

Construction Traffic Management Plan Hempton Road, Deddington



Construction Traffic Management Plan

Site: Hempton Road, Deddington

Client: Burrington Estates

Planning Authority: Cherwell District Council

Revision Status

Rev	Date	Issue Description	Prepared by	Ref
A	Feb 2021	CTMP – to discharge Planning Condition 12	Dominic Thomas	BE/HRDEDD/00/CE
B	May 2021	CTMP – to discharge Planning Condition 12	Dominic Thomas	BE/HRDEDD/00/CEb

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PREAMBLE

The purpose of this Construction Traffic Management Plan (CTMP) is to detail the how the construction traffic of the proposed development will be managed.

The CTMP will be provided to each Principal Contractor and will be strictly adhered to during the construction of the development.

In preparing this CTMP, the following items have been considered, to discharge Condition 12 of the Outline Planning Permission specified by Cherwell District Council (ref: 18/02147/OUT):

Planning Condition 12

Prior to commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved CTMP.

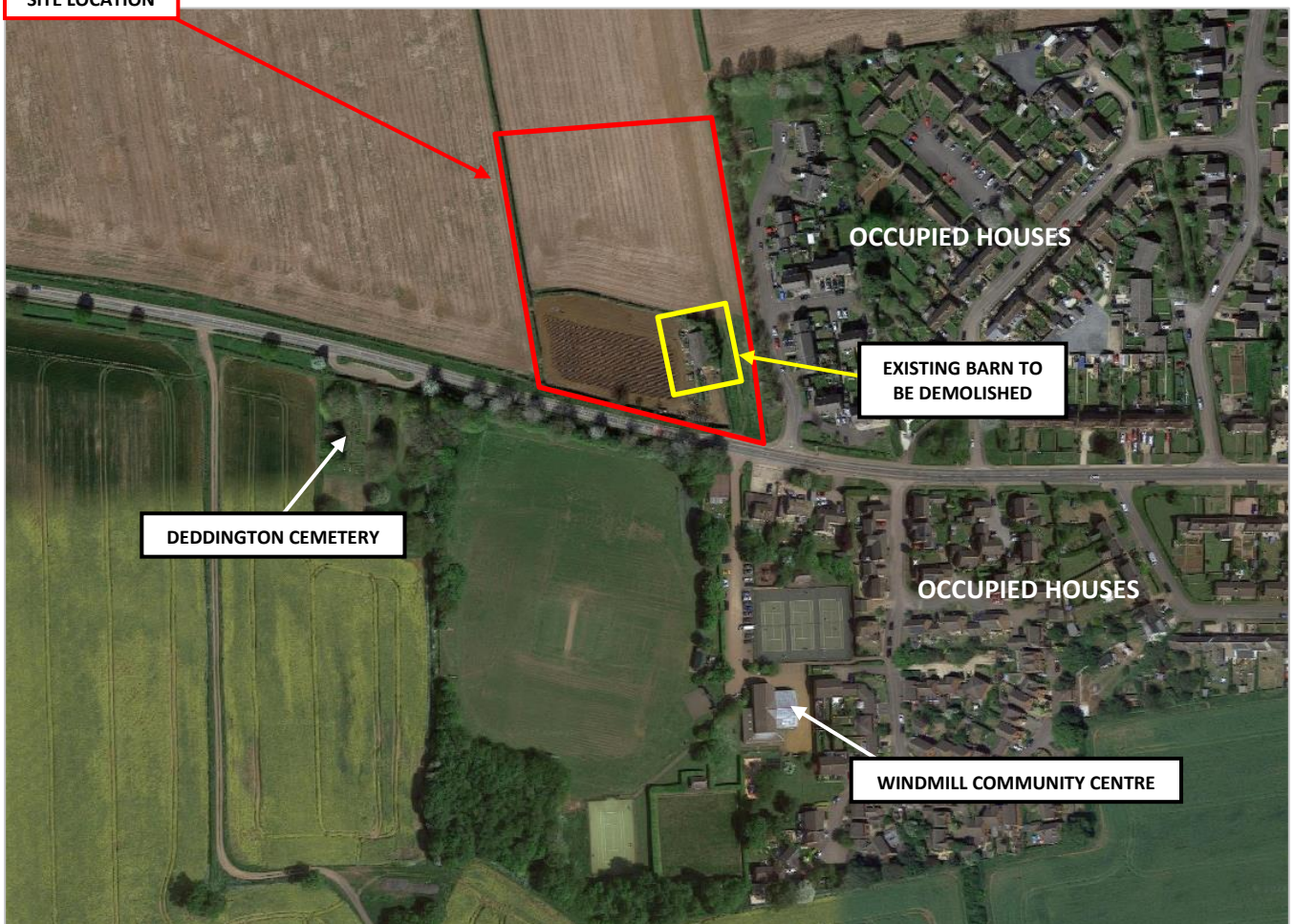
Reason: In the interests of highway safety and the residential amenities of neighbouring occupiers and to comply with Government guidance contained within the National Planning Policy Framework

