



strata

**Construction Management and
Mitigation Plan For:
'Exquisite'
Barrow Road,
Barton upon Humber**

Date: August 2025

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1.0 Introduction

Strata are committed to ensuring that all of their developments accord with current legislation in respect of health, safety, environmental and Local Planning Authority planning policies.

Strata are extra vigilant in their development processes in order to ensure that construction is undertaken in a safe manner, not just for their construction personnel but for visitors and neighbouring occupants alike.

This Construction Management and Mitigation Plan has been provided as a guide to assist the Strata Team in diminishing the likelihood of harm caused to persons, property and the environment.

This document addresses all requirements outlined within the Environment Health Officer's comments provided via the planning application ref: PA/2023/1607, whereby the following information was requested:

- 1) Sensitive receptors, communication & complaint procedures – [Please refer to Section 3.0](#)
- 2) Working hours – [Please refer to Section 4.1](#)
- 3) Dust Management – [Please refer to Sections 4.7 & 4.8](#)
- 4) Noise & Vibration Management – [Please refer to Section 4.9](#)
- 5) Light Management– [Please refer to Section 4.10](#)

Whilst every effort has been made to cover all aspects to fulfil our obligations, there may be times where other legislation or policies may take precedence, Additionally, further actions over and above those referenced within the document may at times be required.

2.0 Our Statement

Construction Period

Strata aim to commence works on site in Summer 2026 with an expected build programme duration of around 4.5 years (subject to build and market conditions).

Strata will commence works upon the site, once the roundabout and section of link road through the site have been completed by North Lincolnshire Council.

Consideration of Others

Neighbouring residents and businesses will be informed of the proposed commencement of the development prior to construction works starting upon the site. This will be achieved via letter drop whereby the Site Manager's contact details will be provided in order for any queries or matters of concern to be raised directly with Strata to enable an efficient resolution process to be implemented.

Potential nuisance caused by deliveries, traffic and parking should be considered and minimised at all times.

Any agreed road or footpath diversions should be clearly signed, segregated and kept neat and tidy at all times.

The Environment

The potential environmental and ecological effects of site operations will be identified and evaluated, with appropriate action taken to minimise all forms of pollution. Every effort will be made to reduce, reuse and recycle waste. Materials will be obtained from sustainable sources and local resources used where possible.

Environmental standards and targets will be documented and monitored on site.

If a temporary generator is needed for the development, it should be a quiet generator which is discretely sited away from the site boundary and general operational areas.

Spill kits will be provided on site conveniently located within the site compound and clearly labelled to enable the prompt capture of any spills at source. The Site Manager is competently trained to manage the operation of dealing with site spillages.

Locally sourced labour is preferred and van sharing or cycling to work is encouraged.

Respect to our Neighbours

A Strata site should have a positive influence on the local community. The Site Team will interact proactively with existing and new residents, local businesses and schools throughout the duration of the development to keep all persons with an interest in the scheme well informed to avoid surprises.

Any complaint will be logged and handled positively to achieve a satisfactory outcome for all concerned.

A photographic survey and record shall be kept of all existing roads and structures which are affected by the development for future reference.

Respect to our Fellow Site Team

Everyone on site shall maintain the positive and respectful Strata image and fully adhere to the company's safety standards of dress and behaviour.

Improper conduct, failing to follow company policy and inappropriate language shall be subject to disciplinary action.

Pride in the management and appearance of the site, its temporary facilities and the surrounding area should be shown at all times by everyone.

Safe Working Environment

Strata have systems in place to ensure that construction work is carried out with care and consideration for the safety of the public as well as for those visiting and working on site.

There are no exceptions - the company's Health and Safety policy and procedures must be adhered to all times.

3.0 Sensitive Receptors, Communication & Complaints

Sensitive receptors are locations or entities that are particularly vulnerable to harm from environmental factors such as noise and pollutants. Sensitive receptors can include people, particularly vulnerable populations such as children and the elderly, as well as sensitive ecological areas and structures.

The nearest dwellings to the site are located upon the western boundary. The majority of land which surrounds the site is agricultural in use. The surrounding context of the site is outlined within Figure 1 below.

