



Charles Church

Construction Management Plan

October 2025

Land off the High Street, Sutton Benger



CONTENTS

1. INTRODUCTION

2. ROLES AND RESPONSIBILITIES

3. COMMUNICATIONS AND MONITORING

4. GENERAL CODE OF CONSTRUCTION PRACTICE

APPENDIX 1: SITE COMPOUND AND CONSTRUCTION TRAFFIC PLAN



1. Introduction

Overview of the Scheme

1.1.1. Outline Planning Permission for up to 60 dwellings was granted at appeal on 27th January 2025 (Ref: PL/2023/06204).

1.1.2. Condition 8 of the Decision Notice states the following;

No development shall commence on site until a construction management plan, which shall include, where possible, measures to retain existing vegetation across the site together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. These shall subsequently be implemented in accordance with the approved plan.

1.1.3. Condition 25 of the Decision Notice states the following:

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:

- a) The movement of construction vehicles;*
- b) The cutting or other processing of building materials on site;*
- c) Wheel washing and vehicle wash down facilities;*
- d) The transportation and storage of waste and building materials;*
- e) The recycling of waste materials (if any)*
- f) The loading and unloading of equipment and materials.*
- g) The location and use of generators and temporary site accommodation*
- h) Where piling is required, this must be Continuous flight auger piling wherever practicable to minimise impacts*
- i) The use of plant and machinery*
- j) Oils/chemicals and materials*
- k) The use and routing of heavy plant and vehicles*
- l) The location and form of work and storage areas and compounds*
- m) The control and removal of spoil and wastes.*
- n) The submitted CMP must include safeguarding measures to deal with the following pollution risks.*

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

Purpose of the Construction Management Plan (CMP)

1.1.4. This document has been created to cover the requirements of condition 8 and 25 and will be adhered to throughout the construction of the development, satisfying the requirements of the condition.

1.1.5. The CMP defines the responsibilities and procedures during the construction works so as to manage the potential impact on the environment and local residents. Extensive Regulations, Codes and Standards address environmental and construction matters and these are referred to as applicable in this document. Notwithstanding this

document, compliance with them shall not discharge the contractor from complying with any other legislative requirements applicable at the time of construction.

- 1.1.6. This document shall be read in conjunction with the Construction Environmental Management Plan (CEMP), which has been submitted in respect of condition 15 of the Outline planning consent.

2. Roles and Responsibilities

Principal Contractor

- 2.1.1. The Principal Contractor has responsibility for:
- Implementing the CMP;
 - Monitoring Sub-Contractor's performance to the CMP;
 - Developing and implementing mechanisms for dealing with problems; and
 - Acting as a point of contact for consultation and feedback with adjacent landowners, statutory consultees, the public and other interested parties.
- 2.1.2. The Principal Contractor is responsible for establishing management procedures for compliance with:
- All relevant legislation;
 - The environmental controls and mitigation measures contained within the CMP; and
 - Any environmental or other codes of conduct required by the Applicant.

Site Manager

- 2.1.3. The Site Manager will be able to demonstrate competency in management and be responsible for the co-ordination and implementation of the CMP and will assist in ensuring that the Principal Contractor's CMP responsibilities are met.
- 2.1.4. The Site Manager will act as Environmental Verification Manager (EVM) and will be empowered to stop the works to prevent a serious breach of legislation, controls, mitigation measures and codes set out in this CMP.
- 2.1.5. In addition the EVM will submit progress reports to the Principal Contractor following as requested to provide continuous feedback on environmental performance at the Site.

3. Communications and Monitoring

External Communications

- 3.1.1. The Principal Contractor is responsible for formal external communications, particularly those with statutory consultees. The main consultees to be involved include:
- Wiltshire Council;
 - Wessex Water;
 - Environment Agency;
 - Health and Safety Executive.
- 3.1.2. As well as statutory consultees the Principal Contractor will also liaise with the general public regarding any activities which may affect them.
- 3.1.3. Prior to any works of this nature being undertaken the Site Manager will contact all immediate neighbours to advise them of the dates and times the works will take place.
- 3.1.4. The Site manager will provide their contact details so any concerns or complaints can be notified to Principal Contractor straight away. The Site Manager's contact details are as follows:

Mr Ben Hale

Verona House, Tetbury Hill, Malmesbury, Wiltshire, SN16 9JR

01666 824721

ben.hale@persimmonhomes.com

Training

- 3.1.5. Prior to commencing on site all Site personnel including contractors and sub-contractors will be made aware of their responsibilities with respect to the CMP, and its appropriate implementation.
- 3.1.6. As part of the implementation of the CMP, a training programme would be developed for all Site personnel, which would be delivered as a toolbox talk at the start of the development programme. The aims of the training would be to ensure that all personnel are fully conversant with:
- The CMP and its on-site implementation;
 - Dealing with unforeseen environmental incidents; and,
 - The roles of the Site Manager/EVM with respect to environmental issues.
- 3.1.7. All construction personnel would undergo site-specific induction to include health, safety and environmental issues, before commencing work at the Site. Toolbox talks will be undertaken throughout the project to update all personnel on any changes to the scope of the CMP. Sub contractors will be required to attend the tool box talks.

