

Construction Management Plan:

For: Martin Homes Construction

24 February 2026



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1. Introduction & Planning Context

This Construction Management Plan (CMP) has been prepared by OSG Architecture Ltd. in support of the discharge of Condition 3 attached to planning permission reference DM/18/1673, granted under Section 73 of the Town and Country Planning Act 1990 (as amended).

Condition 3 requires that no development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

This CMP relates solely to the construction of five new dwellings comprising Plots 10, 12, 13, 14 and 15 at Slaugham Manor, Slaugham Place, Haywards Heath, West Sussex, as shown on approved drawing '1440 D.020 Rev E'.

No demolition forms part of this phase of development. The site is currently cleared, and works will comprise groundworks, cut and fill operations, service installation, superstructure construction and associated external works.

The dwellings will be constructed concurrently over an expected construction period of approximately 12months (subject to programme).

The appointed Principal Contractor is Martin Homes Construction, who will be responsible for implementation and compliance with this CMP throughout the construction period.

This document sets out the expected construction methodology and the measures that will be implemented to mitigate the impact of construction activities on the public highway, neighbouring properties, existing rights of way, trees, and the surrounding rural environment.

2. Site Description & Constraints

The site is located at Slaugham Manor, Slaugham Place, Haywards Heath, West Sussex.

Access to the site is taken from Slaugham Place, a private road accessed via Staplefield Road (B2115). Slaugham Place serves a limited number of existing residential properties and is subject to established private rights of way which must be maintained at all times during construction.

The application site lies outside of a Conservation Area and is not subject to any listed building constraints within this phase of development.

The five dwellings (Plots 10, 12, 13, 14 and 15) are positioned within the southeastern portion of the wider Slaugham Manor site, as shown on approved drawing 1440 D.020 Rev E'.

Physical Constraints

The following site-specific constraints are acknowledged:

- Access is via a private residential road with shared rights of way.
- The road geometry is relatively narrow in character and must remain unobstructed.
- The site includes areas of level variation requiring cut and fill operations.
- Existing trees and Root Protection Areas (RPAs) are present adjacent to the development area.
- A woodland buffer lies to the northeastern boundary of the site.
- Future development land lies immediately to the east of the current phase.

Construction Implications

In response to these constraints:

- All construction traffic must be managed to prevent obstruction of Slaugham Place.
- No vehicle waiting or stacking will be permitted on the private road.
- Access for neighbouring properties will be maintained at all times.
- Tree Protection fencing and Construction Exclusion Zones will be installed prior to commencement of works.
- The main site compound will be positioned within the future phase land to the east of the five dwellings, ensuring separation from the private road and minimising visual and operational impact.
- A condition survey of Slaugham Place will be undertaken and recorded photographically.
- Any damage attributable to construction traffic will be repaired at the Contractor's expense in agreement with the road owners.

The site context requires a managed and controlled construction approach. This CMP therefore establishes vehicle limits, delivery booking procedures, traffic supervision measures and environmental controls appropriate to a rural private road setting.

3. Construction Programme & Phasing

The construction of Plots 10, 12, 13, 14 and 15 will be undertaken concurrently over an expected construction period of approximately 12 months (subject to programme). No demolition is required as part of this phase. The five dwellings will be constructed on a largely concurrent basis, with internal sequencing of specific trades

and plots to manage workforce levels, logistics and access. Activities generating high traffic volumes (e.g. bulk excavation and concrete works) will be phased where practicable to avoid excessive peak movements.

Indicative Construction Phases

Phase 1 – Site Establishment (Approx. 4 weeks)

- Installation of site compound within future phase land to the east
- Installation of tree protection fencing and Construction Exclusion Zones
- Temporary services and welfare setup
- Formation of temporary hardstanding and delivery area

Phase 2 – Groundworks & Substructure (Approx. 8–10 weeks)

- Cut and fill operations
- Foundations and drainage installation
- Service connections
- Formation of access drives

This phase is expected to generate the highest level of HGV activity due to muck away and aggregate deliveries. The programme includes allowance for weather-related delays, particularly affecting earthworks and concrete operations. In the event of prolonged adverse weather, activities will be re-sequenced where practicable to minimise disruption to neighbours and the highway network.

Phase 3 – Superstructure (Approx. 16–20 weeks)

- Brick/block construction
- Floor structures
- Roof structure and coverings
- Windows and external doors

Vehicle movements reduce compared to groundworks and consist primarily of scheduled material deliveries.

