

Construction Management Plan

Land to Rear of 32 Avondale Road, Waterloooville

Ref: 197-AVD_CMP

Last Revised: 2nd October 2025

Construction Management Plan

1.0 Introduction

The following report consists of key details and events relating to the development of 1 no. house on Land to Rear of 32 Avondale Road, Waterloooville, PO7 7ST. The project reference is '32 Avondale Road'. Details relating to the phasing of the development, facilities on site, construction works and deliveries, access and egress, protection and location of amenities can all be found within this report.

The report should be read in conjunction with the approved drawings, as well as the full construction issued drawings, submitted, and approved by the Local Authority.

1.1 Planning Reference Number

The relevant planning portal reference number, as approved by the local authority is as follows:
APP/23/00728

1.2 Site Address

Land to the Rear of 32 Avondale Road
Waterlooville
PO7 7ST

A site location plan can be found at the back of this report (Appendix A).

1.3 Project Details & Overview

Anticipated start date: March 2026

Phase I (Plot I) Duration: 9 Months

A project programme, in the form of a Gantt chart has been included. (Appendix B).

1.4 Site Description & Context

1.4.1 The Application site is situated on the northern side of Waterloooville and lies within the main residential area. Waterloooville comprises a medium sized settlement offering a range of local services and facilities together with public transport linkages between Denmead, Clanfield, Purbrook & Havant.

The Application Site itself is located on the south eastern side of Avondale Road at the very end of the road. Avondale Road is accessed from London Road, which acts as the main thoroughfare running north-south through the settlement.

The property currently lies vacant, it was once part of the construction area for 32 & 34 Avondale Road but was then surplus to requirements. It is accessed via a shared entrance by 32 Avondale Road, which it shares with 32 & 34 – however the site in question owns the accessway and maintains full rights.

1.4.2 The proposal incorporates the clearance of the existing site and grading to achieve a mainly level site. Prior to formal construction, new designed retaining walls will be installed to the boundaries of 32 & 30 Avondale Road to accommodate the topographical change.

Construction of the site relies on the development of 1 house in accordance with the following schedule.

Plot 1 – 1163 sq ft (3 Bedroom Detached)

The site currently is supplied mains underground power, which produces single phase power, as well as mains water supply. The site is directly adjacent to a foul sewer line, which will be accessible from the driveway. As mentioned above, access to the site is formed by the access drive from the end of Avondale Road along the shared drive, which has been acquired as part of these works.

- 1.4.3 It is evident that the site is surrounded by residential dwellings on 4 boundaries, As such, caution must be undertaken in the highlighted receptor, to ensure that activities such as noise, dust, fumes and lighting are mitigated and maintained in a safe way, to ensure an approach which integrates with the surrounding environment.

2.0 Site Management

2.1 Site Personnel

Site & Project Management:	Alfie Goss Landmark Living Ltd alfie@landmark-design.co.uk 01489 899033 / 07899 890631
Main Contractor:	“Same as Above”
Developer:	Landmark Living Ltd
Structural & Civil Engineer:	David Button Cowan Consultancy Ltd david.button@cowanconsult.co.uk 01489 577488
Sustainability & Environmental Consultant:	EPS Group admin@epsgroup.co.uk 0115 7270599
Ecological Consultant:	Peach Ecology enquiries@peachecology.co.uk 07887 248031
Community Liaison Manager:	Landmark Living Ltd alfie@landmark-design.co.uk 01489 307201 / 07899 890631

2.2 Development Site Layout & Welfare Arrangements

2.2.1 Site Accommodation & Welfare Arrangements

Site Accommodation will be provided by means of a welfare unit container as shown on the following Site Welfare Layout. Which will provide heating, drinking water, drying facilities, lighting, as well as toilet and kitchen facilities. This will be situated in the north of the site in the 'compound'

2.2.2 Segregation of Pedestrians, Cyclists & Development Traffic

Public rights of way are not affected by the development, nor by construction traffic entering the development.

2.2.3 Construction Management Site Plan

The construction management site plan, can be seen in Appendix E.

2.3 Construction Phasing

As this build only relates to 1 property, we will only have one construction phase. We aim for the work to take around 9 months to complete.

2.4 Site Personnel & Visitors

2.4.1 Staff Induction

All those working on site will be briefed during the induction stage on the main risks associated with the site and relevant information which can be found below. The site manager will check for evidence of competence when personnel arrive on site which may include training records. Visitors will be given a brief site induction – they will be always accompanied. No persons under the age of 18 years will be allowed on the site.