1.0 PROJECT INFORMATION

1.1 PROJECT TITLE + LOCATION

The new Burrington Estates development is located off Hempton Road on the west side of Deddington, Oxfordshire, and is centred approximately on the National Grid Reference SP 4596 3187.

This Construction Traffic Management Plan covers all works associated with the Burrington Estates development.



1.2 SCOPE OF WORKS

The site will be developed by Burrington Estates to construct 21 residential units up to 2 storey height comprising 2, 3 & 4 bed houses with parking (including garages), and associated infrastructure.

The site will be developed in two phases of works, with the initial works being carried out by an External Principal Contractor to be appointed by Burrington Estates:

- **External PC – Demolition & Asbestos Removal Works**
 - Asbestos removal, clearance of waste, concrete slabs, demolition of the existing barn.

- **Burrington Estates as PC – S278, Groundworks & Superstructure Phase**
 - S278 Works around the site frontage to upgrade the existing carriageway on Hempton Road and to create a new permanent site entrance into the development.

 - On-Site Groundworks involving construction of the site roads, sewers, and new services infrastructure (as well as making connections to the existing services network), general site earthworks and landscaping, construction of housing foundations, housing superstructure (traditional masonry), fit-out works and landscaping.



INDICATIVE SITE LAYOUT POTENTIALLY SUBJECT TO CHANGE – PROVIDED FOR REFERENCE ONLY



1.3 SITE DESCRIPTION & BOUNDARIES

The site is largely square in shape, covering an area of approximately 1.177 hectares and comprises undeveloped agricultural land with a single large corrugated iron shed an area of hard standing situated in the south eastern area of the site.

The site falls from north to south towards Hempton Road with a fall of 2.5m from a high point around 139.2m AOD in its north-west corner to a low point of 136.7m AOD in the centre of its southern boundary.

There are several trees and hedgerows present along the eastern and western boundaries of the site.

Hempton Road, which will be used to access the site and where some road/footpath upgrade works will take place, forms one of the 4 arms of the signalised crossroads which forms the centre of Deddington. There are overhead electrical and telecoms cables crossing the east of the road at various sections.

There are footways also present on both sides of the carriageway to the east of the site along with tactile paving and pedestrian controlled signalised crossing.

Site Boundaries

The site is bounded to the north by an open field.

To the east the site is bound by Wimborn Close and the western edge of the small town of Deddington.

The site is bounded to the south by Hempton Road sports playing fields and a Community Centre beyond.

The western boundary is formed by mature hedgerow with an open field beyond.

1.4 PROJECT DIRECTORY

Client	Company	Burrington Estates (Midlands)
	Address	3 Arden Court, Arden Street, Stratford on Avon, Warwickshire, CV37
	Tel	07823 384 577
Principal Contractor (S278, Substructure & Superstructure)	Company	Burrington Estates (Midlands)
	Address	3 Arden Court, Arden Street, Stratford on Avon, Warwickshire, CV37
	Tel	07823 384 577
Principal Contractor (Demolition Phase)	Company	To be appointed following tender process.
	Address	
	Tel	
Principal Designer & CDM Advisor	Company	GHPC Group Ltd
	Address	11 Milbanke Court, Milbanke Way, Bracknell, Berkshire, RG12 1RP
	Tel	01344 304 800

2.0 DETAILED CONSTRUCTION PROVISIONS

2.1 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

Construction Traffic Route

All construction vehicles will access the site directly off Hempton Road (B4031).