Phase 4 – First & Second Fix (Approx. 20 weeks)

- Mechanical and electrical installation
- Internal partitions and plastering
- Kitchen and bathroom installation
- Internal finishes

Traffic during this stage will primarily comprise light commercial vehicles.

Phase 5 – External Works & Landscaping (Approx. 8 weeks)

- Driveways and hard landscaping
- Soft landscaping
- Final surfacing works
- Snagging and commissioning

Workforce

Peak workforce levels are expected as follows:

- Groundworks phase: 6–8 operatives
- Superstructure phase: 12–15 operatives
- Fit-out phase: 6–10 operatives
- Full-time Site Manager present throughout the build period

All operatives will be required to park within the designated site compound area.

4. Construction Vehicle Movements

Construction traffic will be managed to minimise disruption to neighbouring properties, users of Slaughtam Place and the wider highway network.

All deliveries and collections will be subject to a pre-booking system operated by the Principal Contractor.

Expected Vehicle Types

The following vehicle types are expected during the construction period:

- Rigid HGVs (up to 10m) for aggregate, brick and block deliveries
- Tipper lorries for muck away during groundworks
- Ready-mix concrete wagons (pre-booked timed deliveries)
- Flatbed vehicles for timber and roof materials
- Light commercial vans for subcontractors
- Skip lorries for waste removal

Articulated HGVs will be avoided wherever practicable.

Expected Vehicle Numbers

Vehicle movements will vary depending on construction phase.

Groundworks Phase

- Up to 6–8 HGV deliveries/collections per day
- Additional pre-booked concrete deliveries as required

During peak excavation periods, muck-away operations may generate up to approximately 10 HGV movements per day, remaining within the overall daily cap stated.

Superstructure Phase

- Approximately 4–6 material deliveries per day

Fit-Out Phase

- Approximately 2–4 light commercial vehicles per day

External Works Phase

- Limited HGV movements associated with surfacing and landscaping

Daily Vehicle Cap

To ensure effective control of construction traffic:

- A maximum of 20 HGV movements per day (arrivals and departures combined) shall be permitted in any single working day.

This limit shall not be exceeded without prior agreement from the Local Planning Authority.

Delivery Management

The following measures shall be implemented:

- All deliveries to be pre-booked with the site management team
- Delivery slots allocated to prevent queuing
- No vehicle waiting or stacking on Slaugham Place
- Drivers issued with access and routing instructions
- Engines switched off when vehicles are stationary
- Delivery records maintained on site
- Delivery logs will be reviewed weekly by site management to ensure compliance with vehicle movement limits
- Concrete deliveries will be tightly scheduled to avoid vehicle queuing on Slaugham Place. Vehicles arriving early will be instructed to wait off-site at pre-identified holding locations. In the event of an aborted pour, vehicles will be diverted away from the private road immediately and rescheduled.

No deliveries shall take place before 08:30 hours.

5. Access & Routing of Construction Traffic

All construction vehicles shall access the site via the existing vehicular entrance from Slaugham Place.

Slaugham Place is accessed from Staplefield Road (B2115), which connects to the strategic highway network via the A23.

Approved Construction Route

Construction traffic shall route as follows:

A23 → B2115 (Staplefield Road) → Slaugham Place → Site Access

This route has been selected to avoid minor residential roads and rural lanes and to minimise disturbance to surrounding communities.

Driver Instructions

All delivery drivers shall be provided with written routing instructions prior to attending site. These instructions shall:

- Identify the approved access route
- Prohibit use of alternative minor roads
- Include site access arrangements
- Identify contact details for the site manager

Drivers who fail to comply with the approved routing may be refused access.

Site Access Management

The following measures shall be implemented:

- Access maintained in a clean and safe condition
- Visibility at the access kept clear at all times
- No obstruction of Slaugham Place
- A traffic marshal/banksman will be present only during HGV arrivals, departures and manoeuvring activities and not continuously stationed on the private road.
- Vehicles to enter and exit in forward gear wherever practicable
- Reversing movements minimised
- Emergency access for residents and emergency services will be maintained at all times. In the event of unavoidable temporary obstruction, works will cease and access reinstated immediately
- Slaugham Place will be kept clear at all times. Where opposing vehicles are encountered, construction vehicles will give priority to residents and use existing informal passing points or reverse as necessary under banksman supervision.
- All suppliers and subcontractors will receive delivery instructions as part of the booking process and will be briefed on CMP requirements during site induction.