Induction is not intended to provide general health and safety training, but it should include a site-specific explanation of the following;

- a. Senior Management commitment to Health & Safety
- b. The outline of the project
- c. The individuals immediate line manager and any other key personnel
- d. Any site-specific health and safety risks, for example in relation to access, transport, site contamination, hazardous substances, and manual handling
- e. Control measures on the site, including
 - i. Any site rules
 - ii. Any permit-to-work systems
 - iii. Security arrangements
 - iv. Arrangements for personal protective equipment, including what is needed, where to find it and how to use it
 - v. Arrangements for housekeeping and materials storage
 - vi. Facilities available, including welfare facilities
 - vii. Emergency procedures, including fire precautions, the action to take in the event of a fire, escape routes, assembly points, responsible people, and the safe use of any firefighting equipment
- f. Arrangements for first aid
- g. Arrangements for reporting accidents and other incidents

- h. Details of any planned training, such as 'toolbox talks'
- i. Arrangements for consulting and involving workers in Health & Safety, including the identity and role of representatives of employee safety

2.4.2 Procedures

When a person enters the site, albeit contractor, manager, delivery drivers or public, all presence must be made known at the site office. Personnel must sign in when they enter the site, and sign out when they exit the site, using the site logbook located at the site office. On entering the construction site, correct PPE must be adhered to and will be always enforced by the site manager. Visitors will be given Hi-Visibility vests and a suitable hard hat for general protection when moving around the site. Details of the correct PPE requirements will be displayed on the site hoarding, as well as by the site office and welfare unit.

2.4.3 Communication

To properly communicate the contents of this report, all personnel on site will be required to complete a site induction which is mandatory and will be inspected and signed off by the site manager. The induction handbook will contain a summary of all the information required, which can be further evidenced in a printed copy of the construction management plan, if need be, which will be made available to all personnel in the site office.

2.5 Managing Materials, Site Storage & Good Housekeeping

2.5.1 Waste Storage & Disposal

As shown on the construction site plan, raw materials, demolition arisings and other waste products are to be housed in appropriate waste bins and skips within the area shown on the plan for waste storage. Not only does this provide a safe means of storage which is free from contamination, away from welfare facilities and enclosed from the public, but it also provides clear access for cleaning and removal from the site, by a licensed waste removal company, as required.

2.5.2 Housekeeping Arrangements

As mentioned above, all waste material is to be stored in the marked waste collection area, which is enclosed and concealed from public eye and surrounding properties. Plant and Machinery is to be kept within the designated storage containers or within the plant storage area, which provides discretion as well as added security to protect for visual sighting, and the possibility of theft. All tools must be kept within the locked storage container at the end of the day, to deter from theft and antisocial behaviour, as well as any possible risk to the public.

All materials are to be kept within the marked area, in an orderly stacked pile, which is approved by the site manager, to aid in the expedition of moving of materials, as well as mitigating harmful overlooking into the site. All materials are to be placed onto solid ground, elevated from the ground using timber bearings, to provide ventilation to all materials.

The construction site and built houses are to be swept, tidied and cleaned on a daily basis, with checks being undertaken at the end of the day by site manager, in the interest of a clean and tidy site to mitigate visual impact and risks to health & safety. The site manager will take disciplinary action on personnel which are neglecting this policy.

2.6 Site Security

The site is currently enclosed with security heras fencing or high topographical boundaries with residential fencing. All the boundaries of the site will be maintained for the duration of the works.

The site is only accessible from Avondale Road. There will be metal security gates installed to the front of the subject site. The gates are to be locked by the site manager every night, keeping the site secure and the risk of entry to an absolute minimum by the public. Security lighting will be in place on the welfare unit, operated at nightfall by motion sensors and will be used throughout the build to deter antisocial behaviour.

Health & Safety notices will be displayed on the main access gates as well as the heras fencing, which display key H&S risks and measures ALL personnel must adhere to, to mitigate the risk of injury and promoting a safe site.

3.0 Community Liaison & Communication

Essential Requirements

A display board shall be prominently displayed at all times. All boards shall detail the nature of the works being undertaken, a contact name, telephone number (including a telephone number to be used outside normal working hours), and a postal address where any enquiries can be sent.

The telephone number provided to local residents and businesses shall be maintained at all times whilst the development works are taking place in order to respond to any enquiries and complaints.

