

LD763



CLOCS Construction Management Plan

**Construction of New Dwelling at
Land Adjacent To Wymondley Bury Lodge,
St Marys Church Road, Little Wymondley, Hertfordshire,
SG4 7JN**



Introduction

The purpose of the Construction Management Plan (CMP) is to help developers to minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment.

It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses.

The completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development.

This CMP follows the best practice guidelines as described in the Construction Logistics and Community Safety (CLOCS) Standard.

The approved contents of this CMP must be complied with unless otherwise agreed with the Highway Authority (HA) in writing. The project manager shall work with the HA to review this CMP if problems arise during construction. Any future revised plan must also be approved by the Local Planning Authority (LPA) and the Highway Authority (HA) and complied with thereafter.

It should be noted that any agreed CMP does not prejudice or override the need to obtain any separate consents or approvals such as road closures or hoarding licences.

1: Contract

Land Adjacent The Lodge
Wymondley Bury Lodge,
St Marys Church Road,
Little Wymondley,
Hertfordshire,
SG4 7JN

2: Person responsible for submitting the CMP

Ian Lawrence
Lobs Design
Devonshire Business Centre
Works Road
Letchworth Garden City
Hertfordshire
SG6 1GJ

Tel: 01462 488212
Email: info@lobs-design.co.uk

3: Site Project Manager

Arthur Gates
Twin Oaks,
St Marys Church Road,
Little Wymondley,
Hertfordshire,
SG4 7JN

Tel: 07989 914156
Email: alangatesburyfarm8@gmail.com

4: Community Liaison

Jane Boxall
Wymondley Bury Lodge,
St Marys Church Road,
Little Wymondley,
Hertfordshire,
SG4 7JN

Tel: 07980 498333
Email: janegates4@hotmail.com

5: Main Contractor Legally Registered Contact Details

Note: The clients are project managing the build and sub-contracting all elements of the project to local trades people.

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Little Wymondley,
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6: Site Location & Development Proposals

Land Adjacent
Wymondley Bury Lodge,
St Marys Church Road,
Little Wymondley,
Hertfordshire,
SG4 7JN

Erection of one detached 3-bed dwelling including associated access, parking and landscaping

7: Brief Description of Construction Works & Main Issues

The works comprise the construction of a 3 bed family dwelling following the demolition of a detached double garage. Note that the demolition has already been undertaken with local authority approval approved under planning application ref: 24/02261/DD

Excavation material will be redistributed around the clients land therefore the main issues will be with the bulk delivery of materials.

The access road is narrow and shared with the occupants of St Marys Church Road and access to a Network Rail track access point. St Marys Church Road is access off Stevenage Road which is a Class C road reference USRN: 27916317

The village of Little Wymondley is bypassed by the A602 however due to local businesses there is still regular through traffic of rigid lorry traffic. Local businesses include car sales, public houses and various small to medium businesses at Elms Close Industrial Park.

St Mary's Church Road is access for the stables at The Lodge and for Network Rail access so the residents are used to commercial size rigid vehicles.

8: Construction Programme

The works are due to commence within 2 weeks of receipt of Final Approval from North Hertfordshire Planning and are scheduled take approximately 26 weeks.

9: Working Hours

Working hours will be 8.00hrs to 17.00hrs Monday to Friday.

10. Consultation

As the project is relatively small no consultation has been undertaken.

11 Considerate Constructors Scheme (CCS)

CCS Number specific to the site: To be applied for prior to commencement of works

12 Neighbouring Sites

To my knowledge there are no current or anticipated sites in the vicinity.

CLOCS Contractual Considerations

13: Name of Principal Contractor

Note: The clients are project managing the build and sub-contracting all elements of the project to local trades people.

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14: Method for Checking Operational, Vehicle & Driver Compliance

The compliance check form in appendix 1 of the CLOCS Managing Supplier Compliance will be utilised by the site team for the checking of operational, vehicle and driver compliance, see attached.

15: Confirmation of CLOCS Standards Comprehension.

I confirm that I have included the requirement to abide by the CLOCS Standard in my contracts to my contractors and suppliers:

Client: Jane Boxall
Wymondley Bury Lodge,
St Marys Church Road,
Little Wymondley,
Hertfordshire,
SG4 7JN

Tel: 07980 498333
Email: janegates4@hotmail.com

Signed



Contractor: Note: The clients are project managing the build and sub-contracting all elements of the project to local trades people.

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Signed



Site Traffic

16: Traffic Routing

Routes should be carefully considered, and risk assessed, taking into account the need to avoid where possible any major cycle routes and trip generators such as schools, offices, stations, public buildings, museums etc.

Consideration should also be given to weight restrictions, low bridges and cumulative impacts of construction (including neighbouring construction sites) on the public highway network. The route(s) to and from the site should be suitable for the size of vehicles that are to be used.

A) See drawing numbers

LD763-CMP01 to CMP06 for vehicle approach and departure routes. Note: due to the location of the site on the village edge only one access route has been identified so as to minimise the inconvenience to the local residents.

B) Contractors and delivery companies will be emailed the above referenced details upon formal appointment to ensure that they are fully aware of the designated routes to and from the site and of any on-site restrictions.

17: Control of Site Traffic, Particularly At Peak Hours

Construction activities should be restricted to the hours of 8.00am to 5.00pm Monday to Friday. If there is a school in the vicinity of the site or on the proposed access and/or egress routes, then deliveries must be restricted to the hours of 9.30am and 3pm on weekdays during term time.

