

**Construction Traffic Management Plan
for
The construction of 8 No. dwellings
at
Lodge Court, Turnpike Lane, Ickleford, Hitchin SG5 3UZ**

for:



Date	Issued	Revision
30 September 2024	Planning	A

Reference: 82917-02

Prepared by:

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1. **INTRODUCTION**

This construction traffic management plan (CTMP) has been developed with the aim of minimising the detrimental effect of the construction work on the surrounding neighbourhood, the area immediately outside the site, the environment and interaction between site traffic and the general public. The development will be carried out in accordance with the approved and most recent version of this document.

2. **PROJECT DETAILS**

2.1. The person responsible for submitting the construction traffic management plan is:

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2.2. **Site Address**

2.2.1. The work will take place at Lodge Court, Turnpike Lane, Ickleford, Hitchin SG5 3UZ.

2.2.2. Loading and unloading operations will take place entirely within the confines of the site, therefore not occupying road space or disrupting the road network.

2.2.3. See appendix I & II– for site layout and construction traffic route.

2.3. **Brief Description of the Works**

The project involves the construction of 8 No. dwellings comprising of 3 No. pairs of semi-detached dwellings and 2 No. detached 4-bed dwellings including garages with a new access spur from the Lodge Court, on-site parking and landscaping.

3. WORK PROGRAMME

- 3.1. Start on site is anticipated to be during January 2025 with the whole works expected to last approximately 9 months and carried out as a continuous programme of work. The appointed contractor for the works has produced a detailed programme which can be found in appendix III.
- 3.2. All works will take place between the hours of 8am and 6pm on Monday to Friday and between 8am and 1pm on Saturdays. No working or noisy activities will take place outside of these hours or on Sundays or public holidays.
- 3.3. A 24-hour contact name and number for the site will be provided once the site manager has been established and their details will also be displayed on the site hoarding.

4. SITE LOGISTICS - ROUTING OF CONSTRUCTION VEHICLES

4.1. Routes

- 4.1.1. A traffic route plan is included in appendix II. All vehicles will access the site using the local road network.
- 4.1.2. A designated loading area will be set up within the off-road hardstanding area with banksmen available to assist vehicles onto and out of the site if required, this is to protect pedestrians and other road users.
- 4.1.3. Pedestrian diversions are not required as all vehicles are able to load and unload from within the confines of the site.
- 4.1.4. Vehicles accessing the site will travel south on Bedford Road (A600), turn left onto Turnpike Lane and travel east towards the site before turning right onto Lodge Court and into the site entrance. This route ensures construction traffic avoids the nearby village of Ickleford, and also allows easy access through the entrance to Lodge Court.
- 4.1.5. Vehicles exiting the site will take the same route as above to leave the area.

4.2. Communications

- 4.2.1. All contractors will be supplied with a full copy of this construction traffic management plan upon appointment and all drivers will be made aware of the specified routes and loading area to use when an order is placed. All contractors and delivery companies will be expected to confirm that they have understood the document before starting work on site for the first time. The site manager will be responsible for ensuring all parties are aware of the requirements.

Phase	Activity	Vehicle Type	No. of Vehicles (Peak per day)	Duration (Weeks)
Groundworks & Substructure	• Tree Felling • Minor Muckaway • Underground Drainage • Foundations • Road Construction	• 7.5T tippers. • Concrete Mixer Lorries. • Delivery Lorries. • 18T tippers (3 axle).	8	8
Superstructure	• Timber Frame • Brickwork • Roof Construction • Scaffold • Windows & Doors	• Mobile Cranes. • 4 Axle articulated lorries. • 4 axle rigid lorries. • Light goods vehicles.	6	14
Internal Fit Out	• Screeding • Mechanical & Electrical (1st & 2nd Fix) • Plastering • Carpentry • Decoration	• Light goods vehicles. • Small vans. • Cars.	20	14