Regular communication with neighbouring residents and any community groups shall be maintained throughout the duration of the works to provide updates on the scheduled works and any changes that may occur as a result of unforeseen circumstances.

A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

3.1 Community Engagement

The site manager and contractor will engage with the community and local residents prior to construction by means of a letter of commencement. In this letter, we aim to present contact details for neighbours to use if needed, as well as make a point of contact. We will also take the opportunity to ask about any particulars the resident wishes to address, which could aid them in receiving the works in a more positive manner. For instance, if they wished for a particular fence or planting method near their property, we may be able to accommodate, to allow a positive approach from all parties.

We intend to present a phone number which will be monitored daily by the site manager throughout the build, allowing regulatory bodies, residents, and occupiers of adjacent premises to contact with any queries, complaints or requests as required.

Any unavoidable nuisance ie. Noise, dust, roadblocks will be presented to all neighbours in a timely fashion. We will provide notices of any and all works which detail the dates, time and durations of the works and provide contact details if they should have any queries relating.

We have approached the adjacent residents and have put them into a WhatsApp group chat with the site manager, so that they can be updated on timings, deliveries that may cause inconvenience and if they have any issues. It has been a well-received ideas by the residents.

4.0 Implementation, Monitoring and Corrective Action

Essential Requirements

A responsible person shall undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

4.1 Enforcement of the Construction Management Plan

The construction management plan is to be enforced on site at all times. This will be demonstrated by the Site Manager, following on from the induction to all personnel on their first time within the site. It is intended that a checklist will be drafted which will allow the aspects of this CMP to be cross checked for compliance. The site manager will complete weekly site inspections to correlate that all parts of the CMP are complying and have been carried out, as detailed within this report. The findings of the checklist will be recorded and will be used to fulfil parts of the H&S file, to be issued to HSE on the completion of the build in accordance with CDM Regulations 2015. Any personnel found to be in negligence of the policies and rules outlined hereby, will face warnings and possible disciplinary action for multiple violations.

When recording negligence, personnel will be brought to the site office to have a conversation with the site manager, to correct the issue, with a verbal warning issued. Repeat violations of site rules and procedures will be addressed by disciplinary action, involving the person(s) leaving the site, until instructed to return to the site by the Site Manager or Principal Contractor.

5.0 Site Operations

5.1 Hours of Operation - Essential Requirements

The working hours for the development site (including any construction and demolition activity) shall be:

- 08:00 to 17:00 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No working on Sundays or Public Holidays
- No Piling operations should commence prior to 09:00

These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the local planning authority. These hours may be amended by the local planning authority where local circumstances demand as necessary.

5.1.1 Enforcement of the Construction Management Plan

Any unplanned works that are required to be operated outside of standard working hours, such as waste collection, concrete pouring and material delivery will be approved by the site manager, and notice will be given to all neighbouring properties to alert them to any deviances.

5.2 Delivery & Transport of Materials, Plant & Equipment to Site

i) Deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours:

- 08:00 to 16:30 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No deliveries on Sundays or Public Holidays

Any deliveries outside the above hours cannot be undertaken without prior written approval of the local planning authority.

ii) Delivery vehicles shall not be permitted to wait, queue, or circulate on the public highway when the development site is not open for deliveries

5.2.1 Loading & Unloading Materials

All unloading and loading of materials, site waste and other products will only take place within the site compound. Designated spaces have been allocated for the safe collection and storage of these items. As seen in the construction site plan, delivery vehicles will be assisted to reverse onto the site, unload or load and then exit the site in a forward gear. A designated wash bay has also been allowed for, next to a mains water tap, which will be required by all vehicles before exiting the site, during wet weather when the site condition is not good.

5.3 Highways and Development Traffic Management

5.3.1 Temporary Construction Access

No provisions are required for temporary construction access into the site, as the existing main access road is to be utilised by all construction traffic at all times of the build.

5.3.2 Site Parking

Site parking by operatives and visitors will be solely within the construction site. There will be a minimum of 3 spaces provided, which will support all the anticipated vehicles using the site on a daily basis. Every effort will be made to mitigate construction traffic parking on Avondale Road, and any contractors found to be doing so will be asked politely to move to within the confines of the site where possible.

NB* It is worth mentioning, whilst every attempt will be made to discourage parking on Avondale Road, the highway belongs to Hampshire County Council and is a public highway, therefore the parking of public vehicles, albeit from the proposed works or general public is past the realms of our control.

