



Construction Management Plan - Woodside

Woodside Grange, Woodsland Rd, Hassocks BN6 8EX

Document prepared by

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Construction Management Plan

1. Introduction

This Construction Management Plan (CMP) outlines the processes and controls for constructing a single-storey, timber-framed building on screw pile foundations in Sussex. The site is accessed via a shared-use bridleway, which means that careful coordination is required to maintain safe and unobstructed passage for all bridleway users (including walkers, cyclists, and horse riders). The plan addresses:

- **Health and Safety:** Compliance with the Construction (Design and Management) Regulations (CDM 2015).
 - **Environmental Protection:** Minimising dust, noise, and waste, in line with local authority requirements.
 - **Community Engagement:** Managing deliveries and large vehicles on the bridleway to avoid hazards or excessive disruption.
 - **Quality Assurance:** Ensuring the building meets design specifications and Building Regulations.
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2. Project Overview

2.1 Project Description

- **Building Type:** A single-storey, lightweight, timber-framed building.
- **Foundations:** Screw piles (helical piles) to minimise ground disturbance and speed up foundation work.
- **Structural System:** Prefabricated timber panels for walls, floor (if applicable), and roof, reducing on-site construction time.

2.2 Site Constraints

- **Shared-Use Bridleway:** The primary site access is a right-of-way used by horse riders, cyclists, and pedestrians.
- **Local Environment:** Wooded area for construction and existing building site to traverse
- **Access & Deliveries:** Large delivery vehicles must navigate the bridleway slowly and carefully, respecting other users and preventing damage.

2.3 Key Objectives

1. **Safety:** Implement robust traffic management on the bridleway and protect all road users.

2. **Environment:** Avoid undue noise, dust, or environmental harm.
 3. **Quality & Schedule:** Adhere to design standards and programme milestones.
 4. **Community & Stakeholders:** Maintain positive relations with local residents and bridleway users.
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3. Roles and Responsibilities

1. Client
 - Provides project requirements, oversees budgeting and funding.
 - Liaises with local authorities or landowners regarding bridleway permissions.
 2. Principal Contractor / Main Contractor
 - Overall responsibility for site safety and compliance with CDM 2015.
 - Coordinates all subcontractors and handles bridleway traffic management plans.
 3. Site Manager / Project Manager
 - Day-to-day site coordination, ensuring deliveries are scheduled to minimise bridleway disruption.
 - Oversees the safe movement of large vehicles onto and off the site.
 4. Health & Safety Officer
 - Ensures adherence to RAMS (Risk Assessments & Method Statements).
 - Conducts regular inspections for hazards, including potential bridleway conflicts.
 5. Environmental / Community Liaison Officer
 - Manages local concerns, ensures minimal environmental impact, and communicates with bridleway users if needed.
 6. Subcontractors
 - Screw Piling Contractor: Installs helical piles as specified.
 - Timber Frame Manufacturer & Erection Crew: Prefabricates, delivers, and erects the timber structure.
 - M&E Contractors: Manages mechanical, electrical, and plumbing installations.
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4. Programme of Works (High-Level)

1. Pre-Construction Phase
 - Finalise building design, place orders for prefabricated timber elements, and confirm piling layout.
 - Seek any required local authority approvals for bridleway usage (temporary traffic management, signage).
2. Site Establishment
 - Install fencing, welfare facilities, and site signage.
 - Implement bridleway safety measures (speed limits, warning signs, banksman if required).

3. Foundations (Screw Piles)
 - Screw pile installation, including necessary surveys to confirm load-bearing requirements.
 - Monitor and record pile depths and torque readings.
4. Timber Frame Erection
 - Offsite manufacture, timed delivery of panels.
 - On-site assembly of prefabricated panels, roof structure, and bracing.
5. Building Envelope
 - Cladding and roofing, installation of windows, doors, and finishing external details.
6. Internal Fit-Out
 - First fix M&E, insulation, plasterboard or other internal linings, second fix joinery, final decorations.
7. Testing, Commissioning, and Handover
 - Test services (electric, water, heating).
 - Handover to client upon Building Control sign-off.
8. Landscaping and Site Decommissioning
 - Remove temporary works, reinstate landscaping, ensure bridleway is clear of any construction debris.