Access arrangements shall be reviewed regularly and amended where necessary to maintain safety and efficiency.

Abnormal Loads

Any abnormal loads, oversized deliveries or specialist lifting equipment shall be subject to prior approval by the Local Authority and relevant Highway Authority where required.

Advance notice of such deliveries shall be provided to local residents.

6. Parking of Site Operatives and Visitors

All parking associated with the construction works shall be accommodated within the designated site compound area located within the future phase land to the east of the development plots.

Sufficient space will be provided to accommodate expected peak workforce and visitor parking requirements.

Expected Parking Demand

Based on the expected workforce levels, the following parking demand is expected:

- Peak workforce: 12–15 operatives
- Site management and visitors: 2–3 vehicles

Accordingly, provision will be made for approximately 15–18 parking spaces within the site compound. Should workforce levels temporarily exceed forecast capacity, additional on-site parking areas within the wider landholding (including the existing bungalow curtilage if available) will be utilised to prevent off-site parking.

Parking Management Measures

The following controls shall be implemented:

- All operatives and visitors required to park within the site compound
- No parking permitted on Slaugham Place or adjacent verges

- No parking within Construction Exclusion Zones or Root Protection Areas
- Parking areas clearly marked and maintained
- Site Manager responsible for enforcement

Any operatives failing to comply with parking arrangements may be subject to disciplinary procedures in accordance with site rules.

7. Loading, Unloading and Vehicle Turning

All loading and unloading of plant, materials and waste shall take place entirely within the site boundary.

No loading, unloading or waiting shall occur on Slaugham Place or any adjoining highway.

Designated Areas

The following areas shall be designated within the site:

- A primary loading and unloading area within the site compound
- Temporary unloading zones adjacent to individual plots as required
- A designated turning area suitable for rigid HGVs up to 10 metres in length, enabling vehicles to turn within the site boundary without reversing onto Slaugham Place. This arrangement is based on swept-path principles to ensure vehicles can turn within the site boundary.

These areas shall be maintained in a suitable condition at all times.

Operational Controls

The following measures shall be implemented:

- All deliveries coordinated by the Site Manager or appointed supervisor
- Banksman present during all HGV manoeuvres
- Vehicles to manoeuvre at low speed within the site
- Reversing movements minimised
- Clear pedestrian segregation maintained
- Temporary barriers used where necessary
- If the turning area is temporarily unavailable, deliveries will be rescheduled or vehicles instructed to leave and return later. No reversing onto Slaugham Place will be permitted.

Waste Management

- Skips located within the site compound
- Skip exchanges pre-booked
- No skip placement on Slaugham Place
- Waste segregation encouraged where practicable
- All waste removed by licensed carriers

8. Site Compound, Plant and Material Storage

A dedicated site compound will be established within the future phase land to the east of Plots 10, 12, 13, 14 and 15.

The compound will accommodate site welfare facilities, site offices, storage areas, plant parking and designated loading/unloading zones.

Site Accommodation

The following facilities will be provided within the compound:

- Site office
- Welfare cabins (toilets, drying room, rest facilities)
- Secure storage containers
- First aid facilities

All accommodation will comply with current health and safety requirements.

Material Storage

Materials will be stored in an organised and secure manner within designated areas of the compound and plot curtilages.

Controls include:

- No storage within Root Protection Areas
- No storage within Construction Exclusion Zones
- Hazardous materials stored in bunded containers
- Lightweight materials secured against wind
- Regular inspections by site management

Bulk material storage will be kept to minimum levels to avoid unnecessary visual and environmental impact.

Plant Storage

- Mobile plant and equipment stored within compound when not in use
- Plant maintained in good working order
- Refuelling undertaken in designated areas with spill kits available
- Drip trays used where appropriate

Site Housekeeping

- Daily inspections of compound and storage areas
- Waste removed regularly
- Materials stacked safely
- Access routes kept clear at all times

9. Hoarding, Fencing and Site Security

Prior to the commencement of construction works, the site shall be secured with appropriate temporary fencing and hoarding to define the construction area and restrict unauthorised access.

Perimeter Treatment

The following measures shall be implemented:

- 2.4 metre high temporary security fencing or hoarding around active construction areas
- Solid hoarding provided where construction activities are adjacent to neighbouring properties or public access routes
- Lockable access gates to all vehicular and pedestrian entrances
- Maintenance of fencing and hoarding throughout the construction period

Security Measures

- Site secured outside working hours
- Welfare and storage units locked when not in use
- Plant immobilised when unattended
- Lighting provided where required for security purposes
- Regular site inspections by management

Visual Impact

Hoarding and fencing will be maintained in a clean and tidy condition. Graffiti or damage will be removed promptly.