5.3.4 Temporary Signage

A temporary sign will be installed on Avondale Road, indicating that a construction access turn is approaching, and that construction traffic may be merging into the road, in the interest of highway and pedestrian safety. The intended sign can be seen below:



5.3.5 Traffic Management

Due to the existing access road into the site, and the ability for all deliveries and works to be maintained within the confines of the site, no physical traffic management plan is hereby submitted. However, general duties and care will be adhered to when managing vehicles. Any personnel helping vehicles turn onto Avondale Road will be required to wear the correct PPE to satisfy H&S requirements with CDM regulations 2015.

5.3.7 Diversions on the Public Highway

It is not anticipated to cause any diversion, disruption or other use to the public highway during the project timeframe.

5.4 Noise & Vibration

- i) All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- ii) All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available) and shall be maintained in good and efficient working order.
- iii) All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- iv) Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- v) Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- vi) All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- vii) Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- viii) All generators used on site should not be audible at or beyond the site boundary outside of approved working hours
- ix) The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- x) No stereos or similar amplified devices shall be audible at the site boundary.

5.5 Dust

- i) All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- ii) Any equipment used to cut paving blocks, kerbs, flagstones etc. shall be operated with a water suppression attachment or a dust filter.
- iii) Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
- iv) Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.
- v) Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- vi) Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised, and fine water sprays should be used on equipment where necessary.
- vii) Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.
- viii) All vehicles carrying dusty materials shall be securely covered.
- ix) Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowzers or fixed sprayers as appropriate). A water suppression contingency plan should be included detailing water supply to site and what equipment will be kept available (e.g. number and size of bowzers, sprinklers, mist canons etc.)
- x) Areas where there is regular vehicular movement should have a consolidated surface which shall be kept in good repair.

5.5.1 Dust Mitigation Measures

Dust will be mitigated using dust suppression systems during dry periods. The existing mains water supply, shown on the site plan, will be utilised to provide sprinklers to the access road in order to keep them wet and free from dust. The sprinklers will be pipe lagged to provide adequate frost prevention and will be set on timers to come on at regular intervals.

5.5.2 Dust on the Highway

We aim to keep the highway clear from dust and dirt by using a vehicle wash bay. However, in the event that the public highway becomes dusty or dirty, we will arrange for a private road cleaning contractor to come and sweep/wash the road on a regular basis during dirty periods in order to preserve the condition of the public highway.

5.6 Mud & Cleaning

Regular sweeping of access roads to the site must be carried out where mud is likely to affect residents and/or highway safety. In dry conditions damping down of road surfaces will be carried out to control dust. A vehicle wheel wash will be provided to minimise carry-over to the highway.

5.7 Artificial Lighting

- i) Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).
- ii) The direction and angle of any external lighting will not cause light spill, glare, or nuisance to neighbouring properties or highway users. Where practicable, the use of shields or covers will be used to minimise the level of obtrusive light beyond the site boundary.
- iii) Any light sensors fitted will be adjusted as such to ensure that they are only activated from activity on the development site.
- v) The use of external lighting overnight will be minimised consistent with safe access, egress, and security of the development site.

6.0 Waste Management

Essential Requirements

There shall be no burning of waste at any time on development sites.

The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the local planning authority on request.

The appointed contractor(s) shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas (streets, laneways, footpaths and reserves).

5.1 Managing of Waste

As shown on the construction site plan, raw materials, demolition arisings and other waste products are to be housed in appropriate waste bins and skips within the area shown on the plan for waste storage. Not only does this provide a safe means of storage which is free from contamination, away from welfare facilities and enclosed from the public, but it also provides clear access for cleaning and removal from the site, by a licensed waste removal company, as required.

5.2 Hazardous Materials

The site has not been identified with containing any harmful or hazardous materials, such as Asbestos. However, if a hazardous material is discovered on site, it must be brought to the attention of the site manager, immediately.

On discovering and identifying the material, it must be discarded with in the appropriate manner. This will entail using an approved disposal company which can safely identify, remove and dispose of the hazardous materials in accordance with the relevant policies, and approved under their licenses.

7.0 Environment

7.1 Soil & Land Management

7.1.1 Site Won Materials

The management of any site won materials will be fulfilled using the assigned material and waste storage areas. Any material such as topsoil, hardcore etc. will be reused where necessary or removed using the appropriate channels. They will be sectioned into organised piles which are easily identifiable and are not within the path of construction traffic.