Vehicles may be permitted to arrive at site at 8.00am if they can be accommodated on site. Where this is the case, they must then wait with their engines switched off.

A) Approximate delivery schedule:

Due to the nature of the build, material deliveries will be ad hoc, being delivered as required.

B) We are not aware of any other developments in the vicinity.

C) There are no areas along the proposed route where constrained manoeuvres will be required.

D) The offsite waiting point is at the security entrance gates, adjacent to St Mary's Church

E) Deliveries will not need to be more than one load per visit so consolidation centres will not be required

F) Drivers of vehicles waiting both offsite and onsite will be asked to switch off the engines.

G) A Banksman will be utilised for the egress of vehicles from the site.

H) All HGV delivery vehicles entering site are to be from companies that are Fleet Operator Recognition Scheme (FORS) registered or similar.

18: Site Access & Egress

Vehicles entering and leaving the site should be carefully managed. Traffic marshals must ensure the safe passage of all traffic on the public highway, in particular pedestrians and cyclists, when vehicles are entering and leaving site, particularly if reversing.

Traffic marshals, or site staff acting as traffic marshals, should hold the relevant qualifications required for directing large vehicles when reversing. Marshals should be equipped with 'STOP – WORKS' signs (not STOP/GO signs) if control of traffic on the public highway is required. Marshals should have radio contact with one another where necessary.

- A) The site access and egress is detailed on drawing number LD763-CMP06
- B) Upon arrival at the site gate drivers will be asked to park up, turn off engines and phone the site manager to obtain access. The waiting point is as detailed on drawing number LD763-CMP08 adjacent to the site security gates.
- C) Swept path drawings are not required for vehicles accessing or egressing the site as the route is not constrained
- D) Wheel washing facilities will be available on site for use prior to vehicle egress. Run off will be contained within the site. See drawing number LD763-CMP07 for details.

19: Vehicle Loading & Unloading

Not applicable

Street Works are not applicable.

20: Site Set-Up

See drawing number LD763-CMP07 for details of the site set-up.

21: Parking Bay Suspensions & Temporary Traffic Orders

Not applicable.

22: Occupation Of The Public Highway

Not applicable.

23: Motor Vehicle And / Or Cyclist Diversions

Not applicable.

24: Scaffolding, Hoarding, & Associated Pedestrian Diversions

Not applicable.

25: Services

Not applicable.

Agreement

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed in writing by the Highway Authority. This may require the CMP to be revised by the Developer and reapproved by the HA. The project manager shall work with the HA to review this Construction Management Plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the HA and the LPA in writing and complied with thereafter.

It should be noted that any agreed Construction Management Plan does not prejudice further agreements that may be required such as road closures or hoarding licences.

Signed:  _____

Date: 15 August 2025

Print Name: Ian Lawrence

Company: Lobs Design

Position: Partner

Compliance check form

Name of checker:		Date:		Time:	
Site:					
Company name:					
Driver name:					
Employed by:					

Vehicle type:		Body type:	
Van <3.5t	☐	Tipper	☐
Lorry >3.5t <7.5t	☐	Mixer	☐
Lorry > 7.5t rigid	☐	Tanker	☐
Lorry drawbar and trailer	☐	Other (specify)	
Lorry articulated	☐		
Specialist vehicle	☐	Vehicle registration:	

Quality operation (FORS or equivalent)			
Accredited:	Yes	☐	No
Bronze:	☐	Registered:	☐
Silver:	☐	None:	☐
Gold:	☐		

Driver			
Licence:	In date:	☐	Category
Training	Vulnerable road users	☐	Invalid/no licence carried
			Vehicle safety equipment

Vehicle			
	Fitted and serviceable	Fitted but not serviceable	Not fitted
Pictorial stickers and markings	☐	☐	☐
Sideguards N/S	☐	☐	☐
Sideguards O/S	☐	☐	☐
Class VI mirror	☐	☐	☐
Front nearside blind-spot camera	☐	☐	☐
Rear view camera	☐	☐	☐
Fresnel lens	☐	☐	☐
Sensor	☐	☐	☐
Left turn audible warning	☐	☐	☐
Right turn audible warning	☐	☐	☐
Reversing audible warning	☐	☐	☐

