a sufficient number of parking spaces to allow contractors to park in site and reduce backlog on Glatton Road. There will be no requirement for any contractors to park on Glatton Road.

A longer haul road has been used, along with multiple passing places, to allow for construction traffic to get into site without the need to queue on Glatton Road, further reducing the construction traffic on Glatton Road. Details of this can be found on the CMP

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

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.

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.

Roles & Contacts

Dedicated points of contact will be provided. A contact board will be mounted in the site compound. 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 Manager.

3. Construction Access and Traffic Routing

The site construction access is via Glatton Road to the east of the site via the A1(M). Appendix 3 identifies the Construction route to be taken.

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.

Construction traffic will be accessing the site from north/southbound on the A1. To restrict the impact on residential development, Fen Lane will be used to access the site from the A1 through to the site entrance, as shown on the Traffic Management Plan. This plan will be shared with contractors prior to appointment.

No construction vehicles will be using Green End Road, and the site entrance will have a restriction on a left turn out of site, with construction vehicles to only turn right. No Left Turn signs will be placed by the construction entrance.

4. Dust Management

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 Manager 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

5. Review and Updates

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

Appendix 1: 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
- 2.0 x 2.0m PEDESTRIAN VISIBILITY SPLAY
- 2m PUBLIC RIGHT OF WAY
- BLOCK PAVING
- RAISED TABLE BLOCK PAVING
- ATTENUATION BASIN
- 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	1382	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.

REV	DESCRIPTION	DRAWN	DATE
D	PLOTS 122 AND 165 HANDED. SUDS BASIN REPOSITIONED AND MOWN 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, Ovaro Business Park,
Lutterworth Way, Leicester,
LE19 1SX
01162 813400

Taylor Wimpey

DRAWING NO. 10147_02 REV. D

0 5 10 15 25 50 75m



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- 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
- V16 TV T1 — VISITOR PARKING BAYS
- 2m FOOTPATH LINKS
- REAR GARDEN LANDSCAPE BUFFER
- 3.5m FOOTPATH LINK TO SCHOOL LAND
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Taylor Wimpey East Midlands
Unit 2, Ovaro Business Park,
Lutyens Way, Leicester,
LE19 1SY
0116 281 6400

DRAWING NO. 10147_02
REV. D