Performance Monitoring

- 3.1.8. The Site Manager / EVM will monitor the environmental effects of the construction works. This will:

- Evaluate the effectiveness of environmental mitigation, and identify environmental problems and appropriate responses at an early stage;
 - Ensure that the works are carried out in accordance with the provisions of the CMP; and
 - Identify and implement any environmental improvements that would contribute to the overall environmental performance of the project.
- 3.1.9. The requirements of the Management of Health and Safety at Work Regulations 1992, the Construction (Design and Management) Regulations 1994 and the Construction (Health, Safety and Welfare) Regulations 1996 will be adhered to.
- 3.1.10. There will be continuous monitoring of safety standards on-site during all construction activities. To ensure that compliance with all existing and forthcoming statutory requirements and industry good practice is adhered to, the Principal Contractor will issue a Health and Safety Plan in line with Construction (Design and Management) Regulations 2007. A copy of the Health & Safety Plan will be kept in the Site Office and will be available to view by all Personnel.
- 3.1.11. In doing so, regard would be had to the features listed below to ensure that no compromises are made which might jeopardise the safety of employees, contractors or the public:
- Construction work on-site;
 - Hazardous materials and chemicals;
 - Operating procedures;
 - Work permits; and
 - Emergency response.
- 3.1.12. The health and safety performance of the Principal Contractor will be the subject of regular reviews, in accordance with the Persimmon Homes Ltd Health and Safety Policy.
- 3.1.13. Although a serious incident is unlikely to occur during the construction phase, it is necessary to have procedures in place to deal with emergencies and incidents.
- 3.1.14. Incidents can be defined as unexpected events that lead to or could in different circumstances have led to, adverse effects on people, property or on environmental resources such as habitats or historic features.
- 3.1.15. Should an event of this nature arise the Principal Contractor will cease activities and notify Wiltshire Council Environmental Health Department and The Environment Agency for guidance on how to proceed.

4. General Code of Construction Practice

Site Boundary

- 4.1.1. Before any equipment, machinery or materials are brought onto the Site for the purposes of the construction phase, all boundaries to the construction areas will be secured by 2m temporary Heras fencing.

General Site Management

- 4.1.2. In accordance with good site management and housekeeping practice, measures will be adopted to maintain the site and surrounding area in a tidy condition.
- 4.1.3. Designated areas will be reserved for the storage and disposal of refuse and spoil, and for the storage and unloading of building materials.

Working Hours

- 4.1.4. Working hours during which construction work, including vehicle movements, and deliveries can take place will be restricted to between the following:
- 7.30am to 6.30pm (Monday to Friday)
 - 8.00am to 1.00pm (Saturday)
 - No Sunday or Bank Holiday working
- 4.1.5. Any works outside the permitted hours will be required to be approved by Wiltshire Council's Environmental Protection Team.

Construction and Delivery Traffic

- 4.1.6. A Construction Traffic Plan is attached to this document at Appendix 1. The Plan shows that construction vehicles will be directed to the site via the newly formed access from the B4069, High Street. The following measures will be used to enforce this routing arrangement:
- The Compound and Construction Traffic Plan will be issued with every site order;
 - Access procedures to be presented at formal pre-commencement meeting;
 - Access procedures to be presented during on-site inductions with operatives and at regular 'toolbox' site meetings;
 - Construction Traffic Plan to be displayed within site office and compound area;
- 4.1.7. It is considered that these additional measures will address previous concerns with the routing of construction vehicles. However, if construction vehicles are found to be contravening the site access instructions then further measures will be put in place.

Site Compound

- 4.1.8. A Site Compound and Construction Plan is attached to this document at Appendix 2. The site will have a compound base with welfare (measuring 18m x 26m) that will be utilised by Charles Church construction staff, it will be located to the east of the phase with direct access to the development road.

A temporary material area (measuring 30m x 30m) will be located next to the compound along with a car park and will be comprised of a hardstanding base and secured by Harris fencing.

- 4.1.9. A progressive construction reduction area strategy will be used in order to minimise construction traffic across the site as early as possible and maximise safety. The idea is to reduce the working area and the distance that construction vehicles (such as Forklift) need to take over the course of construction. As infrastructure and dwellings are complete the construction area contracts to the site compound providing safer pedestrian environments around the sales area and occupied homes.
- 4.1.10. Formal wheel cleaning facilities and a 20-space car park for operatives and will be provided at the site.