5. CONTRACTOR AND VISITOR PARKING**Parking of Vehicles of Site Operatives and Visitors**

- 5.1. There will be a significant amount of operative parking available within the site utilising the area of hardstanding to the east of the site as shown on the site layout plan located in append II.
- 5.2. The site is well served by public transport, with Hitchin Train Station located approximately 1.9 miles from the site and a number of bus stops within close proximity including one approximately 0.2 miles from the site on Arlesey Road.
- 5.3. All contractors will be encouraged to use public transport where possible and to encourage this; there will be a designated secure storage area within the site for contractor's tools to avoid them having to be brought to and from site each day.
- 5.4. Onsite parking will be monitored to ensure enough is available for the contractors who require it each day. Parking by contractors or visitors in any resident parking areas or blocking in any resident vehicles, will not be permitted at any time. This will be highlighted in site inductions and any person found breaking these rules will be sent home for the day. Repeat offenders will not be allowed to work on the site for the remainder of the project.

6. SITE ACCESS

6.1. Access and Egress

Vehicles will be able to enter the site directly from Lodge Court. All deliveries and vehicle arrivals will be planned in advance so that the gateman can ensure that immediate uninterrupted access into the site is maintained. During working hours the gates will remain open and any pedestrian access controlled and overseen by the gateman. All deliveries will report to the gateman for further instruction with overall responsibility for access onto the site being controlled by the site manager.

6.2. Deliveries and Collection

6.2.1. Deliveries and collections will be planned to take place between the hours of 9.30am and 4pm wherever possible to avoid peak traffic hours. All delivery times will be agreed in advance between the delivery/collection company and the principal contractor. An area within the hardstanding area on site will be designated for loading and unloading of vehicles as well as turning to ensure vehicles can enter and exit the site facing forward (not reversing). Vehicle scheduling aims to avoid multiple vehicles arriving on site at the same time however the site will have capacity to facilitate more than one vehicle in the event that multiple vehicles do arrive on site.

6.2.2. It will be made clear to all suppliers that waiting or queuing will not be permitted in and around the site. If any suppliers fail to adhere to this policy, they will be refused future access to the site.

6.2.3. There are no planned expected abnormal loads which could affect the way in which deliveries or collections are carried out.

6.3. Loading and Unloading

All loading and unloading will take place within the site to remove all risk to the general public, the loading/unloading area will be clearly identified with barriers and warning signs. A banksman will be available during loading and unloading operations to protect other site workers.

6.4. Storage of Plant and Materials

Construction materials and contractors' tools and equipment will be securely stored within the site as shown on the site layout plan (appendix I). Traffic diversions will not be necessary during the construction period.

The main contractor will ensure that all vehicles associated with the site do not cause damage or nuisance to neighbouring properties and residents when approaching or leaving the site. Any damage caused will be made good by the relevant contractor at their own cost. The main contractor will ensure that construction traffic and operations do not impede or block emergency vehicle routes in any way.

6.5. Waste Removal

All generated waste that cannot be reused or recycled for the project will be sorted and stored on site and then removed using grab lorries or skips operated by licensed waste carriers. The material will be stored securely within the site until removed.

6.6. Supervision and Monitoring

The site manager will be responsible for supervising, controlling and monitoring all vehicle movements to and from the site.

6.7. Site Security and Protection

The site will be secured using 2.4m high closed board timber hoarding, where needed, around its perimeter preventing unauthorised access and protecting the site from arson and theft. Hoardings will be plywood faced, timber framed and designed to prevent collapse or injury to the workforce and/or public and will be independently checked to ensure they are suitable for the function they are intended. Within the hoardings a gate will be constructed for the main site entry point.

6.8. Tree Protection

Any trees within the site that are being retained and all trees in close proximity to the site boundaries will be properly protected to ensure they are not damaged by construction vehicles or operations. All tree protection measures will be implemented strictly in accordance with the arboricultural method statements and will need to be regularly inspected and maintained by the main contractor.