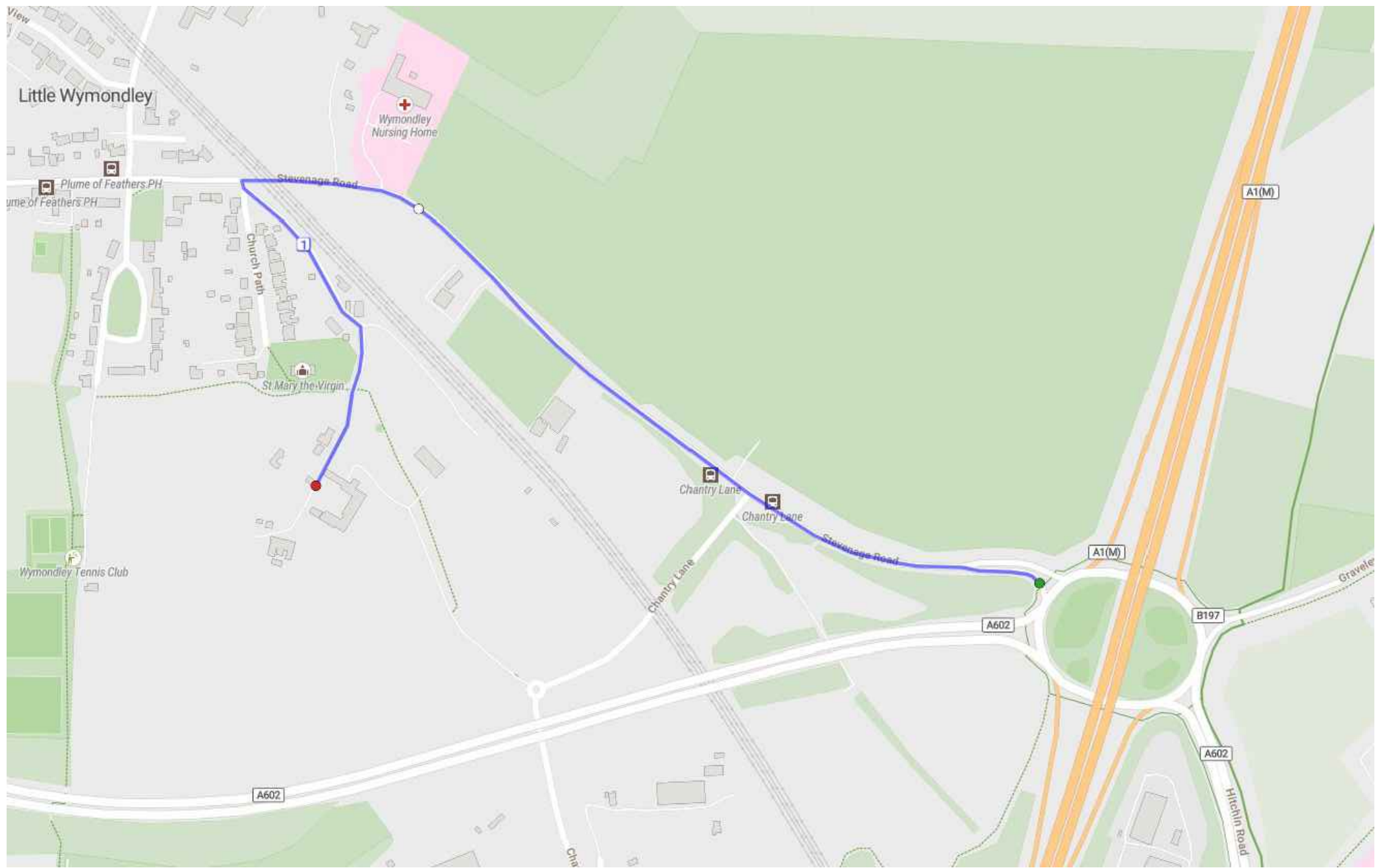
Continued overleaf...

Continued overleaf...

Comments

Comments

Declaration			
Letter of non-conformance issued to driver	Yes:		No
Signed by driver			Date:



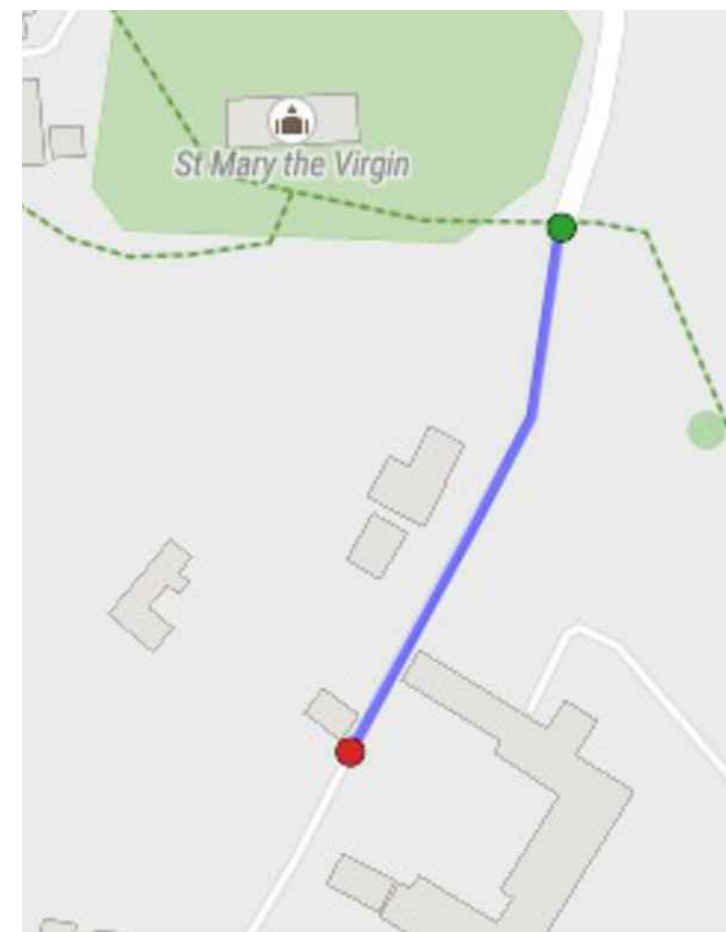
1.26 Km
0.78 Miles

LOGISTICS PLAN – A1(M) J8 TO WYMONDLEY BURY (1:5000)