7.1.2 Environmental Management

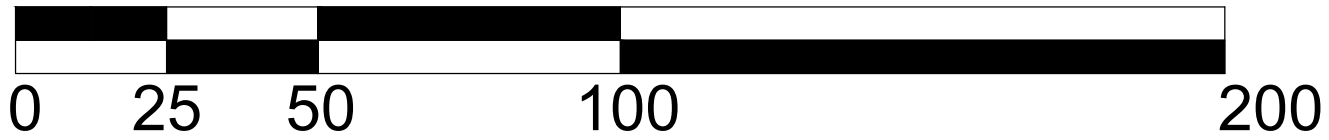
Whilst there is a need for managing materials and buying stock while prices are low, the requirement to house less material on site is advantageous to the site and will allow for a lower visual impact of the construction works. We will work proactively with suppliers and the projected Gantt chart to predict more accurately when supplies are required, to prevent surplus materials sitting idle within the material store for long durations.

In the event of a material spillage, which is likely to contaminate the ground, the appropriate measures will be addressed at the time to ensure the safe dealing of the material. In the event of a fuel spill, the correct procedure as outlined by HSE, covering with area with an absorbent material ie. Sand and leaving to soak for 2 hours, whilst protecting the area with barriers from the public.

8.0 Appendices and Supporting Documentation

Please find attached hereafter, the relevant appendices and documents which are otherwise too large to be contained within this CMP. A schedule for which can be found below:

Appendix A	Site Location Plan as Existing
Appendix B	Proposed Gantt Chart
Appendix C	Construction Management Site Plan



SCALE BAR 1:1250

Notes

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DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

Rev:-	Description:-	Date:-	Chkd by:-

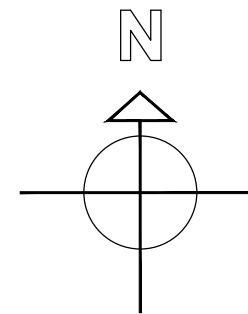


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Project:-	Proposed Residential Development Land to the Rear of 32 Avondale Road Waterlooville Hampshire		
Title:-	Site Location Plan		
Client:-	Classic Construction (Southern) Ltd		
Scale:-	1:1250 (@A3)		
Drawn By:-	PJD	Checked By:-	
Date:-	17/07/23	Date:-	
Job.No:-	230012	Drg.No:-	01

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SITE LOCATION PLAN (1:1250)



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Rev	Description	Date	Check by



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Project:
Proposed Residential Development
Land to the Rear of
32 Avondale Road
Waterlooville
Hampshire

