

Construction & Environmental Management Plan (CMP)

Planning Condition 12

- a) Construction vehicular routes to and from site;
- b) Expected number of construction vehicles per day;
- c) The parking of vehicles of site operatives and visitors;
- d) Loading and unloading of plant and materials;
- e) Storage of plant and materials used in constructing the development;
- f) Wheel washing facilities;
- g) Measures to control the emission of dust and dirt during construction;
- h) Delivery and construction working hours;
- i) Specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice;
- j) A scheme to encourage the use of public transport amongst contractors;

Proposal:

Construction of 45 affordable dwellings with associated infrastructure including boundary treatments, landscaping & road access.

Location: Land at Coalpit Lane, Stoke St Michael, Somerset.

1.0 Overview

This Construction Management Plan (C.M.P) is produced regarding the proposed 45 unit development off Coalpit Lane in Stoke St Michael to discharge Condition 12 of the Somerset Council planning permission 2020/0580/OTS.

2.0 Construction Programme

Construction is anticipated to commence May 2026 with a target completion date of approximately August 2027.

The initial development construction Programme is included in Appendix A.

3.0 Working Hours

Construction working hours will be limited to (other than completely internal fitting out) to 0700hrs to 1800hrs – Monday to Friday and 0800hrs to 1500hrs on Saturdays with no working or deliveries on Sundays or Bank Holidays (unless a Programme of works has previously been approved in writing by the Local Planning Authority).

The Principal Contractor(s) will ensure that these working hours are communicated to all contractors & site operatives during the site induction and are strictly enforced throughout the works.

4.0 Construction/Delivery Traffic

It is anticipated that we will receive rigid and articulated lorries delivering material to site. The number of vehicles will vary daily depending on position of build; however, a turning area within the site boundary and a designated delivery drop off point will be implemented to avoid any vehicles reversing back along Coalpit Lane. All vehicles will drive out on to the existing public highway; reversing will not be permitted.

Delivery vehicles of 7.5 Tonne or more will be restricted with timing and route restrictions. All material orders will be requested to stick to the delivery time between 09:30 and 14:30

Delivery vehicles will work on a one-way system to and from site. Access to will be off the A37 via Bath Road/Green Lane/Frog Lane/Moons Hill/Coalpit Lane. Access from will be via Coalpit Lane/Tower Hill/Mendip Road/Long Cross Btm/Tansey to the A361

Signage for all 7.5 Tonne or more vehicles 'left turn only' will be placed at the exit of the development to head towards the A361.

Site access and exit routes are provided in Appendix B.

5.0 Site Access

The entrance to the site is off Coalpit Lane as detailed above which will allow access to the site compound and contractor parking as well as allowing delivery vehicles to manoeuvre off the public highway to offload within the site.

A dedicated area for material offloading is provided by the site compound and shown in Appendix C.

A detailed Site Access Plan is provided in Appendix C, including pedestrian and vehicle entry and exit points.

6.0 Dust Management

Dust management for the project will be carried out in accordance with recognised guidelines and will be task-specific.

The newly constructed site access will be sprayed and swept on a regular basis dependant on the on-site processes and level of vehicle/ plant visits. This will also allow delivery trucks to be kept relatively clean and significantly reduce the likelihood of dust on roads outside the site.

Any disc cutting taking place on site will use water suppression to douse dust created by this action. This will be noted within the RAMS and approved by the site manager prior to works commencing.

Should any existing residents to adjoining boundaries get affected by dust, our Site Manager will be available for any complaints and satisfy the residents.

7.0 Noise and Vibration Management

Noise and vibration management for the project will be carried out in accordance with recognised guidelines and will be task-specific.

We currently are proposing strip/trench foundations for majority of the plots, but there is a possibility during the design stage that some plots to the South will be changed to piled foundations.

Due to the low number of units, It is proposed to install a Contiguous piled retaining wall on part of the development. The piled location is approximating 46m to 62m away from the existing properties to the North, and approximating 35.5m from the nearest none residential building to the West. A review by the piling contractor will be undertaken to show that vibration from installation will not affect the exiting buildings. The piles are installed using an augured method which has a lower vibration than driven piles. If the review shows that the buildings are within an affected zone then further measures like an existing condition survey will be offered to these residents.

Using an augured piling machine provides a lower noise level when installing. The machine produces 85dB noise level at source which over a distance will reduce to 59dB to rear gardens of neighbouring properties, see Appendix D for distances and levels.

Piling works will be kept between the hours of 08:30 and 16:30 Monday to Friday.

Residents will be notified in advance of vibration-intensive activities. Once pilling rig dates are confirmed, residents within an affected zone radius of these works will be contacted and a building condition survey carried out if requested by the existing residents.

8.0 Importation and Removal of Bulk Material (Earthworks)

Should it be necessary to import/export certified clean inert bulk material from or into the site as defined by the approved layout proposed finished levels gradients and open space, a strategy using either (or both) a U1 exemption license or CL:AIRE DoW Cop will be employed.

9.0 Mud on Roads

Measures to prevent mud from vehicles leaving the site will include regular scraping of roads, the use of water bowsers for wheel washing at point of exiting, and adequate sheeting of vehicles carrying waste materials before they leave the site and the use of regular road sweeping.

10.0 Surface Water Mitigation During Construction

The proposed construction program includes early construction of the principal road, access to the site compound, welfare storage, and surface water attenuation pond to manage surface water effectively.

11.0 Site Compound

The site compound will include material storage, offices, welfare facilities, and contractor parking. A detailed site plan is included in Appendix C.

Clayewater Homes have completed and submitted a Waste Audit Statement and Site Waste Management Plan (SWMP), reference 1290-WMS, in response to condition 9 of the planning permission 2024/1441/REM detailing types of waste, disposal methods, and recycling targets.

At full capacity we would expect to have 10 different trades and 50 people on site. Build stages will alter these figures. We are expecting approximately 35 site vehicles per day. We will be providing site parking with a capacity of 41 spaces.

Public transport information will be put up on notice boards within the canteen to provide all staff with alternative methods of site travel. Site operatives will be encouraged to lift share where possible.

12.0 Emergency Response Plan

A comprehensive emergency response plan is provided in within Clayewater Health and Safety Policy. This plan outlines procedures for accidents, hazardous material spills, fire, and other emergencies.

13.0 Community Engagement and Communication

The community engagement strategy includes regular updates to local residents, a complaint resolution process, and contact information for a dedicated liaison officer.

Once a Site Manager has been appointed, they will engage with local residents by notifying of major works that could affect them. This could be from works to existing highway or noise sensitive activity. Contact details of the Site Manager will be made available.

Any major complaints can be made through our Head Office contact form on our website www.clayewatertimberframes.co.uk on the Contact Clayewater tab.

14.0 Ecology

Any Ecology impact will be detailed within our submitted C.E.M.P under a separate planning condition 16 of the same approval 2020/0580/OTS.

15.0 Appendices

Appendix A: Construction Programme in weeks

Appendix B: Construction Access to and from Site

Appendix C: Construction Management Plan