NOTES AND REVISIONS No dimensions are to be scaled from this drawing. All stated dimensions must be verified on site. Lobs Design must be advised of any discrepancies. This drawing must be read together with the specification/Bill of Quantities and related drawings. This drawing is for the purpose of obtaining Planning & Building Regulations Approval only. Should the contractor use them to build from then they assume full responsibility for the design.					Client Land Adjacent Wymondley Bury Lodge St Marys Church Road, Little Wymondley, Herts, SG4 7JN				Drawing Title Logistics Plan A1(M) J8 to Wymondley Bury Little Wymondley				 Lobs Design Architectural Services Devonshire B.C. Works Road, Letchworth Garden City Hertfordshire, SG6 1GJ T: 01462 488212 M: 07960 006077 E: info@lobs-design.co.uk				
	REV		DESCRIPTION		DRWN		DATE		REV		DESCRIPTION			DRWN		DATE	
	0100200300400500m 1: 5000																
	Project Erection of One Detached 3–Bed Dwelling Including Associated Access, Parking & Landscaping								Scale As Shown		Date July 2025			Drawn ipl		Checked	
	Project No LD763				Drawing No CMP01				Revision								



0.25 Km
0.15 Miles



0.1 Km
0.06 Miles

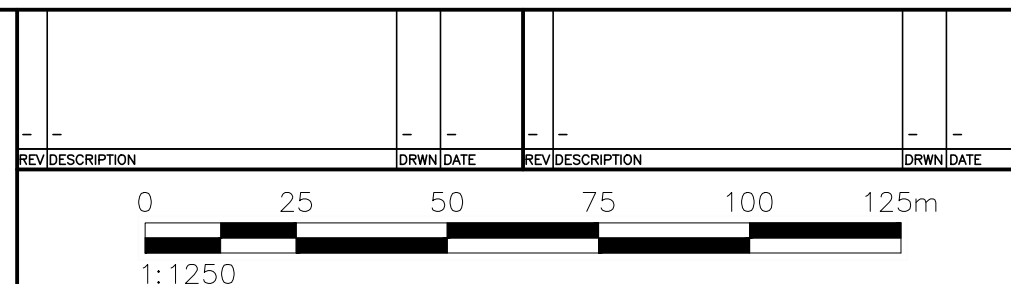
LOGISTICS PLAN –
PUBLIC MAINTAINABLE APPROACH TO SITE ACCESS FROM
STEVENAGE ROAD (1:1250)

LOGISTICS PLAN
UNADOPTED TRACK SOUTH OF END ST MARYS
CHURCH ROAD TO THE LODGE AND POND, LITTLE
WYMONDLEY (1:1250)

NOTES AND REVISIONS

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Client
Land Adjacent Wymondley Bury Lodge
St Marys Church Road,
Little Wymondley, Herts, SG4 7JN

Project
Erection of One Detached 3-Bed
Dwelling Including Associated Access,
Parking & Landscaping

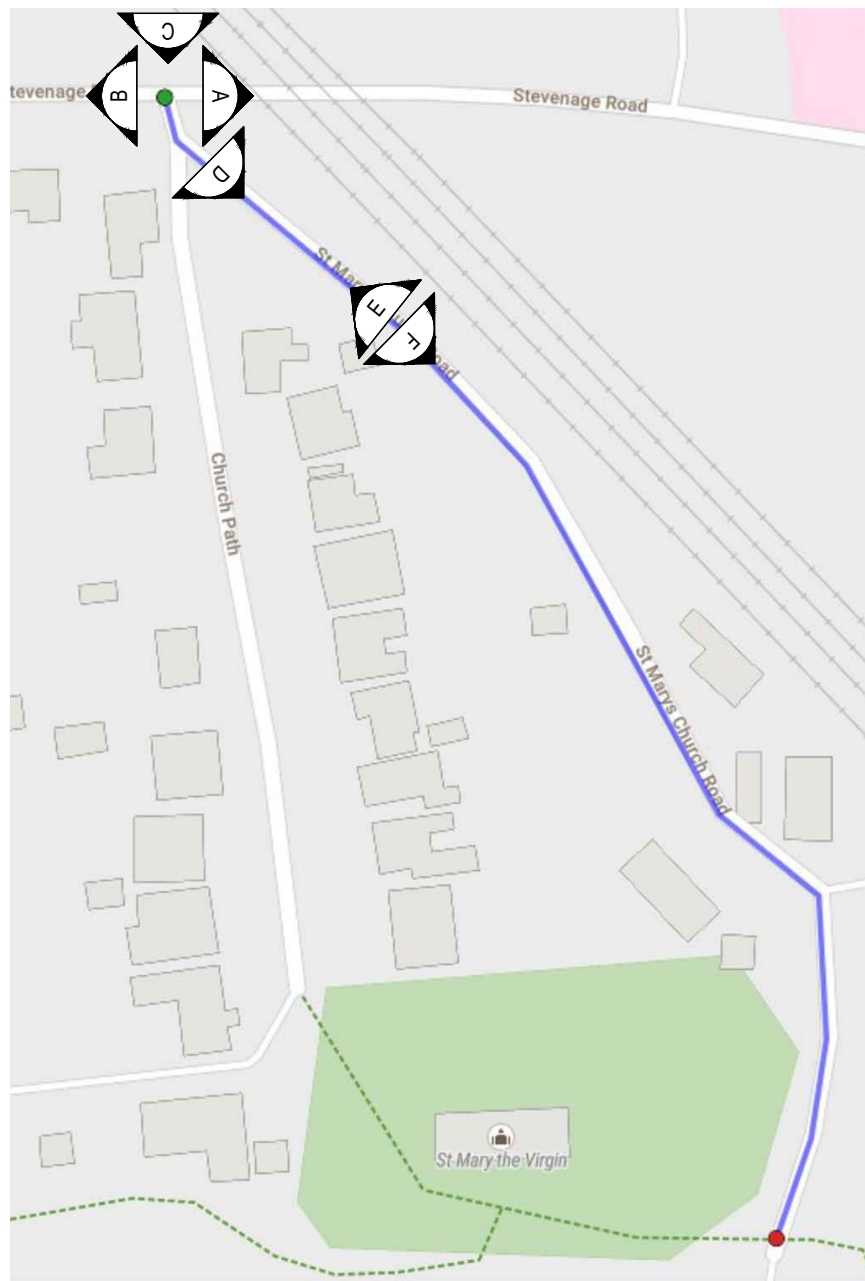
Drawing Title
Logistics Plan
Stevenage Road to
Site Area

