

CONSTRUCTION AND TRAFFIC MANAGEMENT PLAN

In support of condition 4

Wiltshire Council

Approval of Full Planning Permission with Conditions

Application reference PL/2024/07119

Decision Date: 30 January 2025

For :- Conversion of outbuildings to residential

Land South East of Elm View, kings Road, Market Lavington, Wiltshire.

Date of Document 28 January 2026.

Prepared by

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1. Introduction

The purpose of this document is to help minimise impacts from this development site, and relates to both on site activities as well as transport arrangements. It aims to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in order to comply with Core Policy 62 of the Wiltshire Core Strategy 2015.

Development will be carried out in full accordance with approved construction management plans at all times. Failure to adhere to it during the course of the development could constitute a breach of planning control and may result in enforcement action being taken.

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PL/2024/07119

Site Address

Oak Tree Farm, Kings Road, Market Lavington. SN10 4QB
Land south East of Elm View
Easting 400944 Northing 155106

2. Project details and overview

Conversion of outbuildings to residential.

The permission is to convert the outbuildings to a single residential dwelling. The dwelling will be 1/2 bedroom with bathroom and living area. Plans have been approved to include a small extension to enlarge the living area. Some elevation changes are proposed including window and door additions as part of the building conversion. The dwelling will have a mix of brick and timber clad elevations with aluminium. 2 parking spaces are provided alongside hard and soft landscaping.

This is a conversion under core policy 48 and therefore has limited demolition and or groundwork. The existing building fabric is to be retained with the exception of one North east facing wall which is to be removed to facilitate the larger living area. Proposed start date is spring 2026.

3. Site description and context

The site is located on the south side of Kings Road and relates to a small plot of land situated at the north end of a larger rectangular plot. There are 2 single storey outbuildings located close to the road frontage and these are subject to this application. There is a small run of six dwellings located on the opposite side of the site and there are open fields surrounding the site to the south comprising various equestrian and agricultural uses.

Main issues, challenges, and site constraints surround the size and width of Kings Road which is a narrow C class road with a 60 MPH speed limit. There are no tree preservation orders (TPO) in force on the property and there is no intention to remove or reduce any of the existing trees or hedgerow. There are no nearby watercourses, the nearest being approximately one kilometre away on the North West edge of the village of Market Lavington. Existing utility services on site are electricity and water.

The existing houses along Kings Road are set in a linear form and are on the opposite side of the road to this development. Each of the houses with direct line of sight of the plot have been spoken to and asked for suggestions to mitigate any inconvenience. Each of the suggestions have been agreed to and will form part of this plan. There are no and schools, businesses, places of worship, hospitals, or care homes nearby likely to be affected by activities on site.

A plot site plan is attached.

4. Site Management

Contact details of the project Manager and person responsible for both day to day management of the site, the production and submission of the Construction Management Plan, and compliance with the construction management plan:- Charles Dibble. Yewtree Cottage Kings Road, Market Lavington. 07715825665. This person is also responsible for community liaison and dealing with any complaints from members of the public, regulatory bodies, and occupiers of other adjacent premises. Also the person to whom all legal documents should be sent.

Development site layout

Staff parking will be on site in dry weather and in the adjacent private lay by in wet weather. Wheel wash location, if required, will be on site and adjacent to the access point. Delivery loading/unloading areas will be on site or into the project managers premises if wet.

There is no site accommodation and welfare of the sole builder will be overseen by the project manager.

There are no rights of way on the site thus no need to ensure segregation of traffic.

Site personnel and visitors

There will be one builder on site for the duration of the project and he will be briefed by the Project Manager re the Construction and management plan before commencement of any works.

Managing material storage

A timber shed will be used on site for the proper storage of building material any waste that needs securing and any flammable or hazardous material.

This project being a conversion will not be utilising large quantities of building material nor will it be producing large quantities of waste material. However any material and or waste will be stored for a short period of time before usage and waste will be removed promptly and in accordance with local waste carrier licences to approved disposal sites.

The Project manager will have day to day responsibility to manage 'goods-in' and equipment to ensure nearby residents are not undue nuisance or an obtrusive visual impact.

The Project manager will ensure by checking daily that materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal around the site, public highway and nearby properties.

