

CONSTRUCTION MANAGEMENT PLAN

**Submitted in relation to planning application for erection of
two detached dwellings at Orangeburg Hornbury Hill
Minety for Rugrat Developments Ltd.**

Dated : 2nd September 2026

The Project

Construction of two two storey detached dwellings with attached garage / carport, associated parking, drainage and landscaping works.
The development is to be constructed using generally traditional materials, methods and systems.

The Project Team

Site Managers: Mr John Saunders

Part A – Amendments to the CMS Date Amendment Signature of Responsible Person

Part B – Arrangements for Managing the Development Organisation

It is the responsibility of the Site Manager on this development to ensure the compliance with this document is observed by all employees and contractors. The Site Manager may delegate aspects of Management to other members of the site team as identified in this CMS. However, the Site Manager retains responsibility for ensuring the roles are carried out.

Review of the CMS

The CMS will be reviewed throughout the duration of the development and a formal review undertaken every 3 months by the Site Manager or if arrangements on the development alter. The review will examine the detailed control measures required for each element of the development and evaluate current performance.

Safety, Health and Environmental Inductions

All persons working on the project will be provided with a SHE Induction identifying site rules and general requirements prior to commencing work. The site-specific rules and relevant emergency procedures will be

communicated and included in the induction. Training provided to operatives will be evaluated by Site Management to ensure they have achieved the required competency to carry out the tasks. Inductions will include all aspects of SHE control measures on site including the requirements to manage and segregate waste in accordance with this CMS. Induction will also ensure that all site operatives are aware of the procedures minimising water and air pollution.

Selection and Appointment of Sub-Contractors

The owners of the development maintain a pool of approved sub-contractors. These contractors are reviewed and vetted on a regular basis. The tender list for this development will be formulated from the approved pool. All reasonable efforts will be made to obtain contractors who are locally based and therefore minimise travel distances to site.

Health and Safety Management

All work on site will be managed in compliance with the specific Health and Safety Plan. All task specific Health and Safety Management will be in compliance with Risk Assessment and Method Statements produced by the approved Sub-Contractors.

Statutory Notices

The following notices will be completed (where required) and displayed on Site. • Health & Safety Law poster 'What you should know' • Site Rules • Emergency Procedures • Fire Action Notice • Employers Liability Insurance Certificate

Emergency Procedures

Emergency procedures in the event of fire, accident, contact with live services, Dangerous Occurrence or a significant environmental incident will be displayed throughout the site facilities. Any other emergency requirements for the project are detailed in this CMS. The site location plan, displayed on site, identifies the site muster/assembly points and evacuation routes. Evacuation procedures will be communicated to site personnel at the Site Induction. An emergency contact and phone number will be displayed on the site access fencing in the event of an out of hours incident.

Welfare Facilities

Provisions will be provided including: • A canteen area containing chairs and tables, facilities to heat food and boil water and washing facilities for utensils • Adequate toilets and a suitable drying room for wet clothing • Facilities will be inspected daily by Site Management and will be cleaned daily

Unauthorised Access

The boundary to the site is to be secured through the use of heras metal fence panels with the gate securely fixed during out of hours to restrict

access to the public. Arrangements for the access are that the main pedestrian and vehicular entrance to the project will be via the approved access onto Hornbury Hill. The perimeter fencing will be checked regularly (at least once a day) to ensure there is restricted unauthorised access.

Delivery, Loading and Unloading of Materials and Plant

The main access point into the development will be via the existing access situated at the front of the development. This access point will form both entry and exit locations for site traffic and this will remain throughout the whole of the construction phase. Deliveries and unloading will occur within the confines of the site, using the existing access as described above and a turning head within the site. There may be rare occurrences where unloading has to take place directly from the existing highway due to size of vehicle or item, or more typically due to temporary lack of access due to main laying etc. These are limited to small amounts of time and are unavoidable. The type and frequency of vehicle movements will vary as the project progresses. Peaks will occur during concrete pours and when excess spoil is being removed. Standard heavy/articulated lorry/ rigid bed vehicles will deliver bricks, blocks, timber, roof tiles etc. A typical week may include one of the following - one block delivery, one stone wagon, one concrete wagon, a roof tile delivery, a roof truss delivery, a delivery of timber joists or similar. Plus up to five additional vehicles per week delivering kitchens, bathroom suites, stairs etc. The only outsize vehicles will be large low loaders delivering and removing excavators, such exceptional movements are unlikely to exceed four visits during the life of the site. Deliveries will be planned to arrive out of peak traffic hours such as morning, lunchtime and evening commute to minimise disruption.