7. ENVIRONMENTAL CONSIDERATIONS

7.1. Control of Dust and Dirt

7.1.1. The developer and contractor will endeavour to adopt best practice with regards to air pollution. The following measures will be undertaken:

- Damping down of soil with water during dry weather
- Use of screening and hoarding
- Skips and Lorries to be provided with covers
- Low emission fuel (such as low sulphur red diesel) will be used for all plant and machinery
- Regular maintenance of plant and machinery engines and exhaust systems
- Plant, vehicles and machinery to be switched off when not in use (no idling)
- Silo's or covered storage for cement and other powdered materials.
- Use of spill trays and the provision of spill kits on site
- No burning will be permitted on site
- Regular monitoring by the main contractor

7.1.2. A jet wash will be located on site to ensure all vehicles have their wheels and chassis cleaned prior to exiting the site. A dedicated site operative will be deployed to carry out the cleaning and the gateman will be instructed to only allow clean vehicles to exit the site. This will prevent deleterious materials being deposited on the surrounding highways. A minimum of two properly working jet washes will be kept on site at all times as a contingency measure should the any of them become inoperative.

7.1.3. All rubbish or spoil vehicles leaving the site must have its load fully covered to prevent debris from falling into the road. Any mess created on the site tracks, at the site entrance and on the public highway will be cleaned away as soon as the vehicle has left the site ensuring that debris is not allowed to enter any drains. Drains will be capped to prevent ingress whilst the area is being cleaned. The gateman will also be responsible for inspecting the public highway once a vehicle has left the site to ensure any unexpected debris can be immediately removed and the area cleaned.

- 7.1.4. A condition survey of the public footpath and highway will be carried out by the main contractor prior to any works commencing on site. It is not expected that any of the surrounding area will be damaged during the works but all damage will be made good at the contractor's expense.

7.2. Noise

- 7.2.1. The developer and contractor will endeavour to adopt best practice with regards to noise pollution. The following measures will be undertaken:

- Plan unavoidable noisy works to take place during less sensitive times of the day
- Proper selection, use and maintenance of tools and equipment
- Use quiet working methods where possible
- Avoid unnecessary revving of engines and switch off engines and machines when not in use
- If noise becomes a problem screening and/or enclosures will be provided

- 7.2.2. All work will be carried out where possible in accordance with BS 5228-1:2014 - Code of practice for noise and vibration control on construction and open sites.

7.3. Vibration

- 7.3.1. The developer and contractor will ensure that best practices are adopted with regards to vibration to ensure that neighbouring residents are protected; passers by and those within close proximity to the site are protected as well as neighbouring buildings.

- 7.3.2. All works will be carried out in compliance with BS6472:2008 – Evaluation of Human Exposure to Vibration in Building, the British standard for assessing vibration as well as BS5228-1:2009 - Code of practice for noise and vibration control on construction and open sites.

8. GENERAL MANAGEMENT ISSUES

8.1. Liaison with Neighbouring Residents and Developments

Troy Homes Ltd will be responsible for coordinating arrangements with any local developments in order to minimise disruption when works start on site.

8.2. Domestic & Commercial Waste Collections

Troy Homes Ltd will liaise with local authorities with regards to refuse collection dates and times in order to avoid deliveries during these times.

8.3. Complaints Procedure

A contact name and telephone number will be clearly displayed on the site to enable local residents or members of the public to advise of any issues that they may have during the works. This will enable any issues to be dealt with as swiftly and effectively as possible to the satisfaction of all parties.

9. **EMERGENCY PROCEDURES**

9.1. Dealing with spills

Spill kits will be available at various points around the site. Should a spill occur, the following will be implemented:

- Work will be stopped immediately
- All possible ignitions will be extinguished if the spilt material is flammable
- The spill will be contained using spill kits
- The source will be identified and sealed as practical
- Granules/pads will be used to mop up as much spill as possible
- The project lead will be informed of the spill

9.2. Fire Control

9.2.1. The project will ensure that operations are carried out in compliance with the Fire Protection Associations "Joint Code of Practice on the Protection from Fire on Construction Sites and Buildings Undergoing Renovation".

