



Construction Management Plan

Fernfield Homes Ltd

Land at Summerhouse Lane, Harefield, Uxbridge UB9 6HS

Planning Permission: 1131/APP/2025/2465

Applicant/Developer: Fernfield Homes Ltd

This CMP remains in force for the entire construction period and will be updated if methods or phasing change. Site inductions will brief all personnel on the latest version.

1. Site & Scheme Overview

- Four new dwellings following demolition of existing equestrian storage buildings.
- Accessed from Summerhouse Lane via Bellevue Terrace (narrow and used as a footpath).
- Green Belt woodland edge setting; sensitive residential frontage nearby.
- Site compound, welfare, parking and materials storage located at the front of the site (see forthcoming Site Logistics Plan).

2. Phasing of Development Works

Phase 0 – Pre-start

- Submit/approve CMP; notify neighbours; install signage; pre-condition photo survey of Bellevue Terrace and Summerhouse Lane; utilities searches; tree protection fencing.

Phase 1 – Site Setup & Enabling

- Erect perimeter hoarding/heras; establish welfare, parking, storage, wheel-wash at the site front; install traffic marshalled access gate; implement environmental monitoring (dust/PM, noise, vibration).
- Ecology checks if required; selective vegetation clearance (outside bird nesting season unless checked by ecologist).

Phase 2 – Demolition & Groundworks

- Soft strip, demolish equestrian buildings; segregate and remove waste; bulk earthworks; foundations; drainage stubs; temporary surface water controls.

Phase 3 – Superstructure

- Masonry/timber frame erection; roofs; external envelope; first-fix M&E.

Phase 4 – External Works & Services

- Drives, boundaries, services connections; permanent SuDS measures; landscaping preparation.

Phase 5 – Fit-Out & Commissioning

- Internal finishes; second-fix; testing/commissioning; remove compound; final surfacing; soft landscaping; demobilise once highway is clean and snag-free.

3. Working Hours

- Mon–Fri: 08:00–18:00
- Sat: 08:00–13:00
- No working on Sundays or Bank Holidays.
- Deliveries banned during local peak hours (08:00–09:15 and 15:00–16:30) unless expressly agreed for safety-critical reasons.

Emergency works outside these hours will be notified to the LPA and neighbours where practicable.

4. Traffic Management, Access & Parking

4.1 Approach & Access

- Sole construction access via Summerhouse Lane → Bellevue Terrace → site gate.
- Bellevue Terrace is narrow therefore a foreman/banksman will guide large vehicles in and out of the site at all times. Two-way radios used between gate and holding point.
- Vehicle sizes restricted to rigid vehicles and small vans where possible. Any exceptional loads to be scheduled off-peak with prior notice and additional marshals.

4.2 Site Gate & Pedestrian Priority

- Set-back, gated entrance with “Pedestrians First” signage and a stop/slow system operated by the banksman.
- All reversing is banksman-assisted; turning is within site wherever possible.

4.3 Contractor Parking & Travel Plan

- All parking within site compound (no contractor parking on Bellevue Terrace or Summerhouse Lane).
- Car-share encouraged; secure cycle stands provided; local public transport/walk routes briefed in induction.

4.4 Peak-Hour Reduction Measures

- Delivery booking system with capped daily slots; consolidation of loads; off-site fabrication to reduce trips.
- No skip exchanges, concrete pours or scaffold deliveries during peak windows unless agreed with LPA/highways with enhanced marshal cover.

5. Highway Cleanliness & Wheel Washing

- Wheel-wash station at the front of site (jet-wash and rumble grid) with drainage to silt interceptor; runoff contained on site.
- Dedicated operative to inspect and clean the highway; road-sweeper deployed as needed.
- Sheeting of all loads; no tracking of mud; daily gate area cleaning; incident log if any debris escapes.

6. Dust, Noise & Vibration — Risk Assessment & Controls

This CMP follows IAQM guidance for demolition/construction and the GLA SPG on dust and emissions. A proportionate Dust Risk Assessment (DRA) has been completed and will be kept on site.

6.1 Monitoring

- Vibration: PPV spot monitoring for compaction/piling (if any) near sensitive receptors.

6.2 Dust Controls

- Hardstanding to site entrance and internal haul routes; speed limit 5 mph.
- Damping down (mist suppression) for demolition, cutting and in dry/windy conditions; no dry sweeping.
- Material stockpiles covered or crusted; locate away from boundary; just-in-time deliveries to minimise stock.
- Scabbling/cutting with on-tool extraction and wet methods; no bonfires on site.
- Covered skips; remove waste promptly; jet-wash of wheels/undercarriages.

6.3 Plant Emissions

- NRM to meet current Stage V (or best available) standards; switch-off idling; locate generators away from receptors; use mains/electric plant where feasible.

6.4 Noise & Vibration Controls

- Quiet plant and acoustic shrouds; orientation of fixed plant away from neighbours.
- Time-restrict the noisiest tasks; tool-mounted vibration control; pre-condition surveys offered to immediately adjacent properties if required.

6.5 Complaints & Exceedances

- Community contact board at gate with Site Manager phone/email.
- Any complaint triggers an investigation, duty-holder response within 24 hours and corrective actions recorded in the Environmental Log.

7. Site Setup, Storage & Materials Management

- Compound at site front to include welfare, stores, parking and wheel-wash (see forthcoming Logistics Plan).
- Segregated, labelled storage for aggregates, timber, metals, plasterboard etc.
- Hazardous substances in COSHH store with spill kits; fuels on drip-trays; refuelling zone bunded.
- Deliveries scheduled to place materials directly at point of use to reduce double-handling.

Waste

- SWMP principles applied: prevent, segregate, reuse, recycle; licensed carriers only; duty-of-care paperwork retained; no burning of waste.

8. Construction Workforce Welfare

- Welfare cabins with potable water, toilets, canteen; managed waste; cleaning regime; potable water restock schedule.
- First aiders on site; accident log; defibrillator location posted in site office.

9. Security & Site Rules

- Solid hoarding/heras with privacy scrim; locked gates; CCTV covering the gate; out-of-hours alarms.
- Mandatory PPE; site induction for all; no parking off site; no idling; no radios audible off site; smoking/vaping only in designated area.

10. Compliance Statement

This CMP satisfies the planning condition requirements by setting out:

- Phasing;
- Working hours;
- Mud control and wheel-washing;
- Traffic management, access and parking with peak-hour reduction;
- Dust risk assessment and controls (IAQM/GLA-aligned) with monitoring for dust, noise and vibration;
- On-site storage of construction and demolition materials; and
- A commitment to maintain and operate the site in accordance with these measures for the full construction period.

Appendix A

