

Construction Management Plan

Land rear of; Little Arundel
Bedford Road
Holwell
SG5 3RX

July 2026



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1. Planning Condition Discharge

1.1. Summary

This document has been prepared for the discharge of planning conditions following the approval of the erection of 2no dwellings on land rear of Little Arundel, Bedford Road, reference 25/01544/FP. The conditions which this report addresses are noted below.

1.2. Planning Condition 12 – Construction Management Plan

Construction of the approved development shall not commence until a Construction Management Plan has been submitted to and approved in writing by the local planning authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include construction vehicle numbers/routing of construction traffic and shall be carried out as approved.

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan.

The Construction Management Plan shall include:

- A. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- B. Siting and details of wheel washing facilities;
- C. Cleaning of site entrances, site tracks and the adjacent public highway;
- D. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- E. Provision of sufficient on-site parking prior to commencement of construction activities; where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

2. Condition 5 – Construction Management Plan

2.1. Part A

Construction and storage compounds will be provided on site on the proposed road and driveway surfaces. These will be setup early in the construction phase with type 1 consolidated subbases and used for car parking, deliveries, and materials storage.

2.2. Part B

Wheel washing facilities will be provided adjacent to Little Arundel, utilising their existing water supply to wash down wheels of haulage vehicles.

2.3. Part C

Daily activities will include cleaning of site entrances, tracks, and the adjacent public highway. It will be the responsibility of the site manager to ensure these activities are effectively completed each day.

2.4. Part D

Deliveries and removal of waste will be limited to site opening hours only as noted in the below table.

Site Hours:	
Monday – Friday	8am – 6pm
Saturday	8am – 1pm
Sunday / Bank Holidays	None

Vehicle movements to the site will generally avoid peak traffic times, but given the sites isolated location on a major A road, site activities are unlikely to have an impact on the wider highway setting.

2.5. Part E

There is ample space to provide on site parking prior to the commencement of works on site. The site benefits from an existing access onto the Bedford Road serving a large long driveway heading to the back of the site. The proposed roadway will be installed initially with a type 1 subbase to act as temporary vehicular access, and provide parking and materials storage for the site.

2.6. Construction Traffic Management

Vehicle routing to and from the site is via the A600 Bedford Road, a major A-road leading north and south between Henlow Camp and Hitchin. Beyond this, there are good connections onto the A507, A505, and other major road networks.

Throughout the building works numerous vehicles will be required to facilitate the developments construction. This will primarily consist of rigid axel vehicles, vans, plus a few articulated lorries. Where possible, delivery by rigid-axel vehicles will be requested from suppliers. Below is a list of anticipated vehicle movements to the site for the entire build period:

Demolition

- 2no Articulated vehicle for Plant Deliveries & Removal
- 5no tipper vehicle for waste removal and recycling

Construction

- 10no Tipper vehicles for soil cart away and aggregate deliveries
- 10no Concrete vehicles for foundations
- 4no Articulated Vehicles for plant deliveries and roof trusses
- 15no Skip vehicles for waste removal and recycling
- 30no Rigid vehicles for material deliveries.

Where possible back loads will be used to reduce vehicle movements to site reducing these numbers as much as practicable.

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