Site Working Hours & Delivery Access Times

The site construction hours will be restricted to Monday - Friday 8:00am to 6:00pm and 8:00am to 1:00pm Saturdays. Construction work will not be permitted on Sundays and Bank Holidays. Please note that on very rare occasions the Main and Service Companies (Water, Gas & Electricity) may have to work outside normal hours to minimise power / water disruption to homes and businesses. As mentioned above delivery vehicles will be encouraged to arrive on site outside of peak traffic movement times, typically after 9am and before 3pm. Site working and arrival times will be covered at the operative site induction.

Contractor Vehicle Parking Policy

There will be dedicated parking facilities for operatives within the site boundaries to reduce the likelihood of on-street parking. There will be 2 operative vans on average daily entering the site, Parking arrangements will be covered at each site safety induction.

Storage

Generally goods will be stored off site at the main contractors yard and delivered on a "just in time" basis, therefore no permanent large store area will be designated. However there will be some space within the site area for the odd occasion when items need to be stored temporarily.

Waste Management

The strategy for waste reduction is primarily to adopt a waste minimisation strategy which will reduce the amount of raw material used on site and therefore the amount of wasted resources discarded. This is undertaken in accordance with the following waste hierarchy:

1. Eliminate - Avoid producing waste in the first place.
2. Reduce - Minimise the amount of waste you do produce.
3. Re-use - Use items as many times as possible.
4. Recycle - Recycle what you can only after you have re-used it.
5. Dispose - Dispose of what is left in a responsible way.

Waste production is likely to fall into the following categories:

Waste Group (incl. European Waste Code)

170107 - Mixed Inert (Bricks, blocks, tiles, ceramics) 170802 - Gypsum
170201 - Timber 170203 – Plastics (Rainwater goods, Drainage) 200301
- Mixed compactable Hazardous

Part C - Site Rules specific to this Development

Detailed below are the site rules for this project, which will be included in the Safety, Health & Environmental Induction.

Item Site Rule

- 1 All operatives must receive an induction before being allowed to commence work on site.
- 2 All inducted persons must sign in and out when arriving and leaving site.
- 3 All visitors to site must sign in and out of the site and be under the control of site management at all times.
- 4 The working hours on this site are: Monday to Friday 8.00am until 6.00pm Saturday 8.00am until 1.00pm
- 5 Alcohol and drugs are forbidden on site unless the drugs are prescribed and will not affect that person's ability to work in a safe manner.
- 6 The site speed limit is 10 mph.
- 7 All persons on site must follow the access routes on site and keep clear of hazardous areas such as designated traffic routes, material compounds or where overhead work is being carried out.
- 8 All personnel must be aware of the escape routes from the building and comply with instructions given from the fire plan during induction. The fire assembly point is located at the site entrance. No smoking in welfare facilities, site offices, plots under construction, completed properties or near flammable gases or liquids.
- 9 All accidents, incidents, dangerous occurrences and near misses must be reported to site management immediately no matter how small.