Title:
Car Parking Plan

Client:
Classic Construction (Southern) Ltd

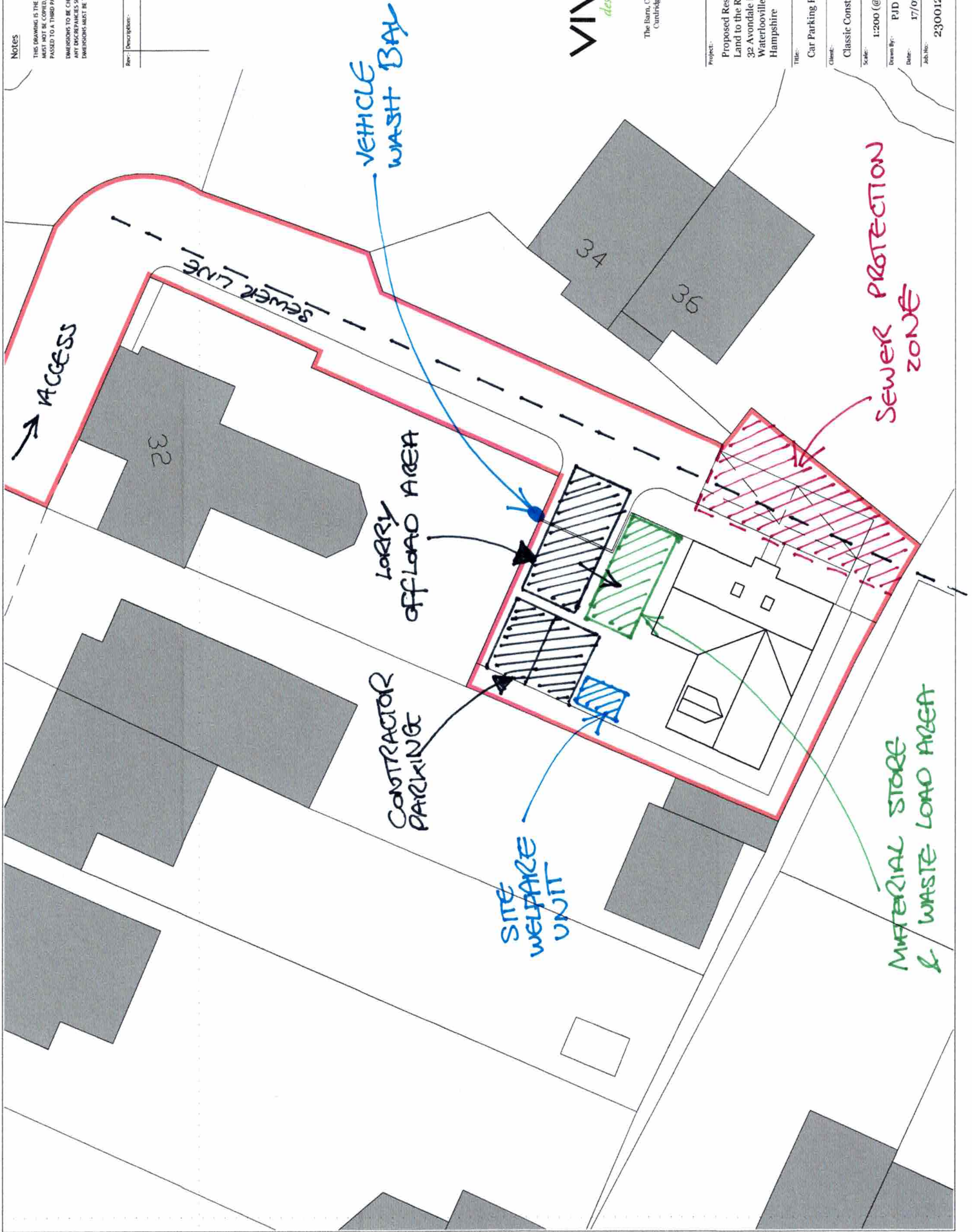
Scale:
1:200 (@A3)

Drawn By:
PJD

Checked By:
Date:
17/07/23

Job No:
230012

Rev:
06



Project Gantt Chart

LTR 32 Avondale Road

Oct-25 rev.

Work Task	Work Days
Pre Construction	
Site Survey & Setting Out	1
Ground Investigation	1
Site Establishment	1
Site Clearance	1
Drainage Protection Measures	1
Substructure Works	
Set Out Foundations	1
Excavate Foundations	3
Pour Foundations	1
Substructure Blockwork	2
Service Ducts & Sleeves	1
Underground Drainage	1
Install Block & Beam Floor	3
Superstructure	
Set Out & Prepare Soleplates	2
Erect Ground Floor Walls	5
Install Floor Joists	2
Erect First Floor Dwarf Walls	5
Install Internal Structural Bracing	1
Install Timber Cut Roof Rafters & Steelwork	5
Roof Felt & Batten Installation	2
External Works	
Install Fascias & Soffits	3
Install Roof Covering	5
External Wall Insulation	3
Brickwork to Eaves	10
Install Doors & Windows	2
Fit External Cladding Details	3
Guttering & Rainwater Goods	2
First Fix Services & Works	
First Fix Plumbing	5
First Fix Electrics	5
UFH Pipework	2
Install DPM, Insulation & Screed	3
Internal Works	
Insulation to External Walls, Floors & Roof	5
Vapour Control Layers	2
Plasterboarding	7
Door Lining, Window Boards & Stairs	5
Plastering & Skimming	10
Second Fix Services	
Second Fix Plumbing	5
Second Fix Electrics	5
Second Fix Carpentry	5
Kitchen Installation	5
Utility & Bathroom Fit-out	2
ASHP Commissioning & Install	1
Finishes & Final Works	
Wall & Ceiling Decorations	7
Floor Finishes	5
Final Clean	1
Snagging & Defect Correction	2
External Works	
External Drainage Connection & Testing	2
Driveways & Paths	3
Boundary Walls	5
Landscaping & Turfing	3
Sheds & Bin Stores	2
Testing & Commissioning	
Air Tightness Test	1
Electrical Test & Certify	1
Final Inspection	1
Building Control Sign Off	1
Client Handover & Occupation	1