Scale As Shown	Date July 2025	Drawn ipl	Checked
Project No LD763	Drawing No CMP02	Revision	



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APPROACH PHOTO LOCATIONS
(1:1250)



PHOTO A



PHOTO B



PHOTO C



PHOTO D



PHOTO E



PHOTO F

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St Marys Church Road,
Little Wymondley, Herts, SG4 7JN

Project
Erection of One Detached 3-Bed
Dwelling Including Associated Access,
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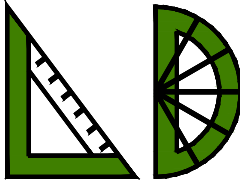
Drawing Title
Logistics Plan
Approach Photos
Sheet 1 of 4

Scale
As Shown

Date
July 2025

Drawn
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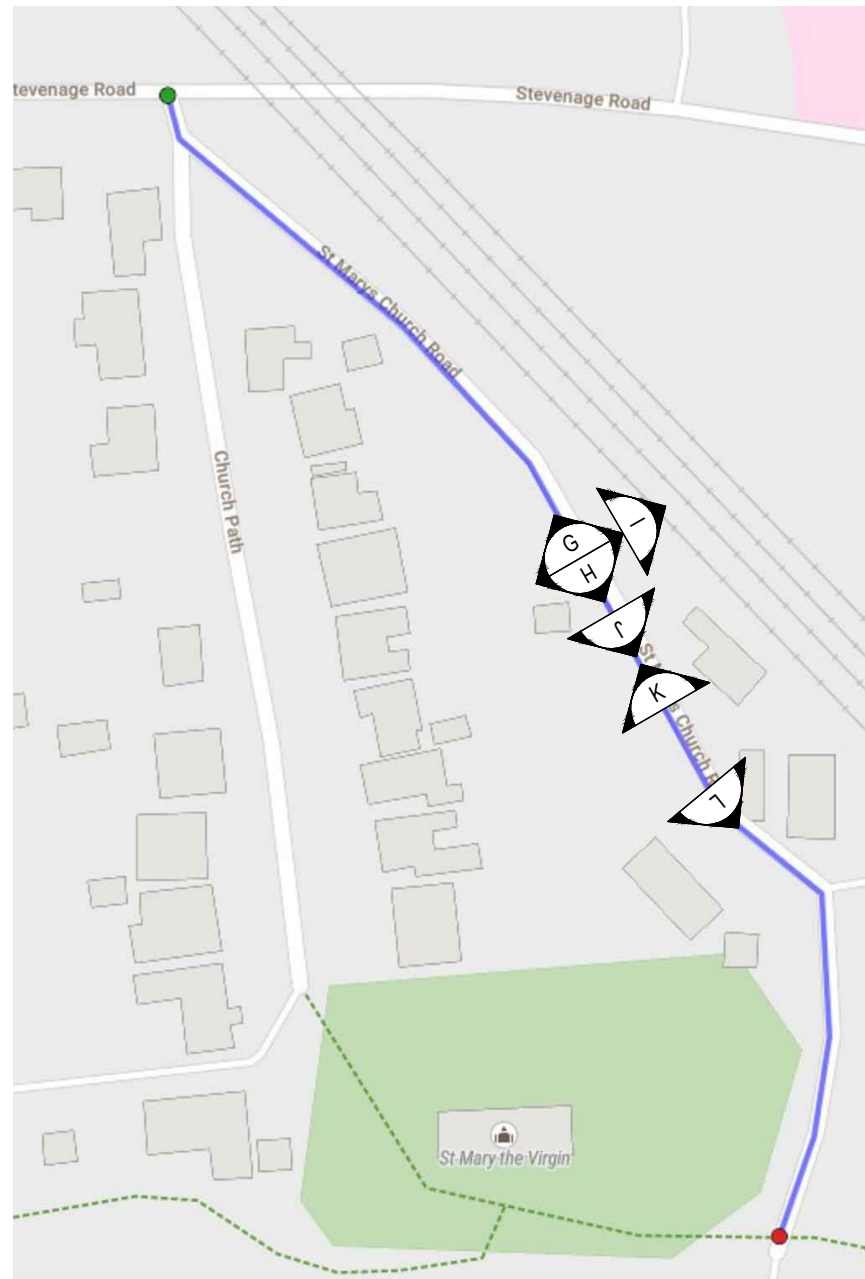
Checked



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APPROACH PHOTO LOCATIONS
(1:1250)