5. Site Logistics and Setup

5.1 Site Boundaries & Security

- Fencing: Heras or similar fencing around the work zone to prevent unauthorised access.
- Signage: “Construction Site—No Unauthorised Access” and “Keep Clear” notices.

5.2 Shared-Use Bridleway Access

- Coordination: Consult local rights-of-way officers to confirm permitted vehicle sizes and maximum speeds.
- Speed Limit: Adopt a strict low-speed limit (e.g., 10 mph) for construction traffic on the bridleway.
- Warning Signs: Erect temporary signs at bridleway access points—“Caution: Construction Traffic,” “Slow—Horses & Pedestrians.”

5.3 Material Storage & Handling

- On-Site Storage: Minimise storage volumes by using just-in-time deliveries of prefabricated panels.
- Weather Protection: Store timber components off the ground and covered with waterproof sheeting.

5.4 Welfare Facilities

- Location: Within the fenced site boundary, away from the main bridleway path.
- Provisions: Toilets, potable water, rest areas, and first-aid station.
- Maintenance: Regular cleaning to prevent odours or fly-tipping near the bridleway.

5.5 Parking & Traffic Flow

- Parking: Provide limited on-site parking for key staff; encourage car-sharing or off-site parking if feasible.
- Vehicle Movement: Schedule deliveries to avoid peak bridleway use times (e.g., weekends if it's heavily used by riders).

6. Health & Safety Management

6.1 Regulatory Compliance

- CDM 2015: Principal Contractor fulfills all legal duties.
- HSE Guidance: Refer to manual handling, lifting operations, and bridleway safety best practices.

6.2 RAMS (Risk Assessments & Method Statements)

- Site-Specific: Document potential conflicts with bridleway users and define control measures (signage, banksmen).
- Review & Update: Update as the project progresses, especially if bridleway usage changes seasonally.

6.3 Inductions & Toolbox Talks

- Site Induction: All personnel to understand bridleway constraints, speed limits, and right-of-way etiquette.
- Toolbox Talks: Frequent short briefings on traffic management, manual handling, work at height, etc.

6.4 PPE Requirements

- Mandatory: Hard hat, hi-visibility vests, safety boots, gloves.
- Additional: Ear defenders if noise levels exceed thresholds, goggles for cutting or drilling tasks.

6.5 Emergency Preparedness

- First Aid: At least one trained first-aider on site at all times.
- Spill Response: Kits for oil, fuel, and chemical spills (though less critical than in proximity to watercourses, still mandatory under environmental regs).

- Accident Reporting: Document all near-misses or incidents involving site traffic and bridleway users.

6.6 Working at Height

- **Scaffolding:** Erected and inspected in accordance with TG20:13 (Scaffold Guidance) and relevant standards.
- **Roof Work:** Use harnesses, guardrails, or safety nets as appropriate for timber frame assembly.

7. Environmental Management

7.1 Local Ecology and Landscaping

- **Protection of Vegetation:** Fence off any trees or hedgerows that must remain undisturbed.
- **Minimal Ground Disturbance:** Screw piles inherently reduce excavation and soil displacement.

7.2 Pollution Prevention

- **Fuel & Chemical Storage:** Store in bunded areas with drip trays, away from any drainage ditches or soakaways.
- **Dust Control:** Water sprays or damping down for cutting or dry conditions.
- **Noise Mitigation:** Use modern, well-maintained plant; observe local authority working hours to limit disturbance.

7.3 Waste Management

- **Segregated Bins:** Wood, metal, general, hazardous waste.
- **Licensed Carriers:** Maintain waste transfer notes for compliance.
- **Offsite Prefabrication:** Reduces timber offcuts and general site waste.

8. Construction Methodology & Sequencing

8.1 Pre-Construction Phase

- **Surveys & Design:** Confirm ground-bearing capacity for screw piles. Finalise timber frame design to suit site and local authority planning.
- **Permissions:** Secure any additional consents for bridleway usage (e.g., signage, partial closures if required).

8.2 Foundations (Screw Piles)

- Setting Out: Survey pile positions.
- Installation: Screw in piles to required depth/torque.
- Verification: Record final torque and embedment depth; engineer sign-off before loading.

