

CONSTRUCTION MANAGEMENT PLAN

PROPOSED CARE HOME FOR OLDER PEOPLE, Land at Graven Hill, Bicester, OX25 2BF

LNT Construction Ltd

Helios 47

Leeds

LS25 2DY

Tel: 0113-385-3858

Date: June 2025

Background Information	
Company details (Head Office)	LNT Construction Ltd Helios 47, Isabella Road, Garforth, Leeds, LS25 2DY 0113 385 3858
Site address	Land at Graven Hill, Bicester, OX25 2BF
Contact Names	Oniel Nesbeth Site Manager Tel: 07541 692816 Mark Speight Construction Director Tel: 07792 920350

INTRODUCTION

The following information is provided in the form of a Construction Management Plan (CMP) as a requirement of the planning permission Ref No: 24/02058/F Condition No. 13 and illustrated in the attached Site Set-Up Plan (Drawing No. OX25 2BF - Site Setup Plan)

Condition 13 requires the following –

No development shall take place, including any works of demolition until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:

- a) The parking of vehicles of site operatives and visitors.*
- b) The routeing of HGVs to and from the site.*
- c) Loading and unloading of plant and materials.*
- d) Storage of plant and materials used in constructing the development.*
- e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.*
- f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping.*
- g) Measures to control the emission of dust and dirt during construction.*
- h) A scheme for recycling/ disposing of waste resulting from demolition and construction works.*
- i) A Construction Traffic Management Plan (CTMP) including delivery hours.*

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To ensure the environment is protected during construction in accordance with Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

CONSTRUCTION TIMETABLE

The construction of the care home is anticipated being complete within 16 months of commencement. LNT Construction are expecting to have a presence on site from 23 June 2025 and the project is expected to be completed by October 2026.

CMP REQUIREMENTS: CONDITION NO. 13

A. The parking of vehicles of site operatives and visitors.

The parking areas for site operatives and visitors are shown on the submitted site set up plan Drawing No. OX25 2BF - Site Setup Plan. It is considered that all parking for site operatives and visitors will be provided on-site for the duration of the construction project. Details of this will be shared to all site operatives as part of their Site Induction and instructions not to park anywhere other than on-site at any time, while employed in the construction project.

B. The routing of HGVs to and from the site.

Deliveries will be advised of the route to be taken, which will be via the A41 to access the wider Graven Hill development and then from Graven Hill Road onto Anniversary Avenue and finally up the site access road. The delivery of materials will be coordinated to minimise disruption within the local area. The Site Manager will have responsibility for coordinating and managing this aspect of the project. Only authorised plant and vehicles will be allowed on site. All contractors vehicles/plant will be parked in the clearly defined areas indicated on the Site Set Up Plan and all contractors will be given prior notification of this, as part of their Site Induction. To maintain site security the double gates providing access to the site will be closed at all times unless access/egress is required for vehicles.

The types of vehicles entering and leaving the site will range from small vans/cars to large plant machinery, as necessary. Provision for the parking and operating of this machinery has been shown on the submitted Site Set Up Plan Drawing. Small vehicles such as cars and Vans will frequently enter and leave the site, larger vehicles such as articulated lorries and plant machinery will be much less frequent, and their delivery/ingress and egress will be planned in order to reduce the impact of these vehicles on the local highway network. It is anticipated that there will be approx. 16 'large' (Static and articulated lorry) movements per week, averaging a total of 4 per day (Mon-Fri) over 4 days.

C. Loading and unloading of plant and materials.

All materials and equipment will be delivered via the main access and will be off-loaded on-site to the area indicated for materials store on the Site Set Up Plan. Off-loading of deliveries will be managed to ensure that there is no more than one delivery waiting to be off-loaded at any one time. Materials and equipment will be off-loaded using an electrically operated, remote controlled tower crane.

D. Storage of plant and materials used in constructing the development.

The storage location of plant and materials required for the construction of the development is outlined within the submitted Site Setup Plan. These locations will be utilised throughout the build and are positioned for convenience of delivery and construction.

E. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

The site where possible will be enclosed with a 2m high timber hoarding as shown below. The hoarding will have signage and information displayed on it, as well as a public viewing facility. The hoarding will be appropriately signed with the relevant health and safety information, to ensure the safety of the site workers, as well as the general public. The hoarding will be maintained throughout the development to a safe standard; and any breach/ failure of the hoarding will be addressed immediately.