9.2.2. A fire strategy will be produced in conjunction with the nominated responsible person and relevant parties as appropriate. This will be based on the requirements set out in the "Code of Practice on Fire Prevention on Construction Sites". This document will identify duty holders, defines responsibilities and establishes procedures on fire prevention.

9.2.3. A site fire safety coordinator will be appointed to ensure adherence to the Site Fire Safety Plan. In addition, they will coordinate the issues below:

- General housekeeping
- Fire extinguishers fire detection and alarms
- Hot work permit regime
- Fire escapes and communications (evacuation plans and procedures for calling the fire brigade)
- Fire brigade access, facilities and coordination
- Fire drills and training
- Effective security measures to minimise the risk of arson
- Materials storage and waste control regime

9.2.4. An initial fire risk assessment of each area will be undertaken and updated as the risks change.

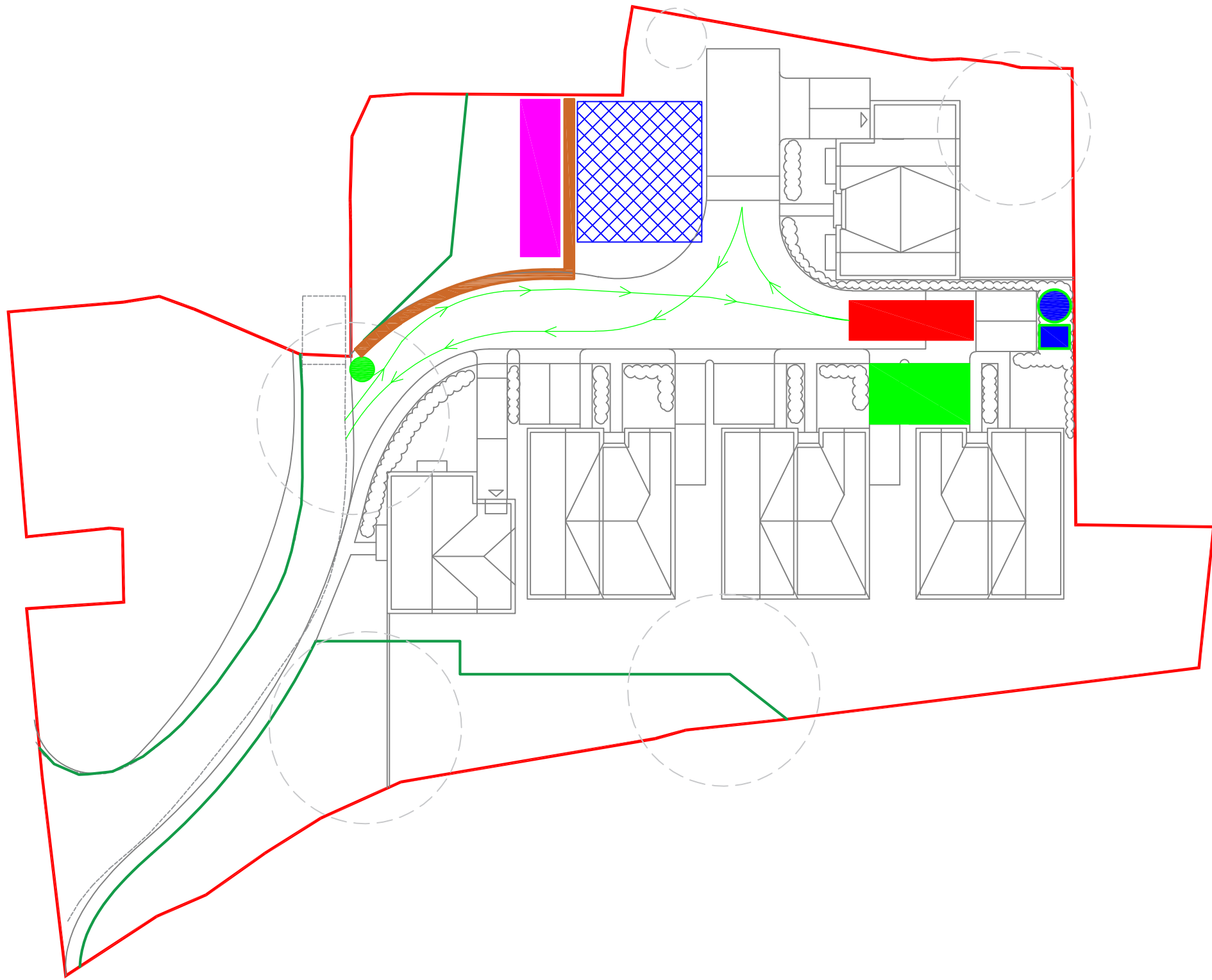
9.3. Environmental Incident or Emergency