PHOTO G



PHOTO H

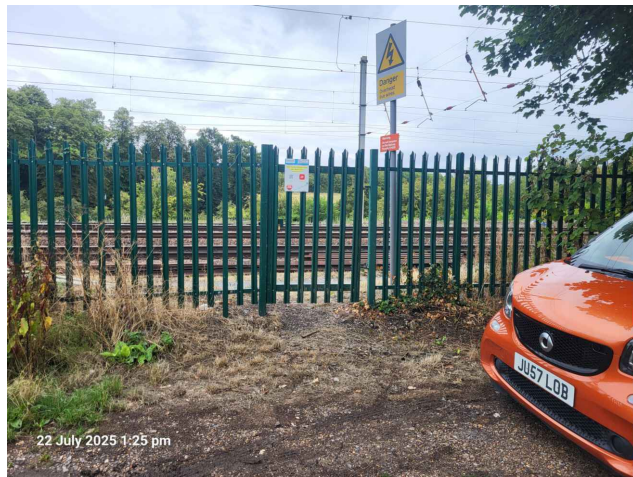


PHOTO I



PHOTO J



PHOTO K



PHOTO L

NOTES AND REVISIONS

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100		125m					
1:1250							

Client
Land Adjacent Wymondley Bury Lodge
St Marys Church Road,
Little Wymondley, Herts, SG4 7JN

Project
Erection of One Detached 3-Bed
Dwelling Including Associated Access,
Parking & Landscaping

Drawing Title
Logistics Plan
Approach Photos
Sheet 2 of 4

Scale
As Shown

Date
July 2025

Drawn
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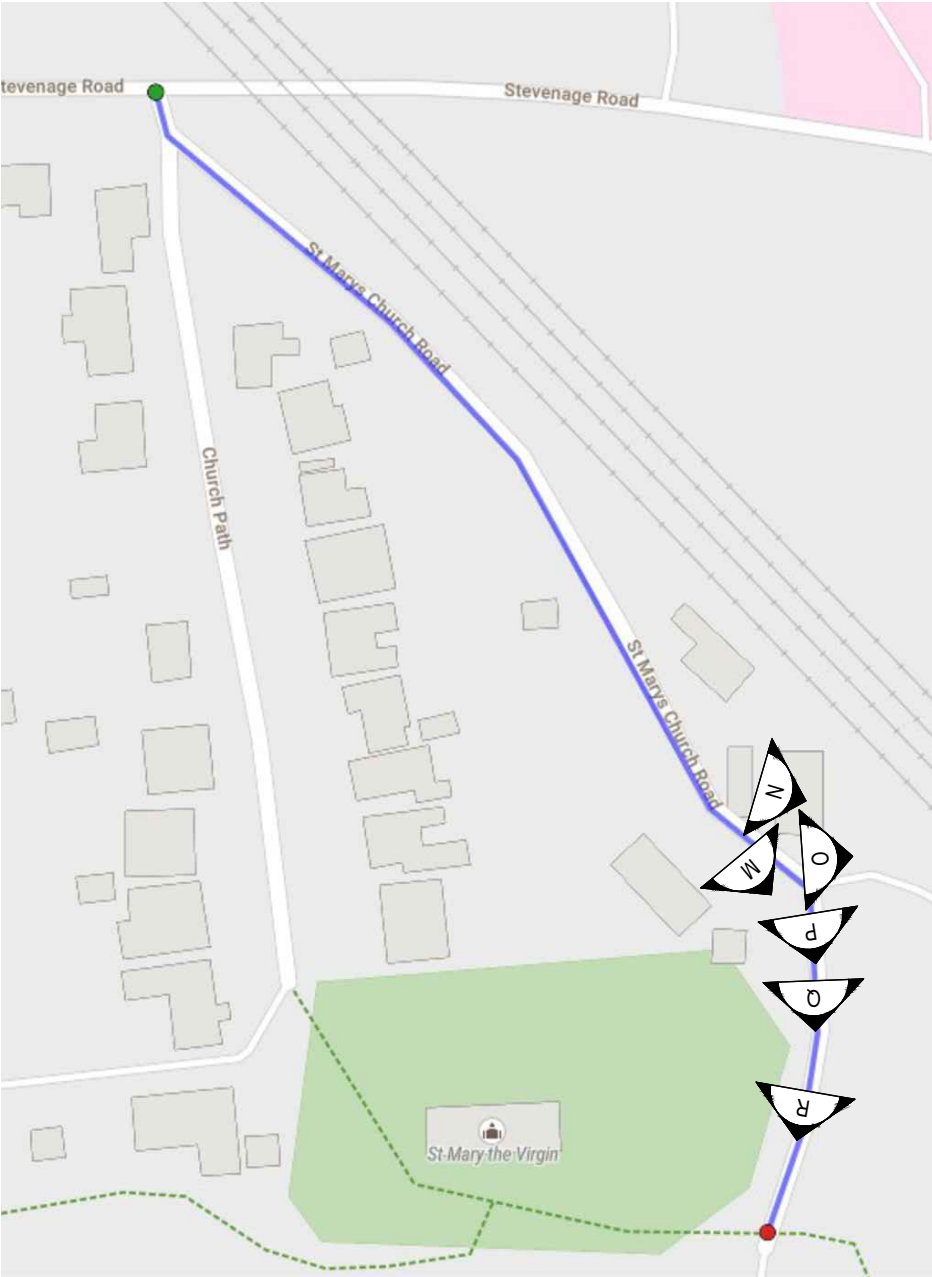
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APPROACH PHOTO LOCATIONS
(1:1250)



