

Construction Management Plan

Unit H, George Curl Way, Southampton
SO18 2RX

Alice Drew
BSc (Hons) MSc MRTPI



Client: Parclub Holdings Limited

Date: September 2026

Ref: E-511-I-AD

Southern Planning Practice Ltd

Registered Office: Youngs Yard, Churchfields, Twyford, Winchester SO21 1NN
Tel: 01962 715770 E-mail: info@southernplanning.co.uk Website: www.southernplanning.co.uk
Registered in England and Wales No. 3862030

<u>Contents:</u>	<u>Page:</u>
1.0 PROJECT INFORMATION	3
2.0 THE SITE AND PROPOSED DEVELOPMENT	4
3.0 CONSTRUCTION PROGRAMME AND PHASING	5
4.0 CONSTRUCTION ACCESS ROUTES AND WORKING HOURS	5
5.0 ENVIRONMENTAL IMPACTS AND CONTROLS	6
6.0 TRAFFIC MANAGEMENT	6
7.0 DELIVERIES	6
8.0 PEDESTRIAN PROTECTION	6
9.0 SITE COMPOUND AND STORAGE	7
10.0 PROTECTION FENCING AND BARRIERS	7
11.0 WASTE MANAGEMENT PLAN	7
12.0 TOOLBOX TALKS	8
13.0 TEMPORARY LIGHTING	8
14.0 NOISE AND DUST CONTROL	8
15.0 COMPLIANCE AND MONITORING	9
16.0 CONCLUSION	9

I.0 PROJECT INFORMATION

I.1 This Construction Management Plan (CMP) has been prepared to provide information on the construction and management works to be undertaken in association with planning application ref: F/26/101981 at Unit H, George Curl Way, Southampton, SO18 2RX.

I.2 Purpose of this document:

- Establish procedure and controls that ensure safe and efficient construction.
- Minimise impacts on the surrounding environment, highways, and neighbouring land.
- Provide a clear, practical guide for all contractors, site operatives and stakeholders.

I.3 Scope of the CMP

This CMP explains how the construction will avoid or reduce environmental impacts. It sets out:

- Programme and phasing of construction (including soil stripping, importation and restoration)
- Defined construction zones and access routes
- Construction working hours
- Contractor parking arrangements
- Delivery management strategy
- Protection of pedestrian routes
- Location of compounds, plant, materials and temporary buildings
- Materials Management Plan (clean fill and soil handling)
- Protective fencing/barriers
- Waste Management Plan
- Staff toolbox talks
- Temporary lighting details
- Noise and dust control measures
- Requirement to adhere to the approved CMP throughout the construction phase

2.0 THE SITE AND PROPOSED DEVELOPMENT

- 2.1 The site is located within the Southampton International Business Park, which sits between Eastleigh and Swaythling. The M27 is situated to the south-west of the site, and Southampton Airport is to the north-east. Unit H is a large commercial building located on the north-eastern side of George Curl Way.



- 2.2 The proposed development seeks to change the use of part of Unit H to multiple Class E uses, comprising an indoor golf simulator centre, wellness facility, restaurant, and co-working / office space operated by Parclub. The majority of works will be internal, however a minor amendment to the eastern elevation is proposed to insert a new window.

3.0 CONSTRUCTION PROGRAMME AND PHASING

- 3.1 Construction will be undertaken in the following phases:

- I. Pre-commencement works:
 - Site set-up and fencing

- Installation of welfare facilities and compound
- 2. Site preparation:
 - Formation of access routes
- 3. Construction phase:
 - Internal works to layout
 - Insertion of new fenestration on eastern elevation

3.2 Contacts

Details of the person submitting the CMP:

- Alice Drew BSc (Hons) MSc MRTPI
- Address: Southern Planning Practice Ltd, Youngs Yard, Churchfields, Twyford, Winchester, SO21 1NN
- Phone: 01962 715770
- Email: alice@southernplanning.co.uk

Details of the Contract Administrator:

- *name*
- Address: *****
- Phone: *****
- Email: *****

Details of Site Foreman / Principal Contractor in charge of day to day works:

- *name*
- Address: *****
- Phone: *****
- Email: *****

3.3 Roles and Responsibilities

Client / Developer:

- Ensure the CMP is prepared before starting any development phases.

