



Charles Church

Construction Management Plan

January 2026

Land off the High Street, Sutton Benger



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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:
- 8.00am to 6.00pm (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:

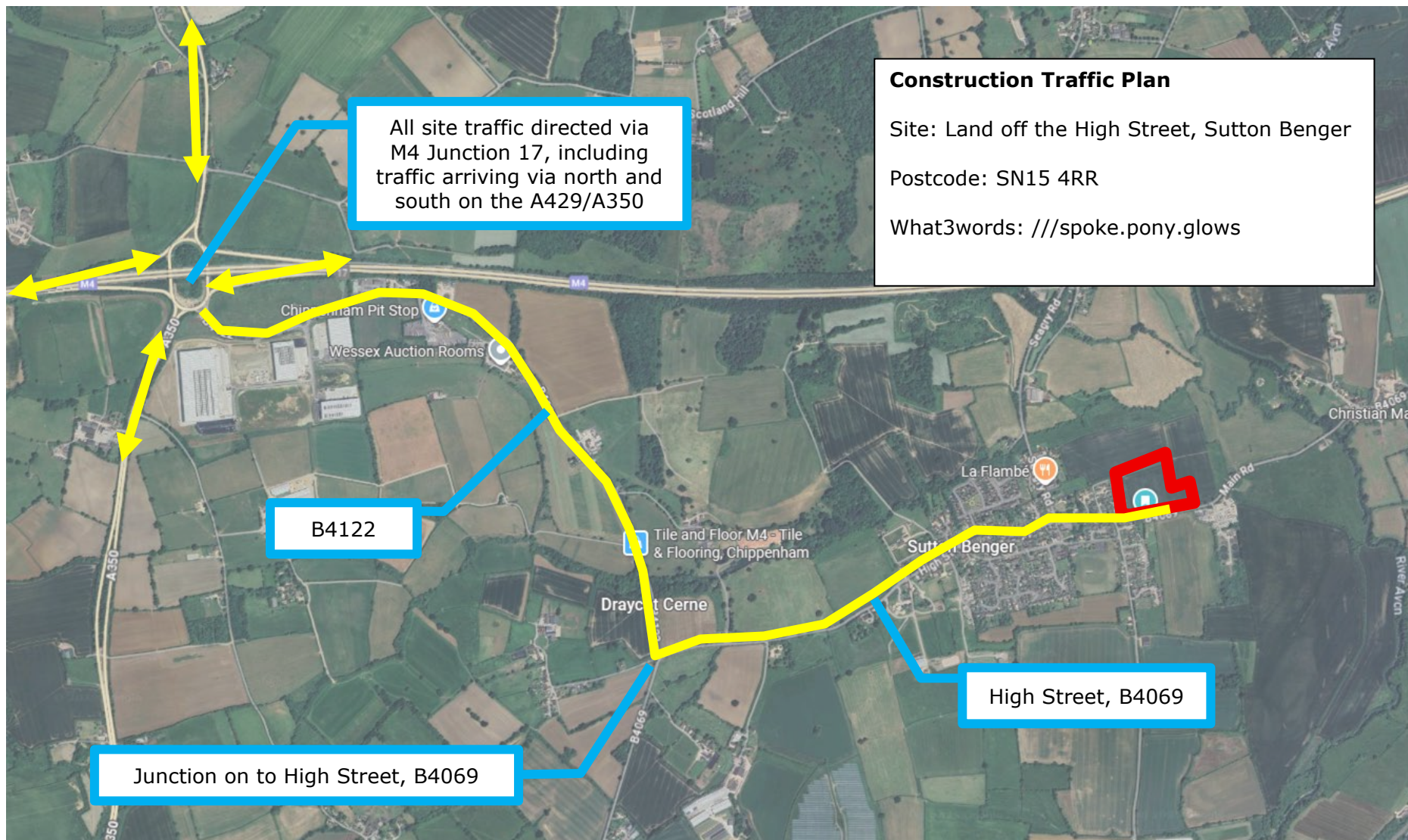
- Ensure an adequate water supply on the site
- Ensure disposal of run-off water from dust suppression activities, in accordance with the appropriate legal requirements
- Maintain all dust control equipment in good condition and record maintenance activities
- Keep site fencing, barriers and scaffolding 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.

