

# Generic Construction Management Plan, for developments in East Harptree Parish

V1.1 December 2019

**N.B.** additional site-specific actions maybe recommended on a case-by-case basis. The following Construction Management Plan (CMP) is a general guide to be submitted to the relevant planning office(s). Site specific actions will be sent to the relevant planning officer as soon as practicable after the council becomes aware of a proposed development. The CMP should be agreed between the planning officer and the Parish Council prior to the commencement of work and ideally at pre-contract stage.

PRIORITY	ACTION	JUSTIFICATION
<b><i>Parking</i></b>	<p>Developers should create on-site parking areas for the parking of all site vehicles, delivery vehicles and visitors.</p> <p>This should be enforced by a contract signed by the developer, its employees and contractors.</p>	<p>East Harptree has narrow roads with limited parking for vehicles.</p> <p>Inappropriate parking can hinder resident’s access to/from their homes, as well as preventing safe access for emergency vehicles, refuse/recycling trucks (Wednesdays) and farm vehicles. It can also impact on the general safety of the pedestrians using the highways, especially as most of the village is not covered by pavements.</p>
<b><i>Delivery traffic</i></b>	<p>The Developer should produce a detailed plan identifying how movements of delivery vehicles to and from site will be undertaken. This plan should include acknowledgement of restricted routes through the village due to the character of the road, weight restrictions or the size of delivery vehicles.</p> <p>The developer should where appropriate make provision for off-loading of materials outside the village onto smaller vehicles more able to navigate the village. This plan should be agreed with the planning officer and the Parish Council prior to the commencement of work.</p>	<p>East Harptree is characterised by narrow roads, tight bends (<b>weight restrictions??</b>), trees under TPO’s adjacent to the highway and numerous listed buildings, some of which have been previously damaged by construction traffic.</p> <p>East Harptree is characterised by narrow roads and there are no suitable road areas to allow manoeuvring of large vehicles in the public highways. Unloading of materials whilst in the</p>

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<b><i>Deliver traffic cont.</i></b>	The developer is to immediately create a hardcore turning zone on site for heavy traffic.	<p>highway could pose a danger to pedestrians, cyclists and other road users</p> <p>East Harptree is characterised by narrow roads and there are no suitable road areas to allow manoeuvring of large vehicles in the public highways. The lack of pavements in the village also means this activity could pose a risk to pedestrians, cyclists and other road users.</p>
<b><i>Delivery traffic timings</i></b>	The developer should sign an agreement to allow large or heavy loads being delivered only between the hours of 9:30 and 15:00. Earlier/later deliveries should be held in suitable location outside of the village in suitable locations, for example the laybys adjacent to Chew Valley Lake until after the school runs are completed. Late deliveries should be avoided as residents will be parking on return home, potentially restricting access.	<p>To avoid the times when children are going to or from school. To avoid the possibility of a child being hit by a vehicle. Approximately 100 children use the school, and many are delivered to school by parents and carers in vehicles. Many of the streets in the village do not poses a pavement.</p> <p>The school buses may also provide a blockage to construction vehicles at school drop off/ pick up time.</p> <p>It is difficult to see small children among parked cars, particularly from the high cab of a large vehicle.</p> <p>Parents dropping children off or picking them up can cause delivery vehicles to become stuck at the High Street/Whitecross road area</p>
<b><i>Dirt on the road</i></b>	As per Planning Permission Requirement 20. The developer should include in their planning application a strategy for the means of removal of soil from the site and methods and timing of wheel washing and road cleaning as necessary during the duration of the construction period.	Excessive mud on the highway can lead to dangerous conditions for pedestrians and road users. The lack of pavements in the village compounds the issue for pedestrians including the elderly.

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<b><i>Dust</i></b>	The developer should take reasonable steps to contain dust, including hoarding and covering of materials at night and weekends. In dry periods, sprinkle ground works and paths to reduce dust.	Avoids dust drifting into resident's properties, damaging vehicles, reducing air quality for both residents and livestock
<b><i>Considerate Contractors Scheme</i></b>	Require all employees and contractors and suppliers to sign up to a considerate contractors scheme. A contact number should be provided to enable residents to raise any concerns To include attention to: <ul style="list-style-type: none"> <li>• Radio or music noise</li> <li>• Use of language</li> <li>• Parking (see separate suggestion)</li> <li>• Behaviour such as littering</li> <li>• Light disturbance</li> </ul>	To maintain good relationships with the community and to prevent acts of nuisance
<b><i>Times of works</i></b>	To follow agreed reasonable working hours. Suggested 8am – 5pm weekdays 8am – 1pm Saturdays No work on Sundays No small deliveries to be allowed outside these work hours. For large deliveries note the restricted hours window above of 9.30am – 3pm due to school pick-up/ drop-off times.	To provide residents with respite from noise and disruption.
<b><i>Light Pollution</i></b>	To avoid the need to use lights on site by timing works in daylight hours. To ensure lights are turned off at night and at weekends. To ensure security lights do not shine directly into adjoining properties	To comply with the dark skies policy of the village and wider valley area.
<b><i>Adherence to plans</i></b>	To ensure that plans are adhered to and that necessary changes discovered during construction are properly communicated to planners, residents and relevant departments e.g. environmental services, highways, etc	To ensure that the finished construction adheres to the agreed plans. To ensure any planning conditions are adhered to.

***Repairs***

Should there be damage caused by the build to hedgerows, banks, roadway, pollution run off into streams/watercourses, damage to property or parked cars, utility pipes or cables, this is to be covered by the builder's insurance, and made good as soon as possible. This to apply to all contractors too.

To ensure the local area is left in the same condition as before the commencement of works.

***Notice***

To give local residents reasonable notice of unavoidable disruptive events such as water shut off sewer work, electricity or broadband disturbance, closure of roads for deliveries or resurfacing etc.

To ensure that residents can make alternative arrangements for access, power, etc.  
To ensure no disruption of service to essential utilities.