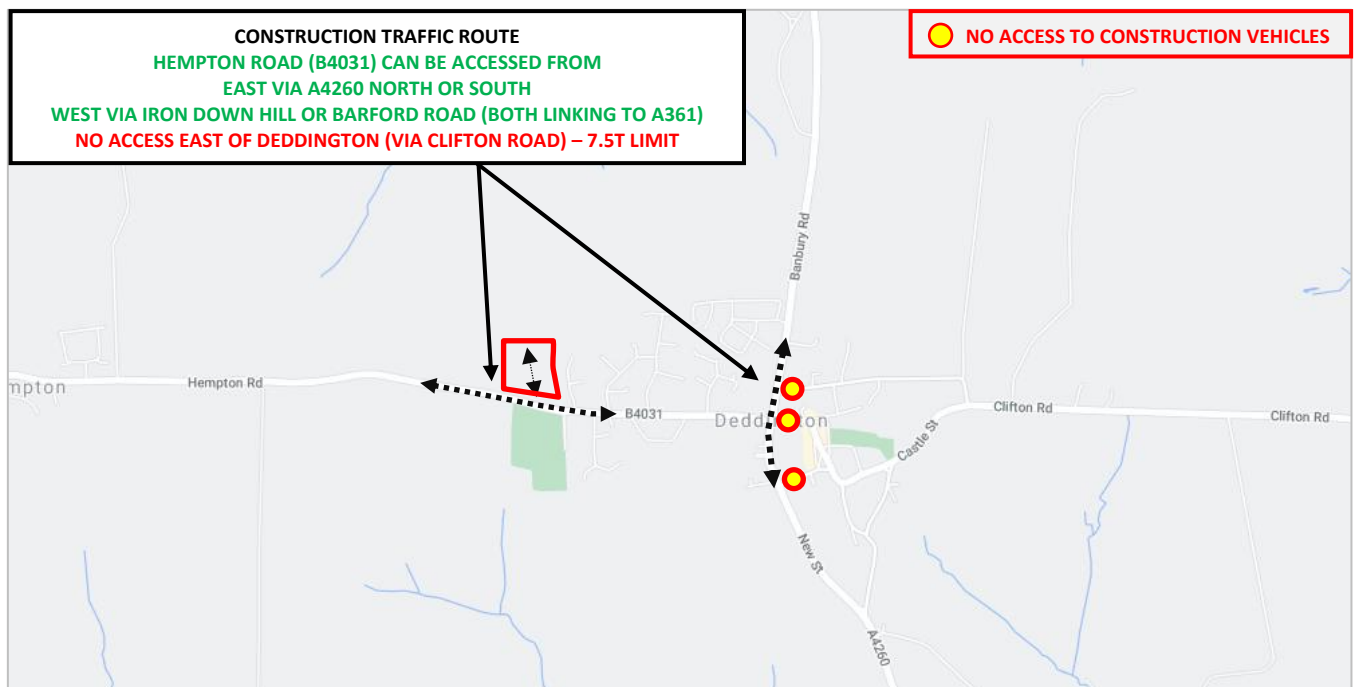
Construction vehicles can access Hempton Road (B4031) from:

- East via the A4260 (accessible from both northern and southern directions)
- West via Iron Down Hill (B4031) or Barford Road (both routes linking to A361)

No access will be achievable via east of Deddington (via Clifton Road) as this route is unsuitable for HGVs, with a 7.5T weight restriction.

Details of the access routes to the site will be communicated to suppliers at the point of placing orders, to ensure delivery traffic follows the correct route and does not impact on the surrounding area.

Construction traffic will be directed to the site by road signage placed at key junctions around the area – Burrington Estates will agree the position of signage with the Local Highways Authority and/or Highways England prior to commencing works.



