

CONSTRUCTION TRAFFIC MANAGEMENT PLAN for

Proposed Industrial Units, Weston Way Industrial Estate, at Lower Road, Stoke Mandeville HP22 5XB

Description

The proposal is to demolish the existing old farm buildings and construct new industrial units. The farm buildings are located at the rear of the existing site accessed off Lower Road.

Routing of construction vehicles

All construction vehicles will use the existing access off Lower Road, vehicles will drive through the site and park in the new compound area shown on the enclosed plan in Appendix A. Some of the construction vehicles are owned by the site owners and are parked on the site permanently.



This is a photo of the existing access point to be used by all construction/delivery vehicles.

Parking of vehicles on site

Site operatives will all park within the compound, should the need arise there are other car parks on the site which can be utilised should the need arise. There will be no parking outside the existing industrial site. Visitors to the construction site will be asked to use the existing visitor car park on the site (see photo below).

Plant and material storage

Plant and materials will all be stored in the new compound as detailed on the enclosed plan in appendix A.

Operating and delivery hours

Monday to Friday –8.00am to 5.00pm

Saturday –9.00am to 3.00pm

The nearest residential dwelling is approx 50m from the compound area on the other side of Lower Road.

Security hoarding

The compound and working area will be surrounded with Heras fencing. The site is covered by an extensive CCTV system monitored 24/7 providing extra security.

Wheel washing facilities

All vehicles will be running on existing tarmaced roads and concrete parking areas, wheel washing facilities will be employed within the compound area to ensure the existing road within the site is kept clean as well as the main road network outside the site. It is anticipated that this will only be necessary while the foundations are being dug and the soil is removed.

Condition surveys

The existing site and access is regularly used by artic delivery lorries and refuse vehicles. There are no construction delivery lorries bigger or heavier than the existing access and road network currently use. Lower Road is on a bus route and is used by construction vehicles and heavy delivery lorries. We therefore do not believe a full condition survey is necessary.

We enclose a number of photographs detailing the condition of the road near to the access for record purposes.



Road opposite the existing access from the NW side of the access.



Road opposite the access to Manor Farm Industrial Park.



Road opposite access from the SE side of the existing access



Road adjacent to the access on the SE side of the access towards Aylesbury.



Road adjacent to the access on the NW side of the access towards Stoke Mandeville.



Existing parking area to be used as a compound.



Existing road within industrial park



Road into new compound area.



Road within site



Existing access taken from within site



Existing access taken from within site



Existing overflow parking area within site for contractors vehicles (if required).

8th March 2024