In the event of an environmental incident or emergency the following basic steps should be employed:

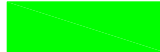
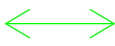
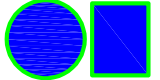
- **STOP** work
- **REVIEW** the incident and consider:
 - Safety first
 - The nature of the incident
 - Can it be easily controlled (block a drain/stop the noisy/vibration activity)
 - Is additional assistance required?
- **ACT** to stop the environmental harm
- **REPORT** the incident to prevent reoccurrence

APPENDIX I

SITE LAYOUT PLAN



Key:

-  Site Compound/Welfare Facilities
-  Parking Area
-  Storage Compound
-  Loading/Unloading Area
-  Jet Wash
-  Vehicle Turning Route
-  Tree Protection Required
-  Trees To Be Felled
-  Mortar Silo & Caged Hazardous Fuel Storage with Spills Kit
-  Safe Pedestrian Route

A	30/09/2024	Issued for comments	MH /MLS
Rev	Date	Description	By / Chk
Status:			
PRELIMINARY			
Engineer: MLS		Date: September 2024	
Drawn: MH		Scales @ A3: NTS	
Checked: MLS			
Project No: 82917		Drg No: 902	Rev: A



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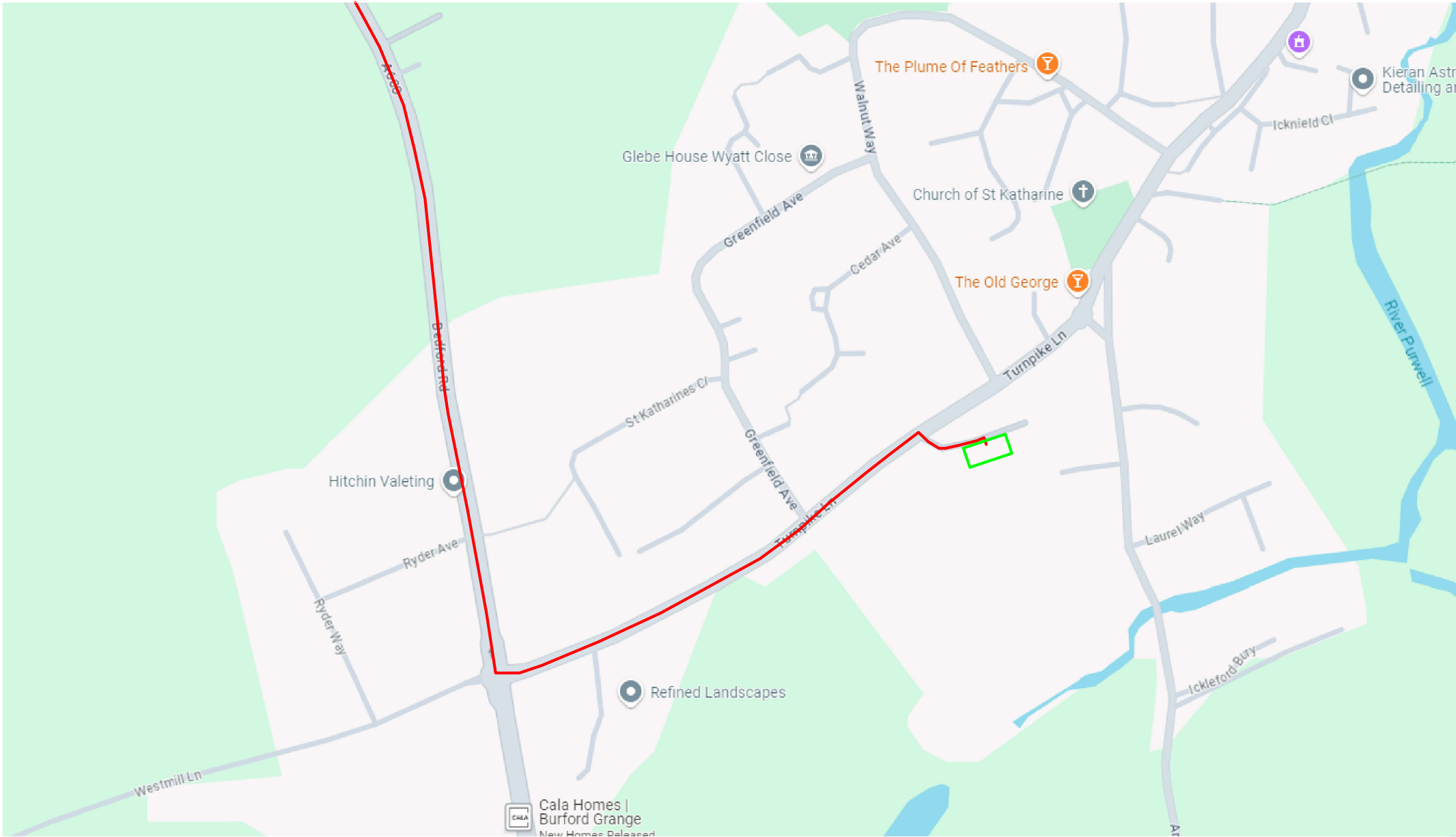
Project:
**Lodge Court, Turnpike Lane,
Ickleford, Hitchin SG5 3UZ**

Architect:
CHBC Architecture

Title:
Site Layout Plan

APPENDIX II

TRAFFIC ROUTE PLAN



Key:

Site entrance

Access/Egress route

A	23/09/2024	Issued for comments	MH / MLS
Rev	Date	Description	By / Chk
Status: PRELIMINARY			
Engineer:	MLS	Date:	September 2024
Drawn:	MH	Scales @ A3:	
Checked:	MLS	NTS	
Project No:	82917	Drg No:	901
		Rev:	A

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Client:
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Project:
Lodge Court, Turnpike Lane,
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Architect:
CHBC Architecture