All vehicles will be directed to the site area via the signage posted throughout the site and along the access road. These signs will remain in place throughout the construction phase of the development, if these signs are defaced or removed for any reason, an identical replacement will be erected as soon as possible.



F. Wheel Washing Facilities

Wheel wash facilities will be maintained for the duration of the construction project, situated close to the site egress. These will take the form of a particular designated area and availability of manually operated pressure wash and brushes.

G. Measures to control the emission of noise, dust and dirt during construction.

All vehicles leaving site will be required to stop at the designated location, while operatives clean the wheels, underside and axles of vehicles, using the said pressure wash and brushes, if required.

In the event of any mud/slurry being carried beyond the wheel wash area and onto the adjacent highways, a mechanical road sweeper will be commissioned immediately, to clear any mud/debris.

The Site Manager will be responsible for making the judgement in relation to the need for a road sweeper. He can be contacted via the telephone number included at the beginning of this document, if this is necessary.

The adoption of reasonable working hours should minimise any disturbance to neighbouring residents and other adjoining land users from on-site activities. Deliveries to the site and removal

of materials and/or waste will only be permitted to occur during the specified working hours to ensure noise and disturbance is minimised.

Noisy activities such as use of diesel-powered electrical generators; plant and machinery will be restricted to within these hours and generally restricted to minimal and reasonable duration. The use of temporary electrical generators will be restricted and a temporary mains electrical supply organised, as soon as possible, following commencement of works on-site.

An electrically operated remote-controlled tower crane will be used to limit the need for potentially noisy movement of materials by way of vehicles or other mechanical equipment.

Dust generating activities will be minimised but where necessary, carried out within restricted environments. Dust suppression techniques will be utilised, when potentially dusty activities are to take place.

The principal technique to be used to suppress dust will comprise dousing with water from a portable bowser made available on site, at all relevant times. These arrangements will ensure that dust and dirt generation are restricted and that any dust or dirt created is suppressed and dealt with immediately.

H. A scheme for recycling/ disposing of waste resulting from demolition and construction works.

A Site Waste Management Plan will be formulated and operated throughout the construction phase of the development that aims to minimise the amount of waste generated. The SWMP will be available on site to view with all relevant documentation for any waste transfer.

This also seeks to offer for re-cycling, any waste generated in the form of excess or remnant building materials, cardboard and plastic packaging. Skips will be used for waste collection, sorting and disposal and their use managed to minimise their movement onto and off the site.

Contractors will be encouraged to supply their own materials to encourage their efficient usage of materials e.g., plaster board.

I. A Construction Traffic Management Plan (CTMP) & Hours of Operation

The proposed general site working hours are Monday to Friday 07.30 – 18.00, and Saturdays 08.00 – 13.00 with no work on a Sunday or Bank Holiday.

This means that no operations will be carried out on the site audible at the site boundaries outside of these hours. At the discretion of the Site Manager, some out-of-hours working may be allowed but this will be limited to activities that will not be audible at the site boundaries.

Any operations/activities carried out beyond these hours that are audible at the site boundary, will only be in emergency circumstances. No large vehicle movements will be allowed to site before 07.30am.

All deliveries will be conducted between 9:00am and 15:00pm Monday-Friday. Deliveries and site plant movement will be staggered to minimise the effects on the local highways network and reduce congestion.

J. Arrangements for turning vehicles;

The car park and vehicular turning area for delivery vehicles will be available throughout the construction phase and suitable to cater for all the delivery vehicles attending site to enable them to enter and egress the site compound in a forward gear.

K. 24 Hour emergency contact number.

The Site Managers contact number and that of the responsible Construction Director are on the first page of this document. The relevant persons mobile numbers will be displayed on the site hoarding at all times during the construction phase and to be contacted as first port of call in the event of any emergency.

L. Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

The Construction Management Plan will be provided to all staff and visitors operating within the construction site. It will be the responsible Site Managers responsibility to ensure all members of staff are aware and understand the contents of the plan. Local residents have been advised of our commencement on site by letters sent to their addresses. They will also be advised by letter, of any significant deliveries/development progress on-site, as the project advances.

CONTACT DETAILS OF SITE MANAGER / RELEVANT CONSTRUCTION DIRECTOR

Contact details of the Site Manager (SM) and/or the relevant Construction Director (CD) are provided on page 2 of this document.

Any issues in relation to the site or site activities, should primarily be raised with the SM and then the CD.

Details for LNT Care Developments / LNT Construction's Head Office are also provided, as a line of communication, if needed or preferred.