This document details how the construction process will be managed by Strata in order to minimise the impact placed upon sensitive receptors.



Figure 1 The Site's Surrounding Context

Communication with Residents and Other Receptors

As outlined within Section 2.0, the Site Team will interact positively and proactively with existing and new residents, local businesses and schools throughout the duration of the development to keep all persons with an interest in the scheme well informed.

Neighbouring residents and businesses will be informed of the proposed commencement of the development prior to construction works starting upon the site. This will be achieved via letter drop whereby the Site Manager's contact details will be provided.

If neighbouring residents or businesses have any queries or concerns throughout the construction process, they will be able to contact the Site Manager directly utilising the details provided.

The Site Manager will be the main point of contact throughout the course of the construction process.

Recording and Complaint Investigation Procedures

Any complaint received, will be logged and handled positively to achieve a satisfactory outcome for all concerned.

A logbook will be publicly available and will be located within the site compound throughout the entire construction process.

The logbook will identify any complaints received from members of the public.

Any complaints received will be swiftly investigated and resolved accordingly.

If issues associated with the construction process are identified by the Local Authority, Strata will work proactively to ensure that all matters of concern are resolved accordingly.

4.0 Site Specific Details & Procedures:

4.1 Hours of Operation

The hours of operation for the site are set out below:

Monday to Friday: 8am – 6pm

Saturday: 8am – 1pm

No works (including construction, demolition or site clearance operations) will take place on Sundays or Bank Holidays unless prior written permission is obtained from the Local Planning Authority.

Working hours must be adhered to at all times.

HGV movements shall not be permitted outside these hours without prior written approval from the Local Planning Authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the Local Planning Authority.

Any working hours proposed outside of the agreed times must be accepted in writing by the Local Planning Authority and all affected persons notified prior to commencement of any works.

4.2 Site Accommodation

The Production Welfare Unit, within the site compound, will act as a rest space for those working on site. It will accommodate the services required to ensure those working on site can maintain positive health and wellbeing.

The Production Welfare Unit will shelter those working on site from wind and rain. It will act as a rest space for those on site, providing an adequate number of tables, seating with backs, a means for heating water for drinks and for warming up food alongside being adequately heated.

These rest areas are not to be used to store plant, equipment or materials.

Toilet facilities will be provided within the site compound, which are fully flushing and supported by running water. These toilets will be connected to mains water and drainage systems. The availability of these services will be dependent on the Local Water Authority and their timescale for service provision. A temporary/portable toilet facility will be provided prior to this water connection and following the disconnection towards to end of the construction process.

Smoking is prohibited upon the construction site at all times.

4.3 Storage

As outlined upon the Production Management Plan (Dwg: 22-CL3-SEGB-BR-11-P01), dedicated storage areas will be provided upon the site for the storage of materials, tools and plant.

Safe and efficient storage depends upon good co-operation and co-ordination between all involved in the construction process - including clients, contractors, suppliers and the construction trades.

Materials

The Site Manager will be responsible for ensuring that all materials are stored safely within the Materials Store and pose no danger to human and environmental health.

The Materials Store must be kept tidy at all times and be arranged as instructed and set out by the construction management team.

The Materials Store will be monitored by the Site Manager who will document all materials in storage.

Any material waste should be stored within the Materials Store and subsequently removed from site.

Plant

All machinery and tools when stored on site, must be stored within the Materials Store. They should not be stacked carelessly, or with heavy objects, they should be placed away from any items that could impose damage to the casing or leads.

All large plant when being stored on site, must be parked within the storage area as outlined upon Production Management Plan (Dwg: 22-CL3-SEGB-BR-11-P01).

Those utilising plant, machinery and tools on site, will have full understanding of how such equipment is expected to be stored.

The Site Manager will set out how all stored equipment is to be arranged within the storage area; all tools must be stacked carefully and stored equipment should not pose any risk to the health and safety of anyone entering this storage zone.

When items need to be stored in publicly accessible areas, steps must be taken to minimise the potential risks to members of the public. The use of heras type fencing would be considered suitable in these situations.