Signage will be limited to branding, statutory and safety requirements.

10. Wheel Washing and Highway Protection

To prevent the deposition of mud, debris and dust onto the public highway and private road, appropriate wheel washing and highway protection measures shall be implemented prior to the commencement of groundworks.

Wheel Washing Facilities

A wheel washing facility shall be installed within the site boundary immediately adjacent to vehicular access.

This shall comprise either:

- A fixed jet wash system; or
- A mobile pressure wash unit with designated wash-down area

The selected system shall be maintained in full working order throughout the construction period.

All HGVs and site vehicles shall be visually inspected prior to leaving the site and shall be washed where necessary.

Highway Protection Measures

The following measures shall be implemented:

- Formation of a hardstanding area at the site entrance
- Regular sweeping of Slaugham Place as required
- Immediate removal of any mud or debris deposited on the carriageway
- Provision of spill kits on site

- Daily inspections of access and adjacent highway

Any contamination of the highway shall be cleaned as soon as reasonably practicable following identification.

Monitoring

A log of highway inspections and cleaning activities shall be maintained on site and made available to the Local Planning Authority upon request. Daily visual inspections of the site access and road approaches will be undertaken by site management.

11. Dust, Air Quality and Emissions Control

Although the site is not located within an Air Quality Management Area, measures will be implemented to minimise dust, airborne particulates and vehicle emissions throughout the construction period.

Dust generation is expected to be highest during groundworks, cut and fill operations and external works.

General Control Measures

The following measures shall be implemented:

- Regular damping down of exposed ground and haul routes during dry or windy conditions
- Use of water sprays during excavation and earthworks
- Covering or damping of stockpiled materials
- All muck away and aggregate vehicles sheeted
- Use of hardstanding within compound and access areas
- No dry sweeping; damp or mechanical methods only
- Minimisation of drop heights when loading materials

Plant and Equipment

- Selection of modern, well-maintained plant where practicable
- Engines switched off when not in use
- No unnecessary idling
- Regular maintenance in accordance with manufacturer guidance

Cutting and Grinding Activities

- Use of on-tool dust extraction systems where practicable
- Localised water suppression where appropriate
- Enclosure or screening of high-dust activities

Monitoring and Complaints Response

- Site inspections undertaken daily by site management
- Additional mitigation implemented if dust complaints received
- Temporary suspension of dust-generating activities if required
- Dust monitoring equipment deployed if persistent issues arise

Additional mitigation measures will be implemented in response to substantiated complaints or where monitoring indicates elevated impacts.

12. Noise and Vibration Control

Construction activities will be managed to minimise noise and vibration impacts on neighbouring residential properties and users of Slaugham Place.

All works shall be undertaken in accordance with the approved working hours and with reference to the principles of BS 5228:2009 – Code of Practice for Noise and Vibration Control on Construction and Open Sites.

General Measures

The following controls shall be implemented:

- Selection of low-noise plant and equipment where practicable
- Regular maintenance of plant to minimise excessive noise
- Use of silencers and acoustic covers where appropriate
- Location of static plant away from sensitive boundaries where possible
- No radios or amplified music audible beyond site boundary
- Avoidance of unnecessary revving of engines

Working Practices

- No noisy works outside approved hours
- High-noise activities scheduled during mid-morning and mid-afternoon periods where practicable
- Avoidance of simultaneous high-noise operations
- Temporary acoustic screening used if required
- Particularly noisy activities, including piling (if required), concrete pours, cutting and compaction works, will be carefully programmed and managed to minimise disturbance
- Construction working hours will comply with planning conditions. No routine construction activities will take place outside these hours without prior approval.

Vibration Control

- Careful selection of compaction and breaking equipment
- Monitoring of vibration where appropriate
- Immediate review of methods if complaints received

Complaints Response

Any noise or vibration complaints will be recorded and investigated in accordance with the complaints procedure set out in Section 14. Additional mitigation measures will be implemented in response to substantiated complaints or where monitoring indicates elevated impacts. Where necessary, working methods will be adjusted to mitigate impacts.

13. Tree Protection and Ecological Considerations

The site is located adjacent to existing trees and woodland areas, including Root Protection Areas and a woodland buffer to the northeastern boundary.