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- 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	ES	2 Storey	3 Bed Det	4
CHOPWELL	CH	2 Storey	4 Bed Det	2
BENLECH	Be	2 Storey	4 Bed Det	2
HASTINGS	Ha	2 Storey	4 Bed Det	3
HOLLICOMBE	Ho	2 Storey	4 Bed Det	2
LANDCOMBE	La	2 Storey	4 Bed Det	3
SEACOMBE	Se	2 Storey	4 Bed Det	11
BARMOUTH	Ba	2 Storey	5 Bed Det	3
BROADHAVEN	Br	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

550.100

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PLANNING LAYOUT

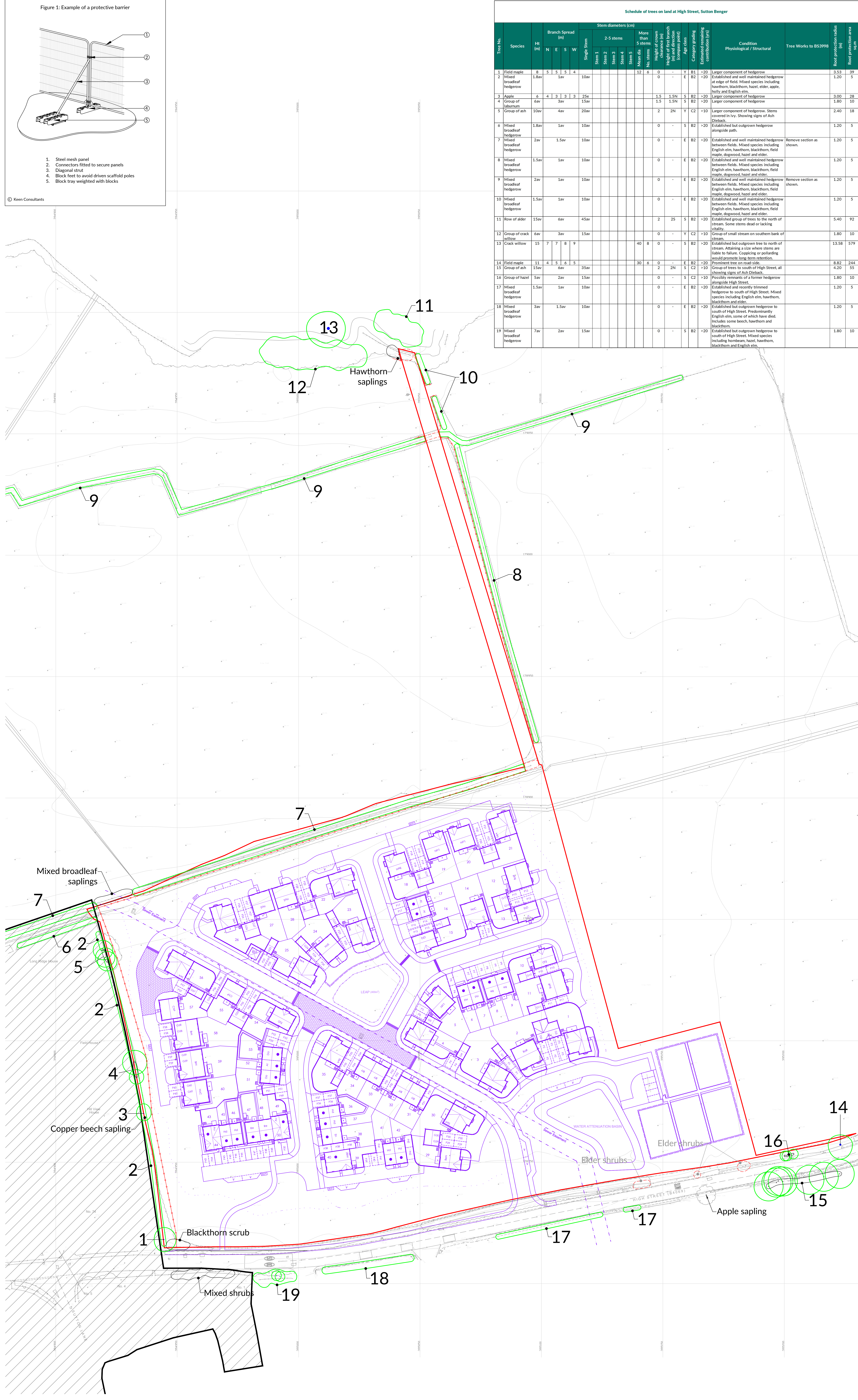
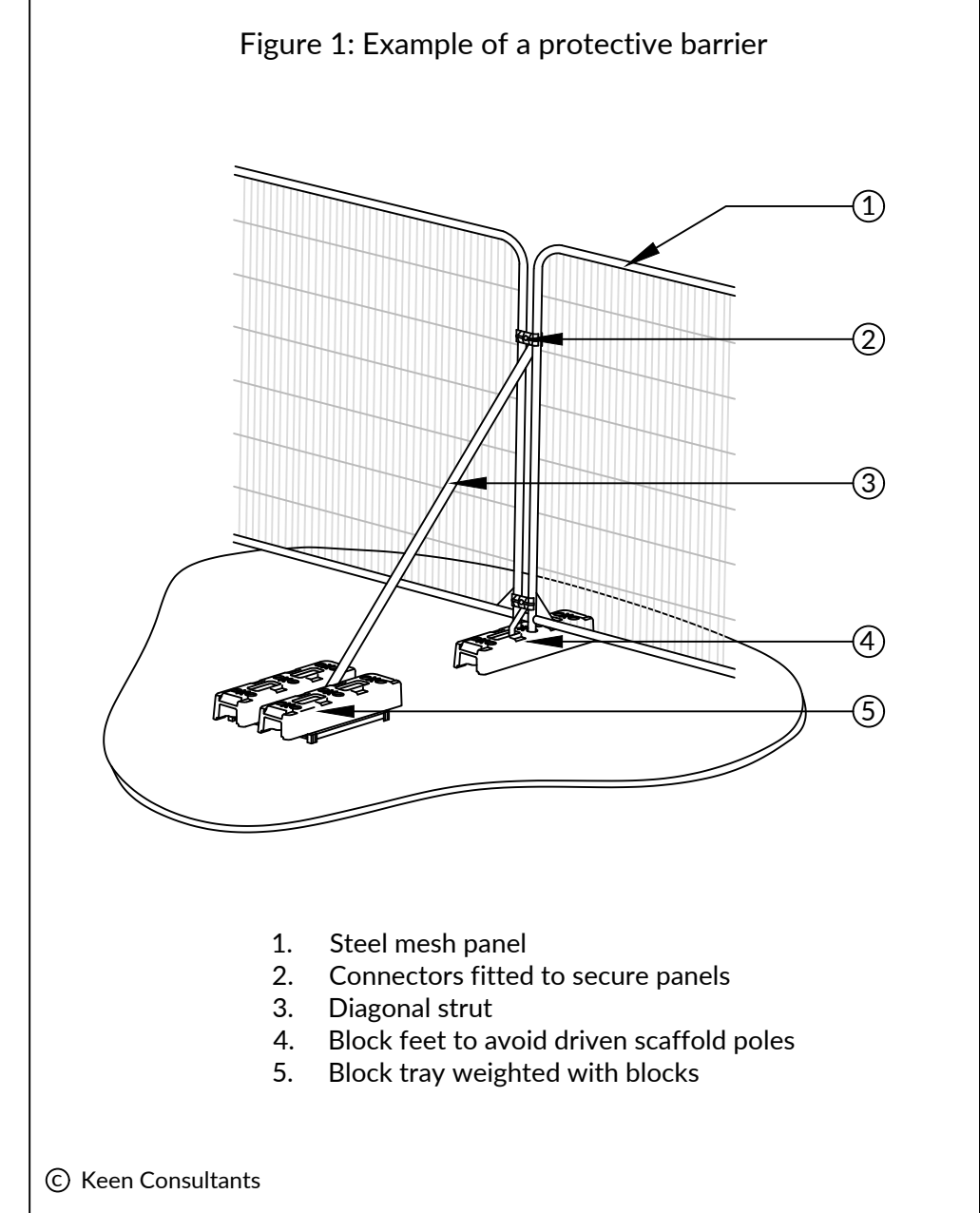
LAND OFF HIGH ST, SUTTON BENDER