PHOTO M



PHOTO N



PHOTO O



PHOTO P



PHOTO Q

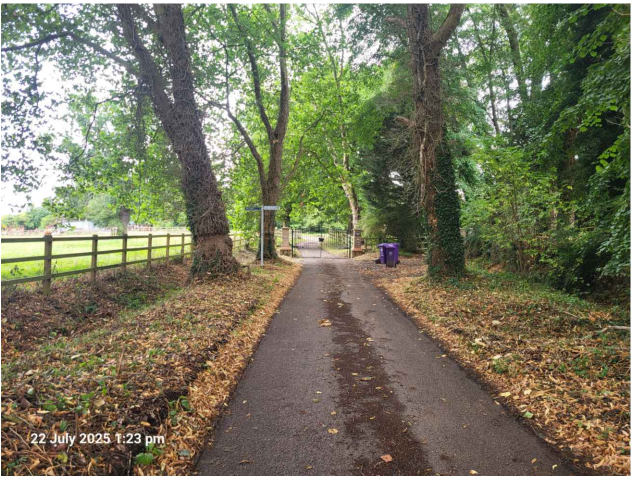
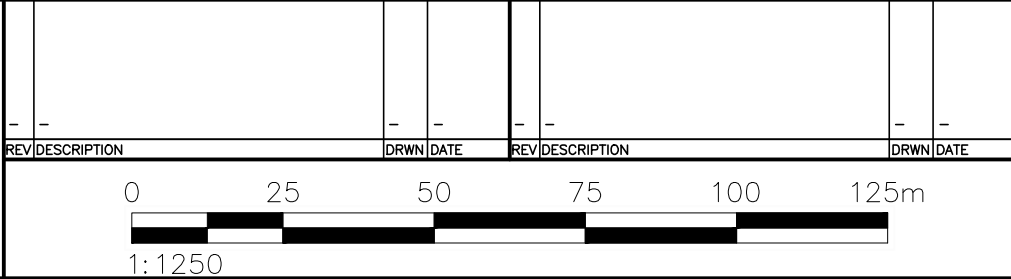


PHOTO R

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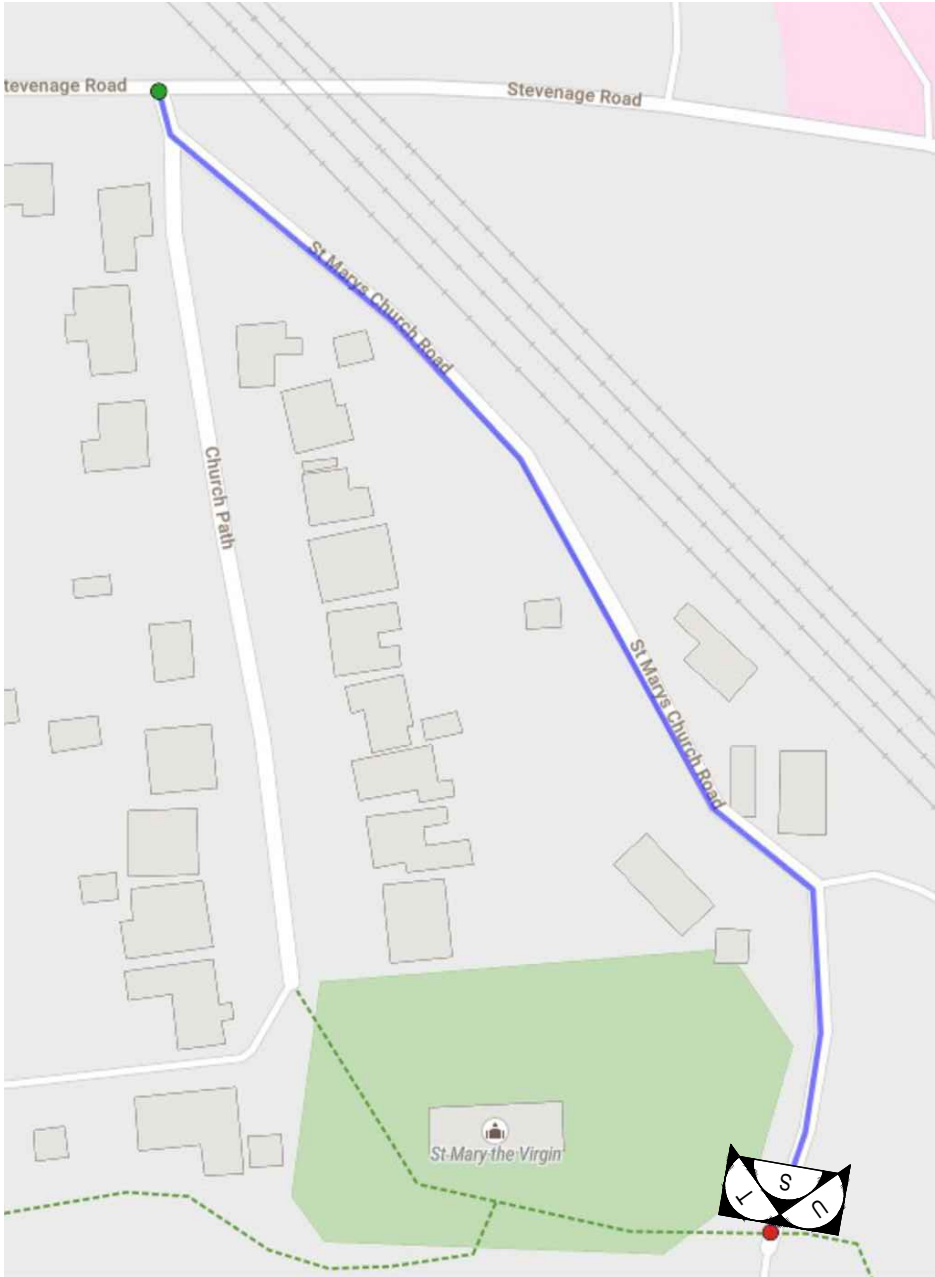
Project
Erection of One Detached 3-Bed
Dwelling Including Associated Access,
Parking & Landscaping

