Construction Management Plan

Fernfield Homes Ltd

Land at Summerhouse Lane, Harefield, Uxbridge UB9 6HS

Application: 1131/APP/2026/1927
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.
- 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. Working Hours

- Mon–Fri: 08:00–18:00
- Sat: 08:00–13:00
- No working on Sundays or Bank Holidays.
- Deliveries during local peak hours (08:00–09:15 and 15:00–16:30) to be avoided, however if unavoidable, the LPA is to be notified.

3. Traffic Management, Access & Parking

3.1 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.

3.2 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.

3.3 Contractor Parking & Travel Plan

- All parking within site compound (no contractor parking on Bellevue Terrace or Summerhouse Lane).

4. Highway Cleanliness & Wheel Washing

- Wheel-wash station at the front of site (jet-wash).
- Dedicated operative to inspect and clean the highway; road-sweeper deployed as needed.

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

5.1 Monitoring

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

5.2 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.
- Material stockpiles covered; locate away from boundary where practical.
- Covered skips; remove waste promptly; jet-wash of wheels/undercarriages.

5.3 Plant Emissions

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

5.4 Noise & Vibration Controls

- Quiet plant and acoustic shrouds; orientation of fixed plant away from neighbours where practical.
- Time-restrict the noisiest tasks.

5.5 Complaints & Exceedances

- Community contact board at gate with Site Manager phone/email.

6. Site Setup, Storage & Materials Management

- Compound at site front to include welfare, stores, parking and wheel-wash (see forthcoming Logistics Plan).
- 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.

7. Construction Workforce Welfare

- Welfare cabins with potable water, toilets, canteen; managed waste; cleaning regime.
- First aiders on site; accident log.

8. Security & Site Rules

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

Appendix A


FFL: 54.650
APPROVED NEIGHBOURING SCHEME
Site welfare and storage
Site parking
Wheel washing facility