



NEIL PIKE
ARCHITECTS

PROPOSED RESIDENTIAL DEVELOPMENT OF 2 DWELLINGS AT
WOODSIDE GRANGE, WOODSLAND ROAD, HASOCKS

**CONSTRUCTION MANAGEMENT PLAN (IN REFERENCE TO
CONDITON 22 OF APPLICATION DM/23/2687)**

APRIL 2026

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1. INTRODUCTION

This Construction Management Plan (CMP) has been prepared in support of the proposed development comprising the construction of two detached dwellings at the above site, in direct response to Condition 22 of Application DM/23/2687.

The purpose of this document is to demonstrate how the construction phase of the development will be carefully managed in order to minimise disruption to the surrounding area, protect neighbouring amenity, maintain highway safety and ensure that works are carried out in a safe, efficient and environmentally responsible manner.

This document should be read in conjunction with the accompanying Construction Environmental Management Plan (CEMP), also submitted as part of this DOC Application, prepared by ROAVR Group, which provides further technical detail in respect of noise, vibration, dust suppression and broader environmental control measures. The two documents are intended to complement one another and should be read together.

2. CONSTRUCTION PROGRAMME AND TIMETABLE

It is noted that the wording of Condition 22 requests 'a timetable for the commencement, construction, occupation and completion of the development.' In response, an anticipated construction programme is set out below.

Whilst the timetable principally focuses on the sequence and duration of the construction phases, rather than specifying a fixed commencement date or exact occupation date, this is considered appropriate at this stage given that precise start dates are often dependent upon the discharge of pre-commencement conditions, contractor programming, weather conditions and material availability.

Notwithstanding this, it is confirmed that the requirement to address the commencement of development is fully acknowledged within the timescales set by the Planning Approval Notice, with works anticipated to begin promptly following the formal discharge of the relevant planning conditions and mobilisation of the appointed contractor. Similarly, occupation of the dwellings is anticipated immediately following practical completion of all construction and associated external works, including any final commissioning, testing and snagging operations necessary to ensure the development is ready for residential use.

Phase	Anticipated Duration	Indicative Timing
Prelims and Site Setup	1	Week 1
Site Clearance & Setting out	2	Weeks 1-2
Foundations and Below Ground Drainage	6	Weeks 2-7
Superstructure to Buildings	11	Weeks 7-17
Roofs, Windows and External Envelope	3	Weeks 16-19
First Fix Services & Internal Partitions	3	Weeks 20-23
Attenuation	4	Weeks 24-27
Insulation and Plaster	5	Weeks 24-28
Underfloor heating to First Floor, Painting and Tiling	3	Weeks 28-30
Kitchens & Flooring	2	Weeks 31-33
Second Fix Finishes & Fit-Out	5	Weeks 34-37
External Works, Surfacing & Landscaping	9	Weeks 34-42
Testing, Commissioning & Snagging	2	Weeks 41-42
Completion and Occupation of Dwellings	2	Weeks 43-44

3. ANTICIPATED CONSTRUCTION VEHICLES

The anticipated construction traffic will be modest and proportionate to the scale of a two-dwelling development.

Vehicle Types

- 3.5 tonne vans used by site operatives and subcontractors
- 7.5 tonne flatbed delivery vehicles
- Ready-mix concrete wagons
- Grab lorries / skip lorries for spoil and waste removal
- Timber and roof truss delivery vehicles
- Small HIAB vehicles for plant delivery
- Occasional low-loader for mini excavator / telehandler delivery

Anticipated Frequency

Average daily vehicle movements: 4–8 two-way movements

Peak periods (foundation pours / timber frame / roof deliveries): up to 10–12 two-way movements

Waste collection: 1–2 collections per week

Concrete pours: 1–2 isolated days during substructure works

All deliveries will be pre-booked and coordinated to avoid congestion.

4. ACCESS, ROUTING AND DIRECTIONAL SIGNAGE

All construction vehicles shall access the site via the existing approved site entrance from the public highway.

Routing

- Contractors and suppliers will be instructed to use the primary classified road network wherever possible.
- Delivery drivers will receive a site routing plan in advance.
- No waiting or idling on the public highway will be permitted.

Directional Signage

Temporary signage will be erected as necessary, including:

- “Construction Traffic” directional arrows
- “Site Entrance” signs
- Speed restriction reminders
- “No Contractor Parking in Road” notices

Signage will be maintained for the duration of the works.

5. SITE COMPOUND AND WELFARE FACILITIES

A temporary site compound will be established within the site boundary in a position that does not interfere with safe construction operations or access.

