

Construction Traffic Management Plan (CTMP)

Site: Land Rear of 83 Whitehill Road, Hitchin

Application Ref: 25/03227/FP

Applicant / Developer: 83 Whitehill Rd SPV Ltd

1. Introduction

This Construction Traffic Management Plan (CTMP) has been prepared to support the development of two residential dwellings to the rear of 83 Whitehill Road, Hitchin.

The purpose of this document is to ensure that construction activities are carried out in a safe and controlled manner, minimising impact on the public highway, neighbouring properties, and local amenity.

2. Construction Programme & Phasing

- Anticipated start date: **May 2026**
- Estimated construction duration: **12 months**

The development will be constructed in a single continuous phase, with general sequencing as follows:

- Site setup and clearance
 - Groundworks and foundations
 - Superstructure
 - Roofing and external envelope
 - Internal works
 - External works and completion
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3. Site Access & Vehicle Routing

- Access to the site will be via the **existing driveway off Whitehill Road**
 - The site is located behind an **existing gated entrance**, providing controlled access
 - All construction traffic will enter and exit via this established access point
 - The surrounding road network is of sufficient width and provides good visibility
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4. Construction Vehicle Movements

- Construction traffic will consist primarily of:
 - Light goods vehicles (vans)
 - Occasional delivery lorries (materials)

- Vehicle movements will be limited and appropriate to a small-scale residential development
 - Deliveries will be scheduled to avoid congestion and peak periods where possible
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5. Hours of Operation

- Construction hours:
 - Monday to Friday: **08:00 – 18:00**
 - Saturday: **08:00 – 13:00**
 - Sundays / Bank Holidays: **No construction activity**
 - Deliveries will be restricted to the above hours
 - **Additional care will be taken to avoid vehicle movements during school drop-off and pick-up times**, due to the presence of a school approximately 800m from the site
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6. On-Site Parking, Turning & Loading

- Adequate space is available within the site for:
 - Contractor parking
 - Delivery unloading
 - Vehicle turning
 - All construction vehicles will be able to enter, turn, and exit the site in a forward gear
 - No parking or loading will take place on the public highway
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7. Highway Safety & Pedestrian Protection

- All reasonable measures will be taken to ensure the safety of:
 - Pedestrians
 - Road users
 - Neighbouring residents
 - Vehicles will enter and exit the site in a controlled manner
 - Banksman will be used where necessary for larger deliveries
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8. Traffic Management & Congestion Control

- Deliveries will be pre-booked and managed to avoid overlap
 - Vehicle movements will be kept to a minimum
 - The scale of development is small and is not expected to generate significant traffic impact
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9. Control of Dirt, Dust & Debris

- Measures will be implemented to prevent mud and debris being deposited on the highway
 - A designated area for wheel cleaning will be provided if required
 - The site access and surrounding highway will be monitored and cleaned as necessary
 - Surface water runoff will be controlled to prevent discharge onto the highway
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10. Highway Condition (Before & After)

- A visual inspection of the highway condition will be undertaken prior to commencement
 - Any damage attributable to construction activities will be made good upon completion
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11. Hoardings & Site Security

- The site is secured behind an existing boundary and gated access
 - Temporary hoarding or fencing will be used where necessary to maintain site security
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12. Communication with Neighbours & Local Businesses

- Nearby residents will be informed prior to the commencement of works
 - Any significant deliveries or disruptive works will be communicated in advance where appropriate
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13. Other Construction Sites in the Area

- The developer is not currently aware of any nearby construction sites that would materially impact traffic management
 - This will be monitored throughout the construction period
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14. Waste Management

- Waste will be stored on site in designated areas
 - Regular collections will be arranged to prevent accumulation
 - Waste removal will be managed to minimise vehicle movements
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15. Signage

- Appropriate signage will be installed as required to:
 - o Direct construction traffic
 - o Maintain safety for road users and pedestrians
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16. Compliance

All construction activities will be carried out in accordance with this approved CTMP and any additional requirements set out by the Local Planning Authority and Highway Authority.