Site security

The property is bounded by hedgerow and fencing on each boundary. The Project manager lives less than 100 metres from the property and will be responsible for frequent premises checks. There will be no permanent lighting used on site thus ensuring adjacent properties are not inconvenienced. There will be no need for hoarding as the existing walls are to be retained.

5. Community liaison and communication, including complaints procedure

A notice shall be prominently displayed at the development site detailing the nature of the works being undertaken, The Project Managers name and telephone number, including a telephone number to be used outside normal working hours, and a postal address where any enquiries can be sent.

The telephone number provided to local residents and businesses shall be maintained at all times whilst the development works are taking place in order to respond to any enquiries and complaints.

Regular communication with adjacent residents and any concerned community groups shall be maintained throughout the duration of the works to provide updates on the scheduled works and any changes that may occur as a result of unforeseen circumstances.

A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, date and time of action taken to resolve the complaint, time and date complainant updated and reasons for any unresolved complaints.

The Project Manager will engage with the local community before and during the proposed development works.

Arrangements for liaising with members of the public, regulatory bodies, and occupiers of other adjacent premises will be by direct contact either by personal call, telephone or in writing to the Project managers address which will be clearly posted on the site notice board.

The procedure for dealing with complaints from members of the public, regulatory bodies, and occupiers of other adjacent residents and others informed about unavoidable or unexpected disruption will be by direct contact by the Project Manager and will be dealt with to the satisfaction of the complainant.

Noise, inconvenience and dust pollution is not envisaged with this project and it is to be avoided at all times with negating practices such as water dampening, identified delivery times and noise pollution only permitted at reasonable times of day. Where this is unavoidable this will be managed by the Project Manager. If there is a need to impact the local residents or road users then clear information will be given to adjacent property owners in advance and in writing by house to house personal information or via the local community magazine.

6. Implementation, monitoring, and corrective action.

The implementation of the construction management plan will be monitored on a daily basis by the project manager.

If the measures in the construction management plan are not being implemented as advised by any authority, neighbour or member of the local community then the Project Manager will be responsible for identifying the cause of the issue and implementing any corrective measures required to ensure compliance returns. This will be recorded in a document kept by the Project Manager available for inspection by any concerned party.

7. Site operations

The working hours for the development site (including any construction and demolition activity) shall be:

- 07:00 to 19:00 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No working on Sundays or Public Holidays

These working hours cover operations and work which are audible at the site boundary. No noisy operations outside these hours shall be undertaken without prior written approval from the local planning authority. These hours may be amended by the local planning authority where local circumstances demand as necessary.

It is not envisaged that any large scale works will be needed at the site and probably the largest will be the attendance of small concrete pouring vehicles which will be pre booked and have immediate access to the site with no waiting time on the adjacent road. Any deliveries requiring a large vehicle may be stopped at the Project managers address which has a large lay by in front of it where building material can be safely unloaded to the premises without any inconvenience to road users. Deliveries will be scheduled to ensure no overlapping thus minimising inconvenience.

Deliveries and transport of materials, plant, and equipment to Site

Deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours:

- 08:00 to 16:30 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No deliveries on Sundays or Public Holidays

Any deliveries outside the above hours cannot be undertaken without prior written approval of the local planning authority.

Delivery vehicles shall not be permitted to wait, queue, or circulate on the public highway when the development site is not open for deliveries.

There will be no planned delivery arrangements that may be required outside of the above hours.

It is not envisaged that any large scale works or abnormal loads will be needed at the site and probably the largest will be the attendance of small concrete pouring vehicles which will be pre booked and have immediate access to the site with no waiting time on the adjacent road. Any deliveries requiring a large vehicle may be stopped at the Project Managers address which has a large lay by in front of it where building material can be safely unloaded to the premises without any inconvenience to road users. Deliveries will be scheduled to ensure no overlapping thus minimising inconvenience.

It is not envisaged that heavy plant will be required on site however should this be the case then it can be unloaded on site as there is sufficient access and turning area for large vehicles or it can be unloaded into the lay by in front of the Project Managers house and moved when convenient to manage down inconvenience.

