



BLAKENEY HOMES

Construction Management Plan – Land at Heath Road, Breachwood Green, Hertfordshire, SG4 8PL

The following statement is used to support the attached plan in order to satisfy condition 10 that is attached to the outline application ref 22/02942/OP for the construction of 10 dwellings on land at Heath Road, Breachwood Green.

(A) The parking of vehicles

As marked on the attached plan, all vehicles will be parked in the areas marked blue which will be pre-stoned areas. All vehicles will be parked on site, and there will be no reason for any parking on Heath Road itself which will be prohibited for all contractors.

(B) Loading and unloading of plant and materials used in the development

Materials and plant will be unloaded adjacent to the storage area, using the area hatched orange on the plan. HGVs will be able to drive into the site, pull in to a temporary turning area and unload, utilising a temporary turning head to ensure safe passage to and from the site entrance.

(C) Storage of plant and materials used in the development

As marked on the attached plan, materials will be stored on a stoned area within the main site compound area, marked green. Plant will also be stored in this area when not in use, and there is sufficient overflow capacity on the northern side of the access if required.

(D) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.

Heras fencing will be erected around the whole site to ensure sufficient security and safety. Padlocked gates will be in operation on the entrance to the site, and sufficiently set back from the main public highway. Gates will open into the site to ensure no vehicles waiting on the public highway.

(E) Wheel washing facilities & (F) Measures on site to control the deposition of dirt / mud on surrounding roads during the development.

Following all initial groundworks, wheel washing facilities are to be removed, being replaced by a regime of road cleaning on Heath Road using mobile street cleaning equipment. The

first construction will be the implementation of the new road and stoning of the storage/welfare/turning/parking areas, which will be including for cleaning as part of the overall operation. This will prevent mud and debris from leaving the site at the only entrance which is via Heath Road. Cleaning to be carried out weekly unless weather conditions dictate a more frequent requirement.

(F) Footpath/footway/cycleway or road closures needed during the development Period

Road closures may be required during service connections to the development but this is yet unknown. Should a road closure be necessary then all relevant paperwork and licences will be arranged directly through the service providers e.g. Cadent/Affinity Water/UK Power Networks, before any measures are put in place.

(G) Traffic management needed during the development period.

Any traffic management measures concerning the new bell-mouth junction are being dealt with under a S278 agreement. Traffic management on site itself will not be an issue given the on-site car park, road and turning space available for all vehicles.

(I) Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.

All construction traffic will be advised to travel to the development site via Darley Road/The Heath, rather than travelling through the village towards Chapel Road. No deliveries or vehicle movements outside normal working hours of 08:00am -18:00pm Mon-Fri and 08:00am – 13:00pm on Saturdays if required. Banksman will be available on site to ensure safe entry and exit.

(J) Complaint Management Procedure

All complaints from local residents and our businesses who are affected by the development should be forwarded in writing to David Appleton – david@blakeneyestates.co.uk. These will be dealt with by the office and discussed with the site manager to avoid local personnel walking on to the building site to speak directly with the site manager.

(L) Waste Management Protocols

All waste on site will be managed carefully so as to reduce, reuse, and recycle any waste before disposing of it, as per legal requirements. All unrequired waste will be carried off site as quickly as possible in order to reduce the risk of any Health and Safety incidents.