Personal Protective Equipment (PPE) should be adequately stored at all times to prevent it from loss, damage or deterioration.

Storage of Potentially Polluting Materials

Where liquids are being stored, there is always a potential for leakage. Storage bowsers will therefore be utilised to minimise the risk for any leakage.

Storage bowsers must be double skinned and be capable of holding 110% of the total storage capacity.

The contents must not be allowed to run or drain onto the ground.

The bowsers must be locked away when not in use.

A spillage kit is to be positioned adjacent to the bowser at all times. The bowser must not be positioned any closer than 10m away from a watercourse/controlled waters.

Storage Fuel Bowsers will be located within the Materials Store and will be stored at under 10% capacity.

4.4 Vehicles: Parking, Loading & Unloading

Contractor's Method for Controlling Construction Traffic and Adherence to Routes

In order to control construction traffic, Strata's commercial team will issue this Construction Management Plan to all subcontractors and suppliers prior to visiting site.

Delivery slots will be provided for all delivery vehicles to ensure that delivery traffic is controlled and that the number of vehicles arriving to site at a given time is effectively managed.

Clear and prominent signage will be present at the main access point to the site to identify where vehicles are to enter site.

Deliveries will be arranged to prevent vehicles queuing outside the site.

Parking and Manoeuvring

Vehicles associated with the site will not be permitted to park on any surrounding streets.

Parking must only take place within the Car Park as outlined upon the Production Management Plan (Dwg: 22-CL3-SEGB-BR-11-P01).

Delivery drivers will be provided with this information prior to visiting site.

Deliveries will be planned to ensure that lorries do not arrive or depart outside standard working hours.

No daytime or night-time parking of lorries will be permitted outside agreed areas.

Loading and Unloading

The loading and unloading of all goods vehicles must take place within the standard working hours.

All deliveries of goods to the site and removal of waste shall be carried out within the approved site working hours.

Any early morning or evening deliveries must have approval from the Local Planning Authority. This is to ensure that neighbouring residents will not be disrupted and will be minimally impacted by site construction.

The loading and unloading of goods vehicles must only take place within the remits of the site.

The generation of dust whilst loading or unloading materials must be controlled by using chutes, bagging, sheeting and damping down.

Loads containing waste material leaving site shall be sheeted before travelling on the highway.

Where vehicles are leaving unsurfaced areas of site, adequate wheel washing will be provided.

4.5 Temporary Signage

A separate advertisement application will be submitted for any potential promotional signage/decorative displays, whereby all relevant consultees will be consulted by the Local Planning Authority.

4.6 Groundwater Protection

The risks posed to groundwater during the construction phase of the development have been assessed and necessary measures are proposed.

The implementation of mitigation measures designed to protect groundwater are identified below:

- To carry out regular inspections of all discharge points and associated pipework, drainage systems, collection ditches, lagoons, oil separator (and drip-trays) and watercourses to check that these are in good order.
- Any fuels and chemicals must be utilised away from all drains and watercourses, and where appropriate, bunds and drip trays provided.
- Drip trays must be used when refuelling the mobile plant.
- Any refuelling areas must be isolated away from surface water drains.
- All drains must be protected and covered.
- Care must be taken when installing drainage to avoid cross contamination.
- The Site Manager must ensure that correct connections are being made with either foul sewers, surface water drains or combined systems.

Discharge of Water

When water is discharged on site, the appropriate consents for this disposal will be checked over and all associated personnel will be made aware of the quantity and quality of water that can be discharged.

Water will be treated effectively before disposal where necessary.

There will be regular checks for any visible signs or smells of pollution in watercourses at or near the site.

If a settlement tank is being used, the Site Manager will carry out daily checks to ensure it is in full working order.

Spillage Response

The site will be regularly inspected for spillages.

Emergency procedures will be in place to ensure any spillages are dealt with immediately and accordingly. In all instances the Strata Emergency Incident Response Procedure should be used: Stop, Contain, Notify.

Spill kits will be available (e.g. oil only, chemical or general use) and adequately stocked. Any spillages will be cleaned using the agreed wet handling methods.