Building Plans

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REGULATIONS

- 10 Do not encourage or take part in horseplay of any kind.
- 11 Keep the site tidy dispose of litter properly, use designated waste skips provided and be considerate to people and their property. Don't leave your mess for others to clean up or fall over.
- 12 Any minor spillage must be cleaned up immediately and notified to site management.
- 13 Any major spillage must be contained and prevented from entering drains/sewers/water courses etc. and must be notified to the site management immediately.
- 14 Persons aged between 16 years and 18 years must have a suitable young person's risk assessment completed and be under close personal supervision.
- 15 The following PPE is mandatory on site, safety boots, high visibility vest/coat, safety helmet (EN397). Other items i.e. ear protection, eye protection, hand protection, respiratory protection etc shall be worn where required by risk assessment.
- 16 All sub-contractors must instruct their operatives of the relevant safe method of work, risk assessments, COSHH assessments, and manual handling assessments as required. Acknowledgement of this information for each operative must be recorded and issued to site management.
- 17 Welfare facilities (canteen, W.C's, drying room etc) are provided on site for everyone's benefit, action will be taken against anyone found defacing or abusing these facilities.
- 18 Scaffolding erection and alterations on site must only be carried out by competent scaffolders. If you require alterations contact site management. Do not use scaffolds/ working platforms with 'scaffold incomplete' notices displayed.
- 19 All electrical tools used on site must be 110v or battery powered and PAT tested every 3 months with suitable markings to demonstrate evidence of last test carried out.
- 20 All ladders and step ladders used on site must be class 1 type, suitable for the task which must be risk assessed and included on the work equipment inspection regime.
- 21 No person other than a trained and competent electrician is permitted to carry out work on electrical equipment.

Item Site Rule Appendix 1:

Site Specific Measures to Reduce Dust Pollution

Machinery, fuel and chemical storage and dust generating activities should not be located close to boundaries and sensitive receptors if at all possible. In dry weather the development will require washing or damping down of haul routes within the site. This is particularly important due to the proximity of existing residential properties. Provide hardstanding areas for vehicles and regularly inspect and clean these areas. Unpaved haul routes can account for a significant proportion of fugitive dust emissions, especially in dry or windy conditions, when the generation of dust through the movement of vehicles is exacerbated. To comply with

good practice, where possible, ensure hard surfaces or paving are used for all haul routes, even if routes are temporary.

Construction traffic •

All vehicles to switch off engines – no idling vehicles. • Effective vehicle cleaning and specific wheel-washing on leaving site when required. • All loads entering and leaving site to be covered. • No site runoff of water or mud.

Cutting, grinding and sawing

Ideally, these activities should not be conducted on site and pre-fabricated material should be brought in where possible. In cases, where such work must take place, then the following techniques should be followed: When materials, such as concrete slabs or bricks, are cut with a power tool without extraction or suppression, a second worker can pour water from a plastic bottle over the material as it is being cut. This greatly reduces the amount of dust generated and can stop the occurrence of a statutory nuisance. All equipment should use water suppressant or suitable local exhaust ventilation systems. Use dust extraction techniques where available. All other equipment should be fitted with water suppressant systems. Service all fans and filters regularly to ensure they are properly maintained.

Chutes and skips •

Securely cover skips. • Minimise drop heights to control the fall of materials. • Regularly damp down surfaces with water. • Hard surface areas where skips are to be stored.

Appendix 2

Site Specific Noise Reduction Measures

The Site rules will be followed with regard to adhering to the working times. Plant being used will need to comply with current legislation in regard to exhaust noise, and will be switched off when not in use. Deliveries will be planned to avoid the morning and evening rush hours.

Appendix 3

Wheel Washing Facilities

When it becomes necessary for wheel cleaning then a jet washer will be made available with an operative employed to clean off vehicle wheels. In the event that wheel washing is used regularly then a basic soakaway may need to be installed following the below method statement: During the groundworks operations vehicles exiting the site may carry deposits of clay or wet concrete, trapped on their tyres out on to the street. To prevent this occurring, a wheel cleaning regime will be implemented. Wheel cleaning will consist of two simple operations carried out by a designated operative, suitably attired for this work.

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1. Before leaving, the vehicle will stop in a clearly defined area and turn the engine off. If necessary any heavy deposits will be removed manually using scrapers or the like.
2. Following step one, wheels will be washed using a high pressure jet lance ensuring that any residual deposits lodged in the tyres are removed. If required the vehicle will move forward slightly to ensure that the complete circumference of the wheel is clean.
3. All run off will drain into a maintained 750x750x750 sump at the furthest point of the area. After natural dissipation of the water the solids will be removed and either disposed of or redistributed around the site as required. On completion wheels will be inspected and confirmed that the vehicle is fit to leave site. It is the site owners intention to minimise the impact to the surrounding area, keeping roads clean and safe for all road users. Site conditions will be continually monitored and the above wheel washing method implemented when required. If required a program of road sweeping can be scheduled on top of the wheel washing on site.

Building Plans

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