Construction Traffic Route Information & Constraints

Hempton Road is a single carriageway which will be shared with traffic accessing the adjacent houses, community centre, businesses and commuters accessing Deddington, Hempton and Clifton.

The western area of Hempton Road (B4031) has a national speed limit, which changes to 30mph adjacent to the site boundary, where the road approaches the residential area of Deddington.

Deddington C of E Primary School is situated approximately 700m to the east of the site, therefore increased levels of traffic can be expected during school opening/closing hours, as well as the usual commuter traffic during peak hours.

As noted above, no access will be achievable via east of Deddington (via Clifton Road) as this route is unsuitable for HGVs, with a 7.5T weight restriction.



Construction Delivery & Access Arrangements

It is expected that around 4 HGVs will access the site each day on average.

In accordance with Cherwell District Council's [Guidance on Construction Work Noise](#), deliveries will only access the site during operational site hours:

- 07:30 – 18:00 Mondays to Fridays
- 07:30 – 13:00 Saturdays
- No deliveries or works permitted on Sundays and Bank Holidays

Where possible, deliveries will be coordinated to avoid peak traffic times and school opening/closing times (before 0900 and between 1500-1600), to minimise disruption to the local area. At point of placing orders, suppliers will be informed of this restriction, and will be requested to deliver outside of peak hours.

In the event that any deliveries arrive at site prior to works commencing at 07:30, delivery vehicles will be permitted entry to the site to avoid any disruption to local roads, however no unloading or loading will be permitted to take place until work commencement at 07:30, and any idling HGVs will be instructed to have their engines switched off.

The maximum size of vehicles expected will be articulated lorries, and rigid wagon and drag trailers, some which may have mounted cranes (i.e. HIAB cranes).

Where possible, the Site Manager will coordinate deliveries to ensure only one HGV accesses the site any time. In the event that more than one HGV arrives at site at the same time, both HGVs will be permitted entry into the site, with the site layout being able to accommodate this space. This will ensure that no construction vehicles will need to wait on Hempton Road at any time.

No delivery vehicles will be permitted to reverse on Hempton Road at any time when accessing or egressing the site. All vehicles accessing and egressing the site will do so in forward gear only. All HGVs will turn within the site where required, and this will be achieved by the site layout which provides sufficient turning/manoeuvring space for HGVs. Site roads will be constructed at the earliest opportunity to allow ample road space to facilitate the HGV movements.

All loading and unloading from delivery vehicles and construction traffic (including building materials, finished or unfinished products, parts, crates, packing materials and waste) will take place inside the site compound only. No construction traffic or delivery vehicles will be permitted to park on any of the public roads surrounding the development for loading or unloading purposes – unless prior written agreement has been given by Cherwell District Council.

Prior to any works near the site entrance on Hempton Road commencing, Burrington Estates will post letters to all residents on Hempton Road to inform them of the works and potential disruption. The Site Manager will be available to liaise with residents to address any concerns they may have and ultimately try to build good relationship with the surrounding residents. During the works to upgrade the site entrance on Hempton Road, any works in the live highway will be separated from the public road by Chapter 8 traffic barriers and suitable road signage will be placed along Hempton Road to clearly notify public of the works. Suitably trained pedestrian operatives will be used to manage pedestrian and vehicular traffic around the live road works where required, with machines temporarily stopping works if need be to allow public pedestrians, vehicles or horses to safely pass.

The site roads will be constructed at the earliest opportunity, to provide a suitable on-site hardstanding area for delivery vehicles.

Site Parking

To minimise vehicular movements through the residential area, and to minimise any disruption to local residents, Burrington Estates will encourage all site operatives to share cars and utilise public transport where possible to keep site traffic volumes to a minimum. There will be around 30 operatives expected at peak construction period, with fewer expected during initial groundworks and finishing works.

All car parking will take place within the site. The site car park, located within the compound area, will have space for around 15-20 cars and vans (dependent on stage of construction), which will be sufficiently adequate for the anticipated number of vehicles.

2.2 BUILD ARRANGEMENTS & SITE COMPOUND

A Site-Set Up plan is included in [Appendix One](#), showing the general site arrangements:

- The site will generally be built from the south with Plots 1-4, off the new entrance from Hempton Road, being built first. Plot 10 will be the showhome and sales centre for development.
- The site compound, parking and materials storage areas will be situated offsite within the field to the north of the site.