Title:
Access/Egress Route Plan

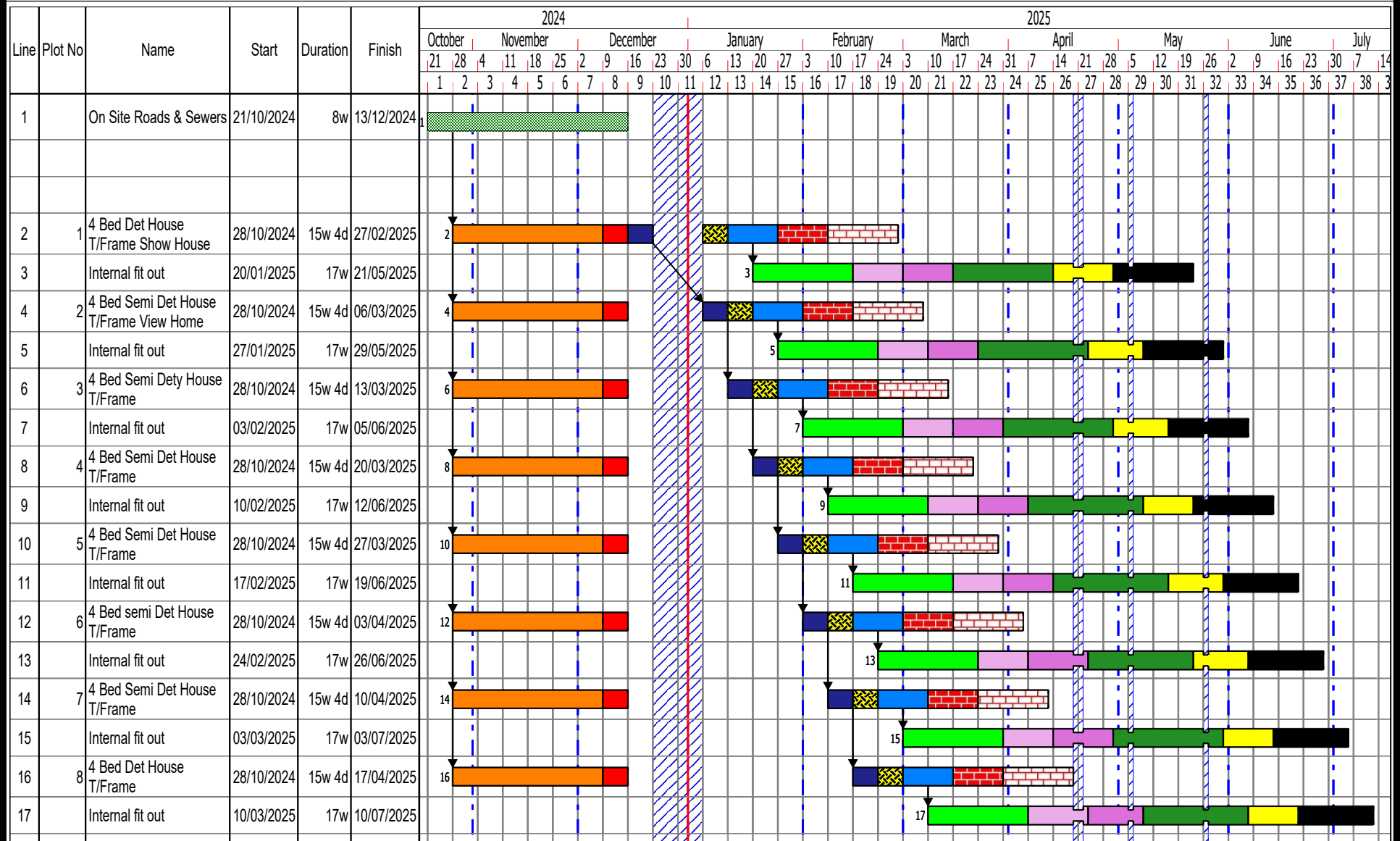
APPENDIX III

PROGRAMME OF WORKS

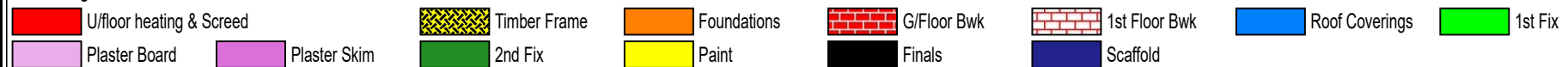
Ickleford Draft Build Programme

22/07/2024

Glenn Smyth



Build Stages



Drawn by:	Dwg No. ABC-1200	Revision No. Ickleford Draft Build Programme
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Notes: Ickleford Draft Build Programme