

Construction Management Statement (CMS)
High View, Idmiston Road, Porton
Application No: PL/2025/04645
Condition 10

1. Introduction

This Construction Management Statement (CMS) has been prepared in support of the demolition of the existing dwelling and annexe and the construction of three four-bedroom dwellings and one two-bedroom agricultural worker's dwelling, together with parking and garden areas.

The CMS sets out how the site will be managed to protect local amenity, highway safety and the natural environment.

2. Site Access

All construction traffic will access the site via the existing farm track on Idmiston Road.

A delivery booking system will be operated to prevent congestion, particularly during school drop-off and pick-up times.

3. Parking of Site Operatives & Visitors (Condition 10.1)

All contractor and visitor parking will be contained within the site and adjoining farm, which is under the ownership of the applicant.

No parking will be permitted on Idmiston Road or surrounding streets

Parking areas will be clearly signed and managed by the Site Manager

4. Loading & Unloading of Materials (Condition 10.2)

All loading and unloading will take place within the site

Vehicles will not unload from the highway

A banksman will be used for larger vehicles, if required.

5. Storage of Plant & Materials (Condition 10.3)

All materials, plant and equipment will be stored within the site boundary

Storage areas will be clearly defined

Hazardous materials will be stored in secure, bunded/approved containers

6. Security Hoarding (Condition 10.4)

Secure fencing or hoarding will be erected around the site before works commence

Hoarding will be maintained in good condition

Any public-facing sections will be kept clean and visually tidy

7. Wheel Washing Facilities (Condition 10.5)

Wheel washing facilities will be provided where required

The site access and adjacent highway will be inspected daily

Any mud or debris will be removed immediately

8. Dust & Dirt Control (Condition 10.6)

Water sprays will be used where required for demolition and groundworks during dry summer months

Stockpiles will be damped down in dry weather

All vehicles carrying spoil or waste will be sheeted
Hardstanding and access routes will be kept clean

9. Waste & Recycling (Condition 10.7)

Waste will be segregated to maximise recycling
Skips will be located within the site
All waste will be removed by licensed waste carriers
No waste will be burned on site

10. Protection of the Natural Environment (Condition 10.8)

All ecological protection and tree protection measures set out in the approved CEMP will be followed
No materials, vehicles or plant will enter protected areas
Pollution prevention measures will be used, including bunded fuel storage and spill kits

11. Construction Hours & Deliveries (Condition 10.9)

To protect nearby residents and the nearby Primary School, working hours will be:
Monday – Friday: 07:30 – 18:00
Saturday: 08:00 – 13:00
Sundays & Bank Holidays: No working
Deliveries will be:
Avoided during school drop-off and pick-up times
Scheduled and managed to prevent traffic congestion

12. Compliance

This CMS will be followed throughout demolition and construction unless otherwise agreed in writing by the Local Planning Authority.