Tree protection measures will be implemented having regard to the arboricultural information submitted in support of the original planning application in accordance with BS 5837:2012 – Trees in Relation to Design, Demolition and Construction.

Tree Protection Measures

The following controls shall be implemented prior to and throughout construction:

- Installation of protective fencing around Root Protection Areas
- Establishment of Construction Exclusion Zones
- No storage of materials, plant or equipment within protected areas
- No level changes, excavation or compaction within RPAs
- No discharge of concrete washings or hazardous materials within tree protection zones

Protective fencing shall be installed prior to commencement of groundworks and shall be retained until completion of construction.

Site Induction and Awareness

- All operatives will receive a site induction covering tree protection requirements
- Tree protection areas clearly marked
- Toolbox talks provided where necessary

Ecology

No specific ecological constraints are known to affect this phase of development.

However, good practice measures will be adopted, including:

- Avoidance of unnecessary vegetation clearance
- Protection of woodland buffer
- Prompt reporting of any unexpected ecological issues

Monitoring

The Site Manager will be responsible for monitoring compliance with tree protection requirements and ensuring any damage is rectified immediately. Any damage to protective fencing shall be rectified immediately.

14. Public Engagement and Complaints Procedure

The Principal Contractor recognises the importance of maintaining good communication with local residents and stakeholders throughout the construction period.

Appropriate engagement measures will be implemented prior to and during construction works.

Pre-Commencement Engagement

Prior to commencement of works, the following measures shall be undertaken:

- Letter drop to neighbouring properties on Slaugham Place and surrounding area

- Provision of information on proposed programme and key stages
- Notification of site contact details

Ongoing Communication

During construction:

- A site notice board will be installed at the site entrance
- Contact details for the Site Manager will be displayed
- A dedicated project email address and telephone contact number will be provided to residents and displayed on the site notice board prior to commencement of works.
- Residents will be notified in advance of any particularly disruptive works or abnormal deliveries

General updates will be issued where necessary in response to programme changes or significant activities.

Complaints Management

All complaints will be recorded and investigated promptly.

A complaints log shall be maintained on site detailing:

- Date of complaint
- Nature of complaint
- Complainant details (where provided)
- Action taken
- Outcome

The following procedure shall apply:

- Initial acknowledgement within 24 hours
- Investigation and response within 48 hours
- Implementation of mitigation where required

Where a complaint cannot be resolved at site level, it will be escalated to senior management of the Principal Contractor and, if necessary, discussed with the Local Planning Authority. The complaints log shall be made available to the Local Planning Authority upon request.

15. Monitoring, Compliance and Review

Responsibility for implementation of this Construction Management Plan rests with the Principal Contractor, Martin Homes Construction.

The Site Manager shall have day-to-day responsibility for ensuring that all construction activities are undertaken in accordance with the requirements of this CMP.

Site Management Procedures

The following procedures shall be implemented:

- All operatives and visitors to receive a site induction covering CMP requirements
- Site rules issued and displayed within welfare facilities
- Regular toolbox talks addressing traffic management, environmental controls and safety

- Daily site inspections undertaken by site management
- Weekly management reviews of compliance
- All subcontractors and suppliers will be contractually required to comply with the provisions of this Construction Management Plan

Record Keeping

The following records shall be maintained on site:

- Delivery and vehicle movement logs
- Highway inspection and cleaning records
- Complaints log
- Incident reports
- Site inspection records

These records shall be made available to the Local Planning Authority upon request.

Review and Updating

This CMP shall be reviewed periodically and updated where necessary to reflect:

- Changes in construction methodology
- Programme revisions
- Feedback from residents or authorities
- Identified operational issues

Any material changes to the CMP shall be submitted to the Local Planning Authority for approval where required.

Non-Compliance

Where non-compliance with this CMP is identified, corrective action shall be implemented promptly.

Persistent non-compliance may result in removal from site in accordance with site management procedures.

16. Conclusion

This Construction Management Plan has been prepared to ensure that the construction of Plots 10, 12, 13, 14 and 15 at Slaugham Manor is undertaken in a controlled, safe and environmentally responsible manner.

The measures set out within this document are intended to minimise disruption to neighbouring residents, protect the private access road, safeguard existing trees and woodland, and ensure compliance with planning requirements.

This Construction Management Plan has been agreed with the Principal Contractor, Martin Homes Construction, and will be implemented in full throughout the construction period.



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