- Appoint a qualified consultant to assist in creating and implementing the CMP.
- Appoint a Site Foreman / Principal Contractor to execute the CMP and oversee all other key contractors throughout the development phases.
- Distribute a copy of the CMP to all contractors, ensuring they review and provide feedback before implementation.

Principal Contractor:

- Obtain a copy of the CMP, review it thoroughly, and provide any feedback before its formal implementation.
- Ensure the CMP is fully implemented, and the latest version is always available on-site.
- Identify significant environmental aspects, impacts, and traffic management issues before demolition/construction, and address the relevant planning consent requirements.
- Implement specific controls for significant environmental and traffic management aspects to minimize or mitigate environmental damage and local impact, including resources for handling incidents.
- Control site access to prevent environmental hazards or pollution incidents, including emergency access and egress arrangements.
- Update the CMP as work progresses and ensure all site operatives and visitors are aware of and comply with its content.
- Provide site induction, information, and training to ensure employees, contractors, and visitors understand and engage with the CMP's aims and objectives.
- Ensure full compliance with environmental legislation related to the project's environmental aspects and impacts.
- Verify that all contractors comply with applicable environmental legislation before they begin work on-site.
- Conduct regular checks, inspections, and audits to ensure CMP compliance.
- Investigate and report any incidents or near misses, maintaining formal records throughout the project's duration.
- Serve as the first point of contact for the public, recording any complaints and addressing CMP non-conformance and corrective actions resulting from environmental or traffic incidents.

Key Contractors

- Implementing any control measures identified in the CMP related to their work activities.
- Complying with all applicable environmental legislation associated with their tasks.

- Ensuring their activities do not cause environmental pollution, harm to human health, or significant detriment to local amenities.
- Informing the Site Foreman/Principal Contractor of any non-conformances with the CMP or associated control measures.
- Reporting any environmental or traffic hazards or incidents that pose an immediate risk to human health.
- Displaying relevant site layout and location plans, including the site compound, storage locations, and car parking, on an information board at the site entrance or main site office

4.0 CONSTRUCTION ACCESS ROUTES AND WORKING HOURS

- 4.1 Access to the site will be via George Curl Way and construction vehicles will park within the designated parking area to the west of the building. This seeks to prevent blocking the roads surrounding the building, with specific regard to keeping access open for emergency vehicles entering and egressing the HLOWAA airbase. Signage will be installed to reinforce this arrangement.
- 4.2 The majority of construction will take place internally, with minor external works to install the window on the eastern elevation.
- 4.3 Construction activities will be limited to:
- Monday to Friday: *****
 - Saturday: *****
 - No work on Sundays or Bank Holidays

5.0 ENVIRONMENTAL IMPACTS AND CONTROLS

- 5.1 The following outlines the main aspects and potential impacts of the planned site activities, which may impact on the local environment. For each aspect, the CMP will specify the control measures to be implemented to mitigate or minimise impacts on human health, the environment, and the local highway network.

Ecological

5.2 The following information outlines the measures to be used in the development to prevent any harm to protected species that may inhabit the site. At the time of compiling this CMP, no invasive species have been reported on the site. The common species of concern include:

- Japanese Knotweed
- Himalayan Balsam
- Giant Hogweed

5.3 Although no invasive species have been found, the site will be further investigated before commencing work to ensure this remains accurate. To protect neighbouring residences and businesses, the following sections of this report will address on-site activities that could negatively impact local wildlife.

Air Quality

5.4 Air quality is not likely to be impacted as a result of the development, due to building works being confined inside the building. The window fitting on the eastern elevation will not have an impact on air quality.