4.7 Mud & Debris Prevention and Prevention of Dust Trackout

The Site Manager will carry out regular inspections of the surrounding roads to ensure that they are kept clean. These inspections will be recorded and kept in the site office.

Road Sweeps

Road cleaning will take place on site via a contracted road sweep. Road sweepers will be increased if deemed necessary and dependent upon weather conditions.

Wheel Washing Facilities

A 3000PSI Diesel Pressure Washer or similar will be located at the site entrance to ensure that any wheels are cleaned prior to entering the public highway. This wheel washing facility will be moved further back into the site as it is developed and occupied.

The use of a wheel washing facility is dependent on the Local Water Authority and their timescale for service provision.

Water cubes will be available on site if a temporary water supply is required in order to provide wheel washing facilities.

4.8 Dust Management

Dust is generally considered to be any airborne solid matter up to about 2 mm in size. Particle sizes can vary considerably, depending on their origin.

Any dust arising from activities on the site must be minimised.

Local Authorities are now required to assess local air pollution levels including particulates and have specific duties where required national standards are not expected to be met.

Local Authorities also have specific duties and responsibilities regarding any dust that causes a statutory nuisance under the provisions of the Environmental Protection Act 1990.

Dust Management

Construction site managers are aware of the potential health effects of dust particulates and are responsible for ensuring that remedial action is taken to limit particle pollution throughout all stages of the development.

The importance of dust control is recognised especially in respect of any major earthmoving work, on site crushing/stockpiling and vehicle loading or movement over unsurfaced areas.

Any dust arising from activities upon the site must be minimised by a suitable method e.g. damping or enclosure.

Dusty materials must be covered or damped down when stored on site in order to minimise disruption and limit disturbance for surrounding sensitive receptors.

'Construction Dust' is a general term describing the range of dusts that may be encountered on a building site.

The three main types are:

1. Silica Dust – created when working on concrete, mortar and sandstone
2. Wood Dust – created when working on softwood, hardwood and other wood-based products such as plywood and MDF
3. Lower Toxicity Dusts – created when working on low silica content materials such as gypsum (in plasterboard), limestone, marble and dolomite

Control procedures for construction dust may include, but are not limited to, the following:

- Limitation of the area(s) of working for the construction phase so those vehicles are confined within an area that can be subjected to appropriate dust control.
- Where possible stockpiles of dusty material will be located to provide the optimum practical buffer distances to off-site properties; stockpiles will be positioned to minimize the effect on existing surrounding dwellings.
- In extremely dry conditions, stockpiles will be sprayed with sufficient water to remove the dust hazard without creating unnecessary run offs.
- Wheel/body washing facilities will be implemented and situated approximately 20m away from the site access/egress point to ensure that mud and dust is not carried out onto the existing highway.
- Vehicles carrying dust-forming material either on or off the site are to be sheeted if there is any risk of dust blow.
- Where excessive dust is expected to be created from site operations such as cutting, then either water suppression systems will be employed or a designated cutting area that is screened and protected will be introduced.
- Road sweepers will be regularly in use and the roads monitored for cleanliness.

Provision of Water to the Site

In order to ensure dust management processes can be effectively implemented upon site, water must be available for use by the Site Team during the construction process.

Whilst a permanent water connection is in the process of being formally agreed with the Statutory Authority, a temporary connection will be agreed and temporary supply provided to support the construction process.

Where a temporary connection cannot be provided water bowsers will be utilised via a metered supply.

Dust Monitoring

The Site Manager will be responsible for monitoring any dust associated with the construction process and ensuring the implementation of dust management procedures.

The Site Manager will aim to proactively anticipate any dust that is likely to be created from specific construction processes and will ensure that the relevant management strategy is implemented in order to minimise impact upon sensitive receptors and avoid excessive dust being created.

If complaints arise or incidents of dust deposition occur, these will be investigated immediately and necessary action taken. A complaints log will be kept and maintained by the site management team.

In the event of a complaint or concern being raised, an immediate review will be completed by the Site Manager to remove the problem wherever possible or minimise the issue. The relevant parties will be notified of outcomes.