PLANNING

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APPENDIX 3 – Tree Protection Plan



Schedule of trees on land at High Street, Sutton Benger																								
Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)							More than 5 stems	Height of crown clearance (m)	Height of first branch (m) and direction (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area sqm	
			N	E	S	W	Single Stem	2-5 stems																
								Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean dia											No. stems
1	Field maple	8	5	5	5	4						12	6	0	-	Y	B1	>20	Larger component of hedgerow		3.53	39		
2	Mixed broadleaf hedgerow	1.8av				1av	10av								0	-	E	B2	>20	Established and well maintained hedgerow at edge of field. Mixed species including Hawthorn, blackthorn, hazel, elder, apple, holly and English elm.		1.20	5	
3	Apple	6	4	3	3	3	25e							1.5	1.5N	S	B2	>20	Larger component of hedgerow		3.00	28		
4	Group of laburnum	6av				3av	15av							1.5	1.5N	S	B2	>20	Larger component of hedgerow		1.80	10		
5	Group of ash	10av				4av	20av							2	2N	Y	C2	>10	Larger component of hedgerow. Stems covered in ivy. Showing signs of Ash Dieback.		2.40	18		
6	Mixed broadleaf hedgerow	1.8av				1av	10av							0	-	S	B2	>20	Established but outgrown hedgerow alongside path.		1.20	5		
7	Mixed broadleaf hedgerow	2av				1.5av	10av							0	-	E	B2	>20	Established and well maintained hedgerow between fields. Mixed species including English elm, Hawthorn, blackthorn, field maple, dogwood, hazel and elder.	Remove section as shown.	1.20	5		
8	Mixed broadleaf hedgerow	1.5av				1av	10av							0	-	E	B2	>20	Established and well maintained hedgerow between fields. Mixed species including English elm, Hawthorn, blackthorn, field maple, dogwood, hazel and elder.		1.20	5		
9	Mixed broadleaf hedgerow	2av				1av	10av							0	-	E	B2	>20	Established and well maintained hedgerow between fields. Mixed species including English elm, Hawthorn, blackthorn, field maple, dogwood, hazel and elder.	Remove section as shown.	1.20	5		
10	Mixed broadleaf hedgerow	1.5av				1av	10av							0	-	E	B2	>20	Established and well maintained hedgerow between fields. Mixed species including English elm, Hawthorn, blackthorn, field maple, dogwood, hazel and elder.		1.20	5		
11	Row of alder	15av				6av	45av							2	2S	S	B2	>20	Established group of trees to the north of stream. Some stems dead or lacking vitality.		5.40	92		
12	Group of crack willow	6av				3av	15av							0	-	Y	C2	>10	Group of small stream on southern bank of stream.		1.80	10		
13	Crack willow	15	7	7	8	9								40	8	0	-	S	B2	>20	Established but outgrown tree to north of stream. Attaining a size where stems are liable to failure. Coppicing or pollarding would promote long term retention.		13.58	579
14	Field maple	11	4	5	6	5								30	6	0	-	E	B2	>20	Prominent tree on road-side.	4.82	244	
15	Group of ash	15av				6av	35av							2	2N	S	C2	>10	Group of trees to south of High Street, all showing signs of Ash Dieback.		4.20	55		
16	Group of hazel	5av				2av	15av							0	-	S	C2	>10	Possibly remnants of a former hedgerow alongside High Street.		1.80	10		
17	Mixed broadleaf hedgerow	1.5av				1av	10av							0	-	E	B2	>20	Established and recently trimmed hedgerow to south of High Street. Mixed species including English elm, Hawthorn, blackthorn and elder.		1.20	5		
18	Mixed broadleaf hedgerow	3av				1.5av	10av							0	-	E	B2	>20	Established but outgrown hedgerow to south of High Street. Predominantly English elm, some of which have died. Includes some beech, Hawthorn and blackthorn.		1.20	5		
19	Mixed broadleaf hedgerow	7av				2av	15av							0	-	S	B2	>20	Established but outgrown hedgerow to south of High Street. Mixed species including hornbeam, hazel, Hawthorn, blackthorn and English elm.		1.80	10		