The compound will include:

- Secure site office cabin
- Welfare cabin with WC and handwashing facilities
- Drying / rest area for operatives
- First aid point
- Fire extinguishers and spill kits
- Secure material storage area
- Waste segregation skips

The precise layout will be reviewed as the build progresses to suit each phase of works.

6. OPERATIVE AND VISITOR PARKING

All site operatives and visitors will park within the site boundary only.

Provision will be made for:

- Operative parking spaces within a designated temporary parking area
- Visitor parking adjacent to the site compound
- Turning space to allow vehicles to enter and leave in forward gear

No contractor parking will be permitted on neighbouring land except in exceptional circumstances.

7. LOADING, UNLOADING AND WASTE REMOVAL

A dedicated loading and unloading area will be maintained within the site.

Measures include:

- All materials to be unloaded within the site boundary
- Assistance for reversing vehicles where necessary
- Deliveries scheduled outside school-run and local peak traffic periods where possible
- Waste removed via covered skips or grab lorries
- Segregation of timber, metal, inert spoil and general waste streams

All waste will be removed by licensed contractors to authorised facilities.

8. STORAGE OF PLANT AND MATERIALS

Materials and plant will be stored in designated areas within the site compound and working zones.

This will include:

- Palletised materials stored on level hardstanding
- Covered storage for cementitious products
- Secure lockable storage for tools and fuel
- Timber stored clear of boundaries where possible
- Hazardous substances stored in bunded containers

Storage areas will be arranged to prevent obstruction of access routes and drainage paths.

9. WHEEL WASHING AND HIGHWAY PROTECTION

To protect the public highway from mud and debris, the following measures will be implemented:

- Temporary wheel washing facilities or jet wash station near the site exit
- Road sweeper attendance as required
- Hardcore tracking at the site entrance
- Regular inspection of adjacent highway surfaces
- Immediate removal of mud or debris deposited on the highway

These measures will remain in place for all groundworks and periods of wet weather.

10. DUST AND NEIGHBOUR PROTECTION MEASURES

The site is located in proximity to existing neighbouring properties, and appropriate controls will be implemented to protect residential amenity.

Measures include:

- Damping down of exposed surfaces during dry weather
- Water suppression during cutting and demolition activities
- Sheet covering of skips and loose materials
- Controlled stockpile heights
- No burning of waste on site
- Use of pre-mixed materials where practicable
- Site boundary checks and daily housekeeping

Neighbours will be provided with contact details for the site manager in the event of concerns.

11. NOISE, VIBRATION AND WORKING HOURS MANAGEMENT PLAN

Construction activities will be managed to minimise noise and vibration impacts on neighbouring occupiers.

Permitted Working Hours

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:

Monday – Friday: 08:00 – 18:00 hours

Saturday: 09:00 – 13:00 hours

Sundays and Bank/Public Holidays: No work permitted

No noisy deliveries, plant operation, radios or external works will take place outside these hours.

Noise Control Measures

- Use of modern silenced plant and equipment
- Switching off engines when not in use
- Use of acoustic covers where necessary
- Selection of lower-impact construction techniques where practicable
- Locating fixed plant away from sensitive boundaries
- Avoidance of unnecessary dropping of materials

Vibration Control Measures

- Use of smaller compact plant suitable for the scale of development
- Controlled ground compaction methods
- Limiting duration of compaction works
- Monitoring of works adjacent to boundaries

12. SURFACE WATER RUN-OFF DURING CONSTRUCTION

Information in this respect is included within the C.E.M.P. provided by the ROAVR group. Additional measures however include:

- Temporary interception channels where required
- Silt control socks / traps near drainage points
- Storage of loose materials away from drainage routes
- Prompt covering of exposed soils during heavy rainfall periods
- Use of permeable temporary hardstanding where practicable
- No contaminated water will be allowed to discharge directly onto the public highway.

13. SITE MANAGEMENT CONTACTS

At this stage, certain site management contact details are unknown, however prior to commencement of works, full site management details will be displayed on the site notice board and made available to neighbouring occupiers if required. These include site operations manager, Health and Safety Coordinator and ROAVR contact.

The site operations manager and lead point of contact for this project will be Chris Baxter and his contact information as follows:

Chris Baxter
07825993533
Info@bbrcarpentry.co.uk

14. CONCLUSION

This Construction Management Plan demonstrates that the proposed residential development at Woodside Grange, will be delivered in a safe and well-managed manner, with suitable controls in place to protect highway safety, neighbouring amenity and the local environment.

The appointed contractor will review and refine this document prior to commencement to reflect the final build methodology, while maintaining the principles and mitigation measures set out above.