No Burning of Waste Policy

No burning of waste materials shall be carried out on site; all waste materials must be disposed of at a suitable waste disposal site again to prevent a statutory nuisance being caused.

4.9 Noise & Vibration Management

Vibration Management

The Site Team will use the best practical means to minimise vibrations on site. They will consult the useful guidance detailed in BS5228 2009: 'Noise and Vibration Control on Construction Sites' Parts.

The development will be residential in built form and will comprise of strip & trench filled foundations only.

No piled foundations are proposed for the development therefore mitigating vibrations associated with such process.

In order to ensure that vibrations associated with the construction process are minimised and prevented where possible, specific measures will be put in place:

- All plant utilised on site must be adequately maintained.
- Those utilising plant must be appropriately trained in order to ensure its correct use.
- The correct tools must be utilised for each specific construction task in order to ensure that it is powerful enough to avoid overworking and prolonged vibration exposure.
- All plant must have the correct tyre pressure.
- Vibration monitoring systems must be utilised during the groundworks process to assess vibration levels and identify potential issues early on.
- Where possible equipment which poses a vibration risk should be isolated in order to reduce vibration levels.
- Where possible generators will be placed on timber rather than directly on the ground.

Vibration Monitoring

The Site Manager will be responsible for ensuring that any vibration associated with the construction process stays within acceptable limits.

Regular risk assessments must be conducted by the Site Manager in order to evaluate vibration risks and adjust control measures as needed.

Where new machinery is to be utilised on site that has the possibility of creating vibration of which could impact sensitive receptors, a risk assessment will be undertaken and method statement completed.

If complaints are received in relation to vibration these must be investigated immediately by the site team.

Noise Management

The Site Team will use the best practical means to ensure noise associated with the construction process stays within acceptable limits.

They will consult the useful guidance detailed in BS5228 2009: 'Noise and Vibration Control on Construction Sites' Parts.

In order to ensure that any noise associated with the development does not cause detriment to amenity or nuisance (especially those living and working in the vicinity), specific measures will be put in place:

- Hoods on vehicles and machinery are to be kept closed.
- Hoods and doors on compressors and cranes etc should not only be closed but also be tightly fitting and well-sealed.
- Screening between the source and a receiver of noise is to be considered where noise is likely to be emitted for prolonged periods - this is generally only feasible to apply to things which are static such as a generator.
 - The higher a screen the more effective it is. A screen that is placed near to either the noise source or the receptor is more effective than one placed halfway between the two.
- Use only plant conforming with relevant standards and directives on emissions.
- Operate plant properly so that it does not cause excessive noise.
- Shut down plant when it is not in use.
- Maintain plant properly - adequate lubrication to reduce squeaks and the tightening of loose nuts and bolts to minimise rattles are part of routine maintenance.
- Ensure that audible warning systems (including reversing alarms) are switched to the minimum setting required by the Health and Safety Executive.
- Wherever possible, fixed noise sources should be sited away from noise sensitive areas such as nearby dwellings.
- Scaffold erection or dismantling can cause disturbance to site neighbours. All works therefore shall be undertaken with due consideration, in particular when working adjacent to neighbouring properties.

Noise Monitoring

The Site Manager will be responsible for ensuring that noise levels stay within acceptable limits during the construction process.

Audits of site activities will be undertaken by the Site Manager at regular intervals during the day to check that noise associated with the construction process is not excessive.

Where issues associated with noise are raised these will be investigated immediately and resolved appropriately.

4.10 Light Management

As outlined upon the Production Management Plan (Dwg: 22-CL3-SEGB-BR-11-P01), the site compound and materials store are to be located within the southeastern corner of the site, away from existing residential dwellings, thus mitigating any interaction between this area and members of the public.

Construction works will take place during the daytime, mitigating the need for new dwellings and associated infrastructure to be externally lit during the construction process.

External lighting will only be utilised upon the site where deemed necessary from a Health & Safety perspective.

Lighting Required for Health & Safety Purposes

For Health & Safety purposes lighting will be utilised within the materials store & site compound area towards the end of the day in darker months in order to ensure these areas can be utilised safely by the Site Team.