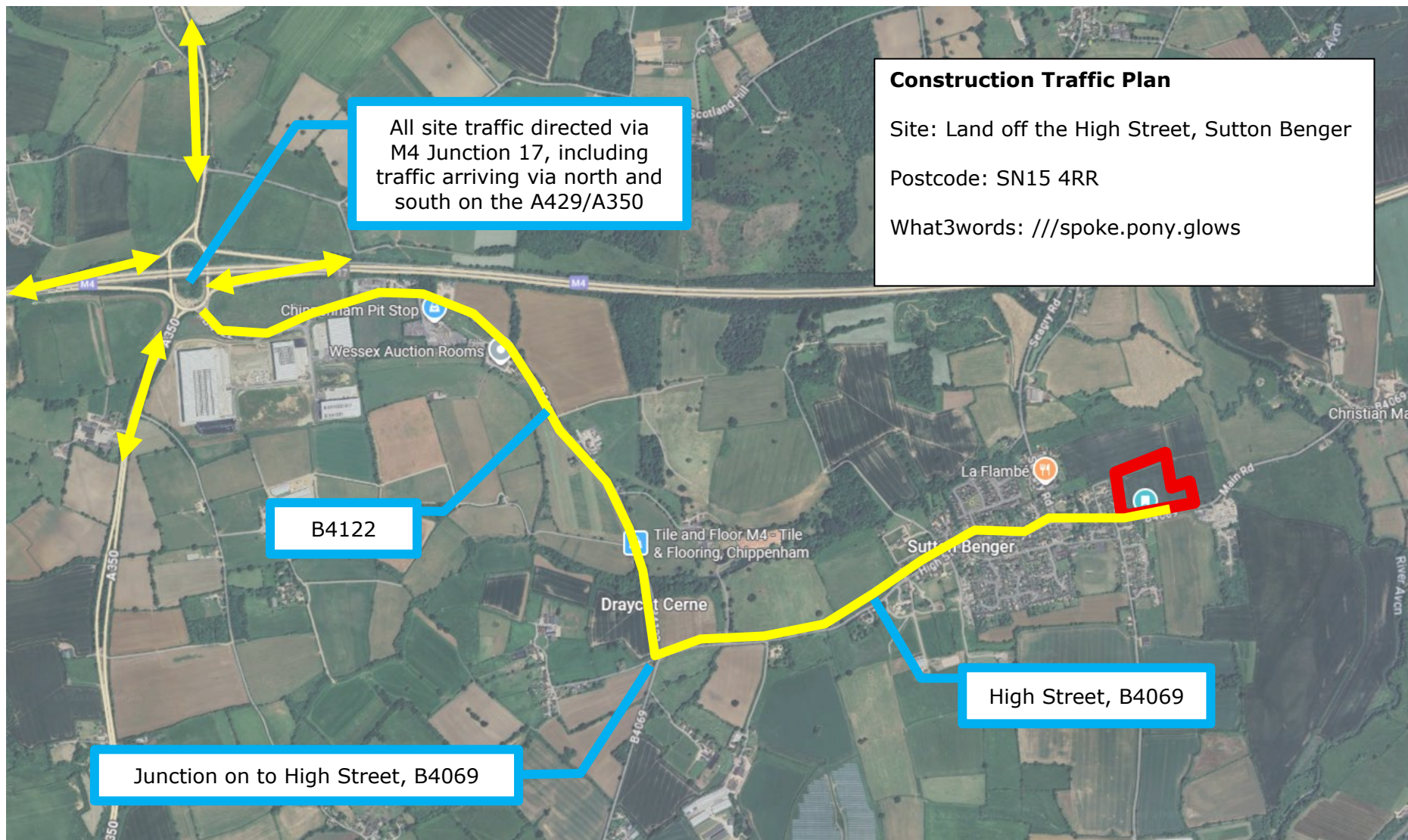
Dust

- 4.1.11. Dust control procedures will be implemented to avoid as far as is reasonably practicable the emission of dust and other particulates that would adversely affect the air quality to ensure there is no significant deterioration of current air quality as a result of the works.
- 4.1.12. The emission of dust and other particulates will be controlled by implementing the following measures:
- Ensure an adequate water supply on the site
 - Ensure disposal of run-off water from dust suppression activities, in accordance with the appropriate legal requirements
 - Maintain all dust control equipment in good condition and record maintenance activities
 - Keep site fencing, barriers and scaffolding clean using wet methods
 - Provide easily cleaned hardstanding for vehicles
 - Ensure regular cleaning of hardstanding using wet sweeping methods
 - Not allow dry sweeping of large areas
 - Provide and ensure the use of wheel-wash facilities near the site exit wherever there is a potential for carrying dust or mud off the Application Site
 - Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit
 - Routinely clean public roads and access routes if required using wet sweeping methods
 - Ensure vehicles working on site have exhausts positioned such that the risk of re-suspension of ground dust is minimised (exhausts should preferably point upwards), where reasonably practicable
 - Avoid double handling of material wherever reasonably practicable
 - Use design/prefabrication to reduce the need for grinding, sawing and cutting on site wherever reasonably practicable
 - Ensure equipment is readily available on site to clean any spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.
- 4.1.13. All vehicles will be checked upon exit from the site. The wheel wash station will be located at the site exit to the north to ensure that construction vehicles are cleaned as necessary prior to leaving the site in order to further minimise the potential for dust and mud. The positioning of the wheel wash will be amended as the site is built out.

