Framework Construction Management Plan

The purpose of a Construction Management Plan (CMP) is to help minimise impact to the local community during development works. The Oxford Local Plan states at Policy M2 that a CMP is required for all development of 500 sq.m or more of non-residential floorspace and sets out the following definition of a CMP within its glossary:

"The purpose of a CMP is to outline the proposed approach of a developer to implement a built scheme and manage construction works. It typically contains details of on-site procedures and processes, sequencing of the build programme, proposed construction methodology and proposals on traffic and environmental management measures. The number of items included in the plan is often dependent on the scale and complexity of the scheme. The Plan is submitted to the planning authority for approval, following which it must be strictly followed, with any changes requiring further approval from the authority. Items that might be included in a construction management statement include:

- *Drawings and plans*
- *Access arrangements for vehicles, plant and personnel*
- *Location of offices, unloading/loading areas, reception, site facilities, and so on*
- *Screening and hoarding details.*
- *Storage areas*
- *Control measures for dust and mud*
- *Site waste management plan*
- *Lighting of the site*
- *Drainage control measures*
- *Access and protection arrangements for the public*
- *Points of contact and complaints procedures."*

Many of these requirements require the detailed input of the contractor as they will be able to advise in detail on the methodology of construction and management of the site. Typically, contractors are not appointed until planning permission is achieved. Therefore, this document is intended to provide a framework upon which a more detailed CMP will be developed prior to works commencing on site. The applicant would welcome a suitably worded condition requiring the approval of the CMP prior to works commencing.

In addition, it is recognised that the application site has a unique set of circumstances which are likely to require further permitting or licencing following the grant of planning permission. This could include ecological licencing (Natural England), permitting associated with watercourses (Environment Agency) and Scheduled Ancient Monument consent (Historic England/ Department for Culture Media & Sport). The CMP would need to reflect any additional requirements of these licencing protocols.

The CMP is to be structured and commit to the following:

- Project description
- Project programme
- Roles and responsibilities
  - Construction Director will be named and maintain overall responsibility
  - Construction Project Manager will be named and the first point of contact for the community. They will have an active on site presence and manage the day to day running of the site. Responsible for health and safety, logistics, sub-contractor engagement and liaison with neighbours. The PM will be the “considerate contractors scheme” project champion
  - It is anticipated that banksmen will be necessary during deliveries
- Site set up
  - A detailed site layout will be provided
- Traffic management and logistics
  - Given the constraints on access to the site, it is vital to safely plan access and egress, construction deliveries, collections, and vehicle movement to minimise traffic congestion.
  - As far as possible, deliveries will be planned outside of peak periods
  - The CMP will detail engagement with the local highway authority and set out the delivery route map
- Neighbourly Relations and Considerate Construction
  - Establishing and maintaining good neighbourly relation is essential for the success of the project
  - As a minimum, the lead contractor will be expected to be a member of the “considerate contractors scheme”
  - It is expected that site working hours will be restricted to 07:30–18:00 Monday to Friday, and 08:00–13:00 on Saturdays. No works audible beyond the site boundary will be undertaken on Sundays or Bank Holidays
- Health and Safety
- Environmental controls: Noise & Vibration, Air Quality and Dust Control
- Waste Management
- Ecology and Arboriculture
- Archaeology