Drawing Title
Logistics Plan
Approach Photos
Shet 3 of 4

Scale	Date	Drawn	Checked
As Shown	July 2025	ipl	
Project No	Drawing No	Revision	
LD763	CMP05		



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APPROACH PHOTO LOCATIONS
(1:1250)



PHOTO S



PHOTO T



PHOTO U

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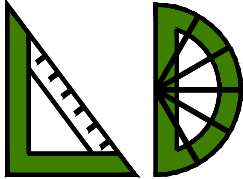
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Client
Land Adjacent Wymondley Bury Lodge
St Marys Church Road,
Little Wymondley, Herts, SG4 7JN

Project
Erection of One Detached 3-Bed
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Drawing Title
Logistics Plan
Approach Photos
Sheet 4 of 4

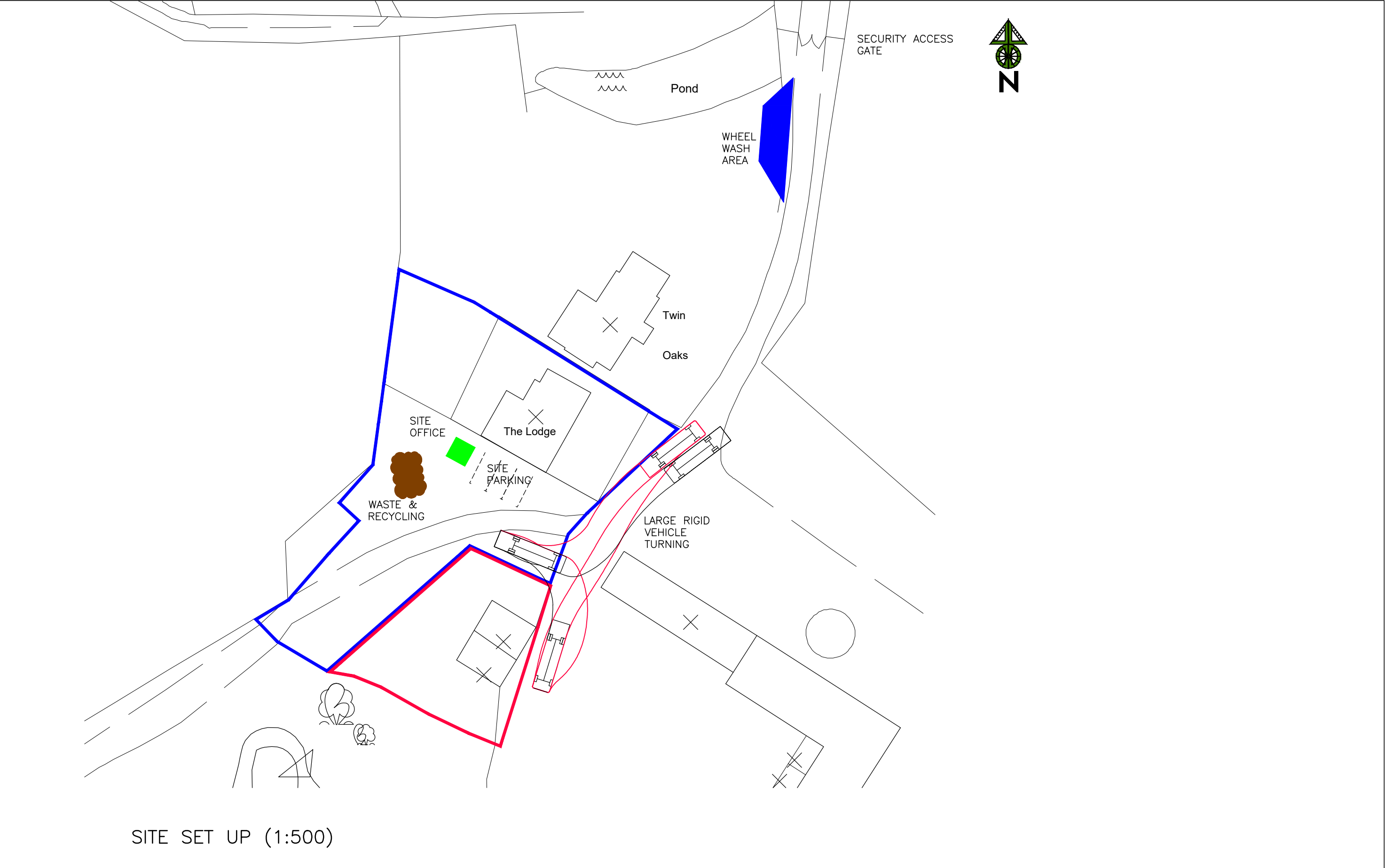
Scale As Shown	Date July 2025	Drawn ipl	Checked
Project No LD763	Drawing No CMP06	Revision	



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SITE SET UP (1:500)

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REV	DESCRIPTION	DRWN	DATE	REV	DESCRIPTION	DRWN	DATE
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0

10.0

20.0

30.0

40.0

50.0m

1: 500

Client

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St Marys Church Road,
Little Wymondley, Herts, SG4 7JN

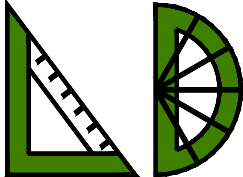
Project

Erection of One Detached 3–Bed
Dwelling Including Associated Access,
Parking & Landscaping

Drawing Title

Logistics Plan
Site Set Up

Scale	Date	Drawn	Checked
As Shown	July 2025	ipl	
Project No	Drawing No	Revision	
LD763	CMP07		



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