- 
- 4.1.14. The condition of local roads will be monitored throughout the construction phase for mud and dust. A road sweeper will be deployed as and when necessary.



APPENDIX 1 – Construction Traffic Plan



APPENDIX 2 – Site Compound and Construction Plan



PLANNING LAYOUT : LAND OFF HIGH STREET, SUTTON BENDER

Key

- Compound and material store
- Wheel wash facilities
- Site traffic route

ACCOMMODATION SCHEDULE

NAME	REF	STOREYS	BEDROOMS	No.
BLYTH	BY	2 Storey	3 Bed Semi	4
ESKDALE	ESD	2 Storey	3 Bed Det	4
CHOPWELL	ChP	2 Storey	4 Bed Det	2
BENLECH	BeN	2 Storey	4 Bed Det	2
HASTINGS	HaS	2 Storey	4 Bed Det	3
HOLLICOMBE	HoL	2 Storey	4 Bed Det	2
LANDCOMBE	LaN	2 Storey	4 Bed Det	3
SEACOMBE	SeA	2 Storey	4 Bed Det	11
BARMOUTH	BaR	2 Storey	5 Bed Det	3
BROADHAVEN	BrH	2 Storey	5 Bed Det	2
				36

LOW COST HOUSING

2BM GF	2BM	2 Storey	2 Bed FLAT	1
2BM FF	2BM	2 Storey	2 Bed FLAT	1
ALNMOUTH	AL	2 Storey	2 Bed Semi/Ter	3
DANBURY	Da	2 Storey	3 Bed Semi/Ter	2
				7

AFFORDABLE HOUSING

SHARED OWNERSHIP				
HALDON	Ha	2 Storey	2 Bed Semi/Ter	2
RENDELSHAM	Re	2 Storey	3 Bed Semi/Ter	2
				4

LOW COST / SHARED OWNERSHIP / RENTED

1B GF	AuD	2 Storey	1 Bed FLAT	2
1B FF	AuD	2 Storey	1 Bed FLAT	2
HALDON	Ha	2 Storey	2 Bed Semi/Ter	6
RENDELSHAM	Re	2 Storey	3 Bed Semi/Ter	2
ENNERDALE	En	2 Storey	4 Bed Semi/Ter	1
				13

TOTAL				60
-------	--	--	--	----

Legend

- Application Site Boundary
- 1.8m High Boundary Screen Wall / Mortar Copings
- Dwarf Wall / Cock & Hen copings Overall 0.9m High
- Bin Screen Wall / Mortar copings Overall 1.0m High
- 1.8m High Closeboard Fence
- 1.8m High Timber Panel Fence
- 1m High Estate Railings (Black)
- LEAP - 1m High Bow-Top Railings & Gate
- Allotments - 2m High Metal Palisade Fence & Gate (Powder Coated Black)
- 1.8m High Timber Gate
- Personnel Door to Garage
- Timber Cycle Storage Sheds
- Bin Collection Point
- Waste Storage Hardstanding
- Plot Number
- Parking Allocation
- Visitor Parking
- Affordable Housing - Rented
- Affordable Housing - Shared Ownership
- Affordable Housing - First Homes
- Block Paving

REVISIONS			DATE	BY
AGTG	TB	SEPT 2025	1:500@A1	
DRAWING NO.			550.100	

DRAWING TITLE
PLANNING LAYOUT
LAND OFF HIGH ST, SUTTON BENDER

DRAWING STATUS
PLANNING

Charles Church. All rights reserved.
This drawing is the copyright of Charles Church Developments Ltd. and has been produced for planning purposes only. Such drawings can be scaled but are not to be used for construction or sales documents.





APPENDIX 3 – Tree Protection Plan

Figure 1: Example of a protective barrier

The diagram illustrates a protective barrier system. It features a large rectangular steel mesh panel (1) supported by a vertical post (2). A diagonal strut (3) connects the post to the base. The base is secured by a block foot (4) and a weighted block tray (5). The entire system is shown on a ground surface.

1. Steel mesh panel
2. Connectors fitted to secure panels
3. Diagonal strut
4. Block feet to avoid driven scaffold poles
5. Block tray weighted with blocks

© Keen Consultants