Security lighting will be provided within the materials store and site compound area to ensure that all plant is adequately protected from theft.

If deemed necessary from a Health & Safety perspective, external lighting in the form of a portable light may be used temporarily by the Site Team.

If such lighting intervention is required, the light will be turned on only at specific intervals during working hours and such lighting facility will only be directed within the construction site itself and will not spill light onto sensitive receptors.

Temporary Floodlights

The proposed working hours ensure that construction works will only take place during the daytime, thus meaning that temporary floodlights will not be required during the construction process.

Light Pollution Mitigation

To prevent light pollution and associated nuisance the follow measures will be implemented upon the site:

- Floodlights will not be used.
- Only security lighting will be turned on in an evening and this will be limited to the site compound/materials store area to the south eastern corner of the site, away from residential dwellings to avoid light spill.
- External lighting will only be utilised when necessary from a Health & Safety perspective.
- If portable lighting is required from a Health and Safety perspective, it will be utilised only during working hours and over specific time intervals.
- Any portable lighting will be directed and adjusted precisely to avoid light spill.
- Regular inspections will take place for any forms of lighting present upon the Site, in order to ensure it is working effectively and without disturbance.
- The site will not be excessively lit thus avoiding potential glare.
- Tilt fixtures will be utilised effectively in order to avoid any potential glare.
- Any security lighting will be mounted at appropriate heights and angles so that they illuminate the relevant areas only.
- Where appropriate, dimmers and motion sensors will be utilised to ensure only necessary areas are lit, reducing overall glare.

4.11 Scheme for Recycling/Disposing of Waste

Strata are committed to ensuring that all of their developments successfully implement procedures and processes to ensure the application of the waste hierarchy and compliance with relevant legislation.

To support the implementation of sustainable practices and minimise waste during construction, several practices will be incorporated into the development process to ensure responsible disposal of waste and effective application of recycling procedures.

The following practices will be implemented to reduce material waste, increase recycling and promote efficient use of resources:

1. Efficient Material Sourcing and Use

Materials will be sourced with an emphasis on efficiency and minimising excess. This includes the careful planning of material quantities based on precise measurements and the use of pre-fabricated elements where possible in order to reduce the likelihood of material surplus and waste.

2. Recycling and Re-use of Construction Materials

A proactive approach to recycling and re-using materials from the construction process will be a central focus for the Site Team.

In order to minimise waste, where feasible materials such as bricks and fixtures will be reused upon site or utilised on alternative Strata developments.

All waste will be separated on site to ensure that materials are recycled effectively or can be repurposed either on-site or through external recycling channels.

Clearly marked waste segregation stations will be established on-site to separate recyclable materials from non-recyclable waste. This will help ensure that waste is efficiently sorted in order to reduce the overall amount of waste sent to landfills and increase recycling rates.

Strata will work closely with waste management companies to establish clear waste reduction goals for the development. These companies will assist with sorting, recycling and disposing of construction waste in compliance with environmental regulations, further ensuring the reduction of waste going to landfills.

3. Minimising Packaging Waste

Packaging waste will be reduced by suppliers providing products with minimal or recyclable packaging materials where possible.

Where packaging waste is unavoidable, it will be collected separately and sent to appropriate recycling streams.

4. Off-Cuts and Excess Materials

The careful monitoring of construction materials minimises off-cuts and other forms of excess materials. The Site Team and contractors upon the site will be advised to optimise cutting processes, ensuring that materials are used as efficiently as possible to reduce waste.

5. Environmental Impact Reduction

Efforts are made upon every Strata development to reduce environmental impact by incorporating practices such as using sustainable building materials, reducing energy use and ensuring that

construction methods align with Strata's broader sustainability goals. This includes using sustainable technologies and minimising resource consumption wherever possible.

By implementing these practices, the development ensures that waste generation is minimized during the construction phase, contributing to the project's overall sustainability objectives and fostering a more environmentally responsible building process.

6. Use of High Quality Materials

Strata works with suppliers who provide high-quality, certified materials. By establishing relationships with trusted suppliers, we ensure that materials are of a high quality, reducing the likelihood of defects and damage and therefore unnecessary waste during construction.