8. Highways and traffic management

There are no new temporary access points onto the adjacent highway required.

There will be one vehicle attending and parking on site and this will either be on site when dry or will be parked at the Project Managers House when wet. Visitors may park on site, in the adjacent lay by or off road at the Project Managers address.

There is only one way to the development site and that is along Kings Road. This will be used by all construction traffic.

There will be no requirement for any temporary signage to be installed on the highway.

There is no requirement for any traffic management plan to be prepared for the proposed development site. The traffic volume is low and movement around the site access point will be monitored.

Pedestrian and cyclist safety will not be impacted by this development.

No temporary structures will overhang the Highway. Hoarding if required will be placed on the site adjacent to the highway but not obstructing view in any way.

9. Noise and vibration

It is not envisaged that noise and vibration will become an issue within this project. However, the below measures will be adopted where necessary.

- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available) and shall be maintained in good and efficient working order.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use.
- All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- All generators used on site should not be audible at or beyond the site boundary outside of approved working hours
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- No stereos or similar amplified devices shall be audible at the site boundary.

10. Dust

- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- Any equipment used to cut paving blocks, kerbs, flagstones etc. shall be operated with a water suppression attachment or a dust filter.
- Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
- Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.
- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.
- Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.
- All vehicles carrying dusty materials shall be securely covered.
- Water suppression shall be used in dry conditions to reduce dust emissions (e.g. hired mobile bowser).
- Areas where there is regular vehicular movement should have a consolidated surface which shall be kept in good repair.

The Institute of Air Quality Management (IAQM) has published guidance on the assessment of dust from demolition and construction, this will be observed by the Project Manager. The document outlines an assessment procedure for dust arising from development and provides example mitigation measures that can be implemented.

It is not envisaged that a dust impact assessment will need to be conducted for the development site. However, should it become necessary the Project Manager will complete one and retain it for inspection.

This project will be commenced during the drier months and the underlying soil is of greensand which is an excellent draining material thus it is not envisaged that material will be spread onto the Highway. However any spread will be negated by preventing vehicles from accessing the site during poor weather where transference would be likely. In such cases the contractor's vehicles can be parked at the Project managers House. However an IBC container filled with water will be placed on site in the event any damping down is needed.

There are no proposed on site processing activities e.g. concrete crushers, bioremediation, stonecutting etc.

11. Air Quality

There will be no non-road mobile machinery (NRMM) used on this site.

12. Mud

This project will be commenced during the drier months and the underlying soil is of greensand which is an excellent draining material. It is not envisaged that material will be spread onto the Highway. However, any spread will be negated by preventing vehicles from accessing the site during poor weather where transference would be likely. In such cases the contractor's vehicles will be parked at the Project managers

House. Therefore damping down of road surfaces and vehicle wheel wash have been considered but will not be necessary as prevention will be used rather than cure

13. Artificial Lighting

No artificial lighting will be employed on this site.

14. Waste management

- There shall be no burning of waste at any time on development site.
- The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the development works.
- Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the local planning authority on request.
- The appointed contractor(s) shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas (streets, laneways, footpaths and reserves).

An asbestos survey has been carried out and it has been identified that part of the roof of the current stables is of compressed asbestos sheet. This will be safely handled and disposed of appropriately by the property owner of the property in accordance with local requirements and legislation.

It is not envisaged that there will be any great degree of waste generated from this project but that generated will be appropriately disposed of by the contractor under any required licence.

15. Environment

Soil and land management

Due to the nature of this project it is not envisaged that there will be any great deal of site won material. Topsoil won from the small new footing may be spread over the site area (1.25 Acres) or may be stored on site for use in landscaping later. Any demolition waste from the removal of the one wall and flooring will be removed by the contractor under the appropriate licence and disposed of appropriately.

This project is small and there will be no need for material stockpiling. Materials needed can and will be ordered for use as soon as reasonably practicable.

The site has been fully examined by multiple specialists with accompanying documentation and it is not envisaged that any further contaminants will be discovered. However should this be the case then the situation will be managed by the Project manager and all works will immediately stop and the contaminant identified by an appropriate specialist who will also provide a recovery and disposal plan for the unidentified contaminant.