Noise and Vibration

5.5 Noise and vibration may come from:

- Traffic movements
- Machinery movements
- General construction activities.

5.6 In terms of impacts, significant ground-borne vibration can affect human health, reduce the quality of life for nearby residents, and disrupt the efficiency of business activities in the surrounding area. High levels of vibration may also damage nearby structures and infrastructure.

5.7 To minimise noise and vibration impacts, the following measures will be adopted:

General Activities:

- Work hours: Monday-Friday 08:00-17:00 (with restricted traffic movements), Saturday 08:00-13:00, no work on Sundays/Bank holidays.
- Out-of-hours work requires approval from Eastleigh Borough Council.
- Induction training and toolbox talks for site operatives.
- Drop zones and loading areas placed away from sensitive receptors.
- Informing local businesses about planned noisy activities.
- Use of screens or enclosures around the site perimeter.
- Radios at acceptable levels, monitored.
- Use of well-maintained plant and machinery conforming to standards.
- Careful erection of scaffolds and steelwork to avoid impact noise.

Traffic Movement:

- Deliveries during permitted hours only.
- Careful unloading to minimize noise.
- Routing delivery vehicles to minimize disturbance.
- Prohibition of waiting on all local roads in the vicinity of the site.

5.8 Despite the residential location, all efforts will be made to keep noise levels as low as possible to reduce nuisance to neighbouring businesses.

Waste Management

5.9 In terms of the proposed waste management, there will be measures to limit the impact of pests, odours and other nuisances on nearby residential properties and the school. The waste hierarchy will be followed to manage waste effectively.



5.10 The CMP aims to minimise waste generation and disposal during the project. Key strategies include:

Waste Prevention and Reduction:

- Accurate calculations for required materials.
- Strong procurement procedures to avoid over-ordering.
- 'Just in Time' delivery of materials.
- Secure storage of raw materials to prevent damage.
- Recording and monitoring waste movements.
- Use of skilled workers to reduce waste from poor handling.
- Assessing waste for re-use before recycling.

Recycling:

- Recycling waste on-site or via licensed carriers.
- Specified collections due to space constraints.
- Placement of skips in safe areas for waste removal.
- Placement of skips in safe areas for waste removal

Disposal:

- Disposal of non-recyclable waste to regulated landfill or incineration.

Duty of Care:

- Detailed checks on waste management organizations.
- Retention of duty of care documentation.
- Replacement of non-compliant waste organizations

Hazardous Substance Storage & pollution Prevention

5.11 Hazardous substances may be used during works, such as:

- Fuels
- Solvents
- Cleaning agents
- Adhesives / resins
- Paints

5.12 In terms of impacts, improper handling, storage, and use of hazardous substances can lead to spillages, impacting the environment and human health. Specific impacts include:

- Pollution of foul and surface water sewers

- Contamination of surface waters, land, and groundwater
- Inhalation and absorption by humans

5.13 Measures will be developed, implemented, and monitored to comply with regulations. Key controls include:

- Supervised deliveries by competent personnel
- Bunded and secure storage areas for chemicals
- Use of drip trays for leaks
- Regular inspection of drip trays and bunded areas
- Locating hazardous storage areas away from drains and watercourses
- Provision of spill containment equipment
- Regular inspection and replenishment of spill kits
- Storage of hazardous liquids in locked COSHH containers
- Investigation of leaks and spills

5.13 All environmental and traffic incidents will be reported immediately to the Site Foreman/Principal Contractor and the Client. Examples include:

- Spillage of hazardous substances
- Damage to habitats of protected species
- Releases of dust, particulates, and odours
- Non-compliant waste transfers
- Noise emissions causing health impacts
- Traffic incidents include excessive speed, debris dropping from vehicles, unreported accidents, and reckless driving.

6.0 TRAFFIC MANAGEMENT

6.1 Effective traffic management is crucial for this small-development, especially since it occurs in a business park environment. Measures include:

- Controlled construction traffic through George Curl Way, managed by a traffic marshal.
- Waste removal via HIAB grab at specified times.
- No waste receptacles in live school grounds or on the highway.