A live site Traffic Management Plan drawing, adhering to this written Traffic Management Plan, will be maintained by the Site Manager and displayed in the Site Office. This will be updated on-site on a regular basis, demonstrating the principles of the traffic flows, pedestrian segregation, traffic control measures, speed limits, signage and car parking.

To protect pedestrians from possible contact with vehicles, there will be designated pedestrian walkways which will be physically segregated from the road using traffic barriers. Vehicular traffic and pedestrian traffic will be segregated at the site entrance, with clearly signed routes being maintained.

The pedestrian walkways will be clearly signposted, well-lit, and will be free from any debris/materials storage to allow their continued, unobstructed, safe use. Pedestrians will cross the roads at designated pedestrian crossing points only, where pedestrians will have right of way over construction vehicles. The walkways will be regularly checked and maintained as necessary, to ensure they provide safe access and egress at all times.

All large building materials will be stored within the site area, within the vicinity of housing plots as they are being constructed, smaller materials and particularly any which represent a hazard to health, will be stored in the locked compound area.

2.3 ROAD CLEANING REGIME

Burrington Estates as Client will ensure that pro-active measures are taken to prevent slurry/spoil from vehicles leaving site during the works being deposited on the public highway.

The initial section of site roads will be constructed and tarmacked to base course as early as possible, to provide a suitable hardstanding area for delivery vehicles. This will reduce the likelihood of HGV wheels becoming covered in mud, and will limit the need for wheelwashing.

When required, a wet wheelwash facility in the form of a manned jetwasher will be positioned at the site egress point, so that any muddy vehicles can be washed down prior to leaving the site.

Burrington Estates, and their appointed Groundworker, will ensure a roadsweeper is available when required to ensure the site roads are kept free of mud throughout the development.

The Site Manager will regularly monitor the site roads and Hempton Road for dirt and debris, and will arrange for road sweeps when necessary – this is likely to be more frequent during Groundworks (when there are more earthworks being carried out) and during periods of inclement weather. The roadsweeper will sweep the site roads and Hempton Road (in the area around the site entrance) in the event any mud is tracked out of the site.

Road sweepings and debris will be disposed of through the Principal Contractor's own waste management arrangements – road sweepers will either be discharged off-site, or if on-site will be discharged using appropriate methods in compliance with the [Environmental Protection Act 1990](#).



**CONSTRUCTION TRAFFIC MANAGEMENT PLAN
for
HEMPTON ROAD, DEDDINGTON**



APPENDIX ONE: SITE SET-UP PLAN



TRAFFIC MANAGEMENT KEY

- A 10m X 3m Site cabin over canteen
- B 10m X 3m 2No. Steel containers
- C 5m X 3m Toilet Block
- M Compound Gates
- Compound Boundary Fencing - 1.8M Hoarding
- 4no. Fire Points
- Pedestrian Gate
- M Main Site Entrance Gates
- Site Boundary Fencing - 1.8M Heras Fencing + tree protection
- Loading bay positions
- Main pedestrian route to compound
- Additional Stoned up areas.
- Additional Tarmac areas.
- Temporary Storage area
- Brick and block stoned up area Site Storage
- ⊙ Evacuation point
- 2 x Silos, Dry Compo
- Wheel Wash / Jet wash
- + First Aid Point
- ← Traffic route
- ↔ Traffic turning points
- Future sales car park.
- Temporary Haulage Road
- M/S Marketing Suite
- S/H Sales House

scale 1:500
@A2

B
BURRINGTON
ESTATES
HOMES OF DISTINCTION

PROJECT: <i>Burrington Estates Phase One Hempton Road Deddington</i>	
SHEET TITLE <i>TRAFFIC MANAGEMENT PLAN & compound layout</i>	
job ref.	date <i>May 21</i>
drg. no. <i>DD.TMP.01</i>	scale <i>1: 500 at A2</i>

TRAFFIC MANAGEMENT PLAN and COMPOUND LAYOUT