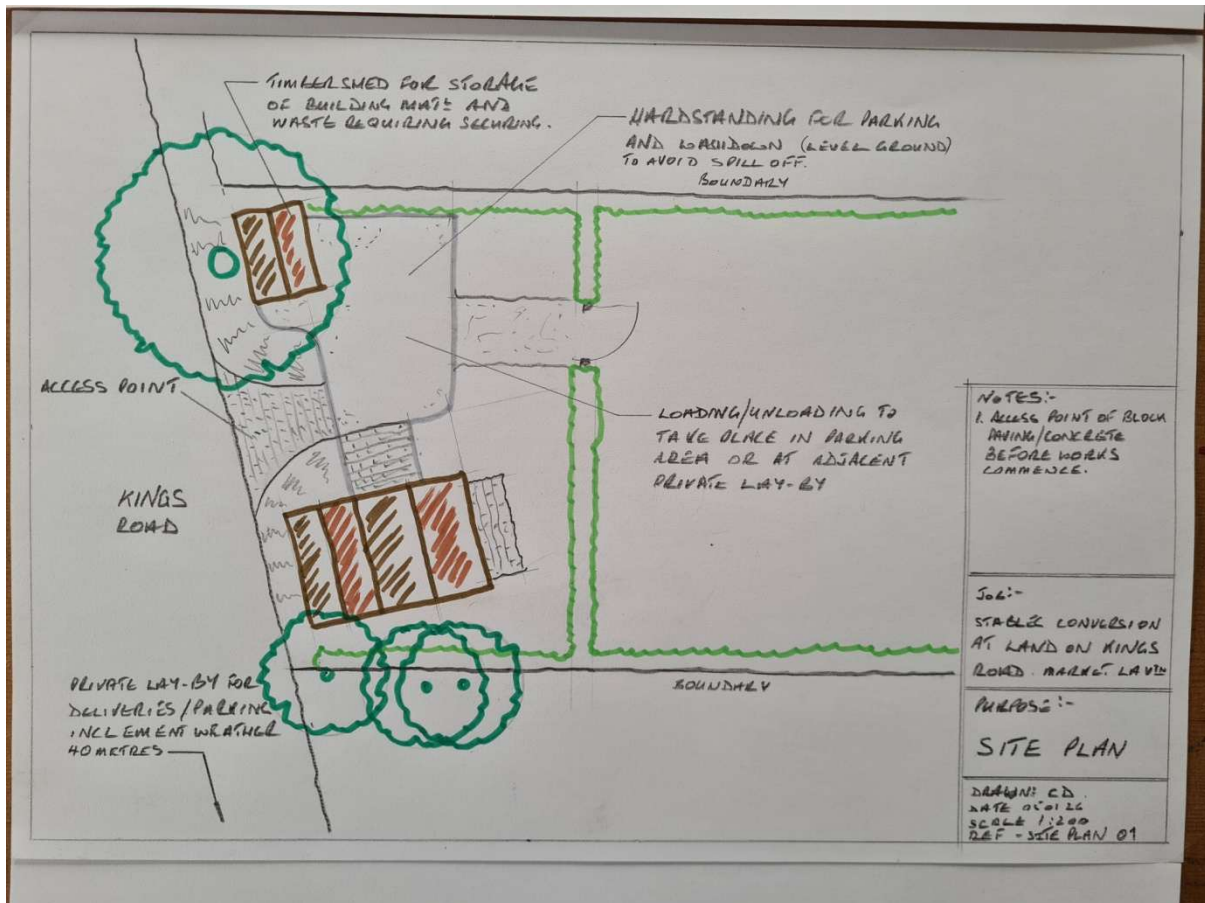
16. Control of watercourses and ground water

The site does not have any water courses nearby. The nearest is approximately one Kilometer away on the edge of the village of Market Lavington. On site practices will prevent any pollutants entering the water course. These will include appropriate disposal off site of wet building materials such as cement slurry, plastics and chemicals

used in building works.

The site is naturally well drained having a sub soil make up of green sand. Water run-off is not envisaged to be a problem. However if it does become a problem a surface water soak away will be created preventing run off. This will also cater for silt pollution if it develops.

17. Site Plan



18. Pre-condition Photo Survey