- 6.2 Traffic and transport activities related to the development can lead to several environmental impacts, including noise, dust, traffic congestion, safety hazards from moving vehicles and Highway damage/deterioration. To mitigate these impacts, the following measures will be implemented:

General Measures:

- Use local sub-contractors and suppliers where possible.
- Combine deliveries to reduce vehicle numbers.
- Encourage car sharing among workers.
- Use virtual meetings (Zoom or Microsoft Teams) to reduce travel.
- Implement temporary traffic management measures and use traffic marshals to control vehicle movements.

Vulnerable Road Users:

- Use traffic marshals to ensure cyclist safety during site deliveries.
- Guide HGVs during peak cycling times to reduce collision risks.
- Designate an off-highway area for delivery vehicles with appropriate lifting equipment to avoid impacting traffic on Moons Hill.

- 6.3 Incentives to use public transport will be promoted. In addition to the private car, the site is accessible via foot, bike, bus and train.

Parking

- 6.4 Contractor parking will be provided within the existing parking area to the west of the building. This is indicated on the aerial photograph below:



6.5 No parking will occur on George Curl Way to avoid obstruction to traffic from other uses within the Business Park.

6.6 The parking area will be clearly signposted and managed.

7.0 DELIVERIES

7.1 Deliveries will be scheduled to avoid peak traffic periods where possible.

7.2 All delivery vehicles will access the site via the agreed route.

7.3 A banksman will be used where necessary to manage safe entry and exit.

7.4 Deliveries will be coordinated to minimise congestion and disturbance.

8.0 PEDESTRIAN PROTECTION

8.1 Existing pedestrian routes through George Curl Way will be maintained and protected.

8.2 Signage and barriers will be erected where required.

8.3 Site traffic movements will be managed to minimise risk to pedestrians.

9.0 SITE COMPOUND AND STORAGE

9.1 A temporary compound storage area will be located to the west of the site, within the parking area shown above.

9.2 This area will include:

- Material storage
- Equipment storage

10.0 PROTECTION FENCING AND BARRIERS

- 10.1 Protective fencing will be installed around the trees and hedgerows which line the perimeter of the site.
- 10.2 The fencing will remain in situ for the duration of construction.

11.0 WASTE MANAGEMENT PLAN

- 11.1 Waste will be minimised and managed in accordance with the waste hierarchy:
 - Reduce, reuse, and recycle
- 11.2 Segregated waste containers will be provided.
- 11.3 Waste will be removed by licensed contractors.
- 11.4 Records will be maintained for waste transfers.

12.0 TOOLBOX TALKS

- 12.1 Regular toolbox talks will be provided covering:
 - Environmental awareness
 - Site surroundings awareness, including emergency vehicle movement within the area
 - Pollution prevention
 - Site rules and restrictions

13.0 TEMPORARY LIGHTING

- 13.1 Temporary lighting will be:
 - Kept to a minimum and only used when days are shorter during autumn/winter
 - Directional and low level to avoid conflict with the HIOWAA airbase and Southampton Airport
 - Lighting will be used only where necessary for safety and security

I 4.0 NOISE AND DUST CONTROL

I 4.1 Noise Control:

- Use of modern, well-maintained equipment
- Limiting noisy activities to working hours
- Construction will be mostly contained internally

I 4.2 Dust Control:

- Covering of stockpiles where necessary
- Monitoring and adjustment of activities as required.

I 5.0 COMPLIANCE AND MONITORING

I 5.1 The site manager will be responsible for ensuring compliance with this CMP.

I 5.2 All contractors will be required to adhere to its provisions.

I 5.3 The approved CMP will remain in force throughout the construction period.

I 6.0 CONCLUSION

I 6.1 Implementation of this CMP will ensure that construction is undertaken responsibly, safeguarding the environment, local amenity, and highway safety.