NORTH

0 5m 10m 25m 50m

NOTES

- This tree survey information has been prepared for planning purposes only. Additional detail will be needed for foundation design.
- The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
- Scale for planning purposes only.
- All dimensions to be checked on site.
- The copyright of this document resides with Keen Consultants unless assigned in writing by the company.
- Details shown on this drawing are devised with reference to BS5837:2012 Trees in relation to design, demolition and construction - Recommendations.
- Check if Tree Preservation Order or Conservation Area protection applies to trees before undertaking tree works.
- Topographical survey based on Project no. 2017-021 Rev B.
- Where trees were not identified on the topographical survey they have been plotted by eye.
- Proposed layout based on drawing 550 Nodal 1.2.

KEY

- Existing site features
- Proposed layout
- Trees retained (Green-coloured line indicates extent of canopy)
- Trees for removal (Red-coloured dash line indicates extent of canopy)
- 2.0m high barrier as detail in Figure 1 (Temporary, for the duration of works)
- Sutton Benger Conservation Area

KEY TO TREE SCHEDULE

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem Dia	All measurements conform to Annex C of BS 5837:2012 Single stem - 50mm diameter in centimetres measured at 1.5m above ground level. Multi-stemmed tree with 2 to 5 stems - Diameter of each stem
Height of crown clearance	Multi-stemmed tree with more than 5 stems - Average stem diameter and number of stems
Height of first major branch and direction of growth	Height in metres between the ground and underside of canopy
Abbreviations as suffix to a dimension	Suffix 'av' denotes an average dimension
Age Class	Age Class definitions: Y - Young S - Semi-mature E - Early mature M - Mature O - Over mature Summary of BS 5837:2012 categorisation: 1. Trees unsuitable for retention: 1.1 = those in such a condition that they cannot naturally be retained as living trees in the context of the current land use for longer than 10 years 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality (substantial contribution >40% yns) B1, 2 or 3 = trees of moderate quality (significant contribution >20% yns) C1, 2 or 3 = trees of low quality but adequate, ie >10 yns or young trees - until new planting can be established Note: Useful estimated remaining contribution of the tree or tree group based on figures stated in BS5837:2012 Brief description including physiological and structural defects Works required to be undertaken to the trees to facilitate the construction or remediate a defect encountered during the survey
Tree Works	Radius of minimum root protection area in metres calculated from section 4.4 and Annex D of BS5837:2012
Root Protection Radius	Total area of minimum root protection area extrapolated from root protection radius
Root Protection Area	

0	Preliminary issue	28.10.25
Rev	Description	Date

KEEN CONSULTANTS

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Client
CHARLES CHURCH

Project
LAND AT HIGH STREET, SUTTON BENG

Title
TREE PROTECTION PLAN

Date	Scale
OCT 2025	1:500@A0
Drawn by	Checked by
ML	JTK
Drawing Number	

2507-KC-XX-YTREE-TPP01Rev0