8.3 Timber Frame Erection

- Offsite Manufacturing: Factory QA ensures consistent panel dimensions and minimal on-site cutting.
- Delivery: Schedule lorries to travel on the bridleway at quieter times, use banksmen for tight turns.
- Erection Sequence:
 1. Wall Panels: Installed onto prepared foundation brackets, secured and braced.
 2. Floor Cassettes / Joists (if applicable): Provide a level platform if a raised floor is part of the design.
 3. Roof: Trusses or panels placed once walls are stable; use safe access and harnesses for work at height.
 4. Connections: Fixings per structural engineer's instructions (straps, ties, bolts).

8.4 Building Envelope

- External Cladding & Roofing: Install weatherproof membranes, insulation, and finish materials.
- Doors & Windows: Coordinate deliveries to align with the build schedule, ensuring immediate fitting to secure the structure.

8.5 Internal Fit-Out

- First-Fix M&E: Electrical conduits, plumbing runs, and any HVAC ducting.
- Insulation & Lining: Fit insulation (if not already integrated in panels) and plasterboard or other wall linings.
- Second-Fix & Finishes: Skirting, architraves, electrical sockets, final decorations.

9. Quality Assurance and Control

9.1 Design Compliance

- Engineer Inspections: Verify load capacities, panel fixings, and bracing.
- Building Control: Interim checks for foundations, structural elements, insulation, etc.

9.2 Inspection & Testing

- Piling: Record torque, embedment, and any load testing results.
- Frame Erection: Check verticality, alignment, and connections as panels go up.
- Services: Electrical testing (Part P), pressure testing for plumbing, and final commissioning.

9.3 Documentation

- Site Diary: Daily logs of workforce, deliveries, weather, and issues.
- As-Built Drawings: Update if panel layouts or service runs change significantly.

10. Communication and Stakeholder Liaison

10.1 Community Engagement

- Bridleway Notices: Post updates about major delivery days or any potential partial closures.
- Complaints Handling: Provide a single site contact to address bridleway user concerns promptly.

10.2 Authorities and Regulators

- Local Rights-of-Way Officers: Ongoing liaison if bridleway modifications or closures are needed.
- Local Planning Authority: Adhere to any planning conditions (working hours, noise limits).

10.3 Project Meetings

- Weekly Coordination: Review bridleway access plan, site safety, and progress.
- Subcontractor Briefings: Align deliveries and labour schedules to avoid clashes.

11. Handover and Close-Out

1. Commissioning
 - Test mechanical, electrical, and plumbing systems.
 - Ensure compliance with Building Regulations.
2. Snagging & Defects
 - Address any cosmetic or functional defects.
 - Prepare for final Building Control inspection.
3. Documentation & Certification
 - O&M manuals, warranties, certifications (e.g., electrical) provided to client.
 - Collate all safety file documents as required under CDM 2015.
4. Site Decommissioning
 - Clear away temporary fencing, storage units, welfare cabins.

- Reinstate the bridleway to original condition if any surfacing was temporarily modified.
 - 5. Post-Construction Evaluation
 - Gather lessons learned on managing a construction site adjacent to a public bridleway.
 - Feedback from local community and bridleway users to inform future projects.
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12. Additional information and detail requested by Highways on consultation document dated 18th Feb

The anticipated number, frequency and types of vehicles used during construction.

- Transit/Transporter sized vehicles and crew vans - 3-4 vans making 1-2 trips per day
- Rigid HIAB merchant trucks - 1-3 per week

Note the BearHaus factory is 10 minutes from this development site and due to access limitations we expect most materials to be delivered there and then shuttled to site in smaller vans

Site Set-Up demonstrating method of access, site layout including temporary buildings, parking areas, loading/unloading areas, storage areas, wheel washing facilities and site hoarding.

Please see attached site setup plan

13. Conclusion

This Construction Management Plan outlines how the project team will deliver a screw-pile-supported, single-storey timber building, with primary access via a shared-use bridleway. By focusing on well-planned deliveries, speed restrictions, robust communication, and high standards of on-site health & safety, the project aims to minimise disruption to bridleway users and the local community. Prefabrication of timber panels offsite will reduce on-site operations, expedite the build, and further limit the project's overall impact.

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Date:

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