



## CONSTRUCTION/TRAFFIC MANAGEMENT STATEMENT

Land off Well Row, Bayford, Hertford SG13 8PW  
6<sup>th</sup> June 2022

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### 1 Introduction

This Method Statement and Construction Management Plan (CMP) has been prepared to support the planning application for the erection of a single 4 Bedroom detached dwelling.

It is Bonnell Homes aim to:

- 1) continue to liaise with local residents and keep them updated on site works
- 2) minimise the disruption to nearby residents **and**
- 3) to enable contractors during tender stage to fully consider parking, access arrangements, deliveries, on site working and due consideration to neighbours during the construction period

This Statement together with drawing no 491/CMP/01 (ie CMP), please see section 5, has been prepared and is submitted to East Herts Council.

The following Method Statement has been provided to give guidance as to the day to day operation of work and deliveries on site during construction and to explain:

- Movements and control of muck away
- Contractor parking
- Movements and control of all deliveries
- Control of dust, mud and debris

### 2 Background

The site is currently unused and was previously used as a play area, but this use ended in 2018. Prior to that it is understood that the site formed part of the garden to the adjacent Old Vicarage.

### **3 Access and parking**

Well Row is an adopted highway with a well-maintained grass verge to the frontage of the site.

Access during and after construction is from Well Row. Prior to works starting, the overgrown vegetation will be cleared, boundary hedging will be pruned back in consultation with neighbours and the site access together with the hardstanding to the front of the proposed dwelling will be constructed to provide a dry firm asphalt surface for the site to operate from.

### **4 Contractor parking**

On-site parking is very limited and any off-site parking will be sensitive if not managed with respect given to local residents. There are a number off street parking spaces off Well Row and on-street parking next to the proposed site which are well used by the residents of Willow Corner. Prior to work starting signage is to be erected with a clear message that no contractors or deliveries are to park in these spaces. The same message will be given on all orders and appointed contractors.

The owner of no 14 Willow Corner has kindly given consent that one vehicle can park on his driveway during construction and the applicant has also approached the landlord of the nearby public house (Barker Arms) who have suggested we contact them once planning has been granted agreed and we know when construction is to commence. The applicant has also approached the Church Warden of the near St Mary's Church to explore the temporary use of the layby near the church. With either option for off-site parking, it is the intention for contractors to drop off their tools on arrival to the site and then park off site.

The site agent will be responsible for shuttling contractors to site and managing all operations on site together with co-ordinating the flow of all traffic in and out of the site.

### **5 Site Set Up**

Signage is to be erected as you approach the site both ends of Well Row to make oncoming traffic aware that they are approaching a building site.

The delivery area is off the adopted highway and within a central corridor of the hardstanding to the front of the proposed dwelling. All deliveries will need to reverse into the site and the site agent will act as a banksman to ensure safe ingress and egress. The CMP below shows the site set during construction. The submitted plan is not definitive but is provided to show the configuration that is considered reasonable and workable.



**Construction Management Plan (CMP)**

## 6 Site Labour

Trades will be required to park off site within the agreed spaces at the nearby public house or Church, subject to final agreement once a planning is determined.

The site agent will be responsible for shuttling contractors to and from the site.

## 7 Deliveries

Due to weight restrictions on local roads and their narrowest, the route for deliveries from the A414 (Hertingfordbury Road) and/or the B158 (Lower Hatfield Road/Hornsmill Road/Bullocks Lane) will be:

- Turn off onto Brickendon Lane
- Follow the road through the village of Brickendon
- As you enter Bayford turn right onto Well Row
- The site entrance will be to the left
- Vehicles will be reversed into the site under the supervision of the site agent so they can leave in a forward gear.

This route will be stated on all orders and a plan will be issued.

Deliveries will be restricted to rigid lorries only and all orders will request that the drivers call the site agent 30 minutes ahead. During deliveries, the site agent will act as a banks man to ensure a safe passage for all vehicles.

### **Movements and control of all deliveries**

All deliveries will approach the site from Well Row via Brickendon Lane and enter the site as indicated in the CMP, all lorries are to be loaded within the delivery off-loading point.

All orders shall include an OS plan showing the access route and state how to access the site with the request that drivers ring the site agent 30 minutes before time of arrival.

### **8 Movements and control of muck away lorries**

All lorries will approach the site from Well Row via Brickendon Lane, all lorries are to be off loaded while sited on a hard standing within the delivery area.

Lorries are less likely to transfer mud from the site to the highway if it is sited on a clean hard standing with the site boundary. The access point and the hardstanding will be formed and asphalted as part of the site set up with lorry tyres and mud guards inspected and cleaned if necessary prior to them leaving the site to enter the public highway. Any cleaning down of vehicle tyres or mud guards to remove mud deposits will be restricted to dry scrape method on site as marked on the CMP. Any collected mud is to be removed from the access point to avoid it being picked up by other vehicles. A jet washer unit is to be kept on site for immediate action in the event of spillage or deposit.

In the event of any mud or debris getting on the highway it will be cleared as soon as practically possible, mechanical sweepers will be used regularly if necessary to ensure the highway is kept clean. Any sweeper slurry will be disposed off site.

### **9 Dust and Debris**

The following practices are to be carried out:

- Skips and muck away lorries should be sheeted where necessary to prevent debris from leaving them.
- Site cutting will be kept to a minimum and dust generated will be suppressed with water.

## **10 Site Operation**

Contractors will operate between the hours 8.00 a.m. and 6.00 p.m. Monday to Friday and 8am - 1.00 p.m. on a Saturday.

## **11 Security**

The site is to be secure throughout the works. A 1.8m high Heras fence is to be provided across the front of the site with a lockable access point hence no possibility of access onto the site from passing members of the public from Well Row. The approved tree protection will form the internal perimeter of the boundaries.

## **12 Damaged to public highway**

Prior to works starting on site, a photo survey is to be carried out of Well Row and the grass verge and should any damaged be caused to the public highway by vehicles associated to the development this will be repaired in a timely manner at no expense to the Highway Authority. *It is acknowledge that the grass verge will get damaged during construction and the applicant will have this area reinstated on completion of the proposed dwelling.*