

Construction Management Plan
Old Gas Works, Ford Road, Arundel

- The operation of the CMP will aim to:
 1. Identify the key areas and operations where traffic management will be required During the construction period.
 2. Enable the actual effects of the construction to be monitored, evaluated and Managed so as to avoid or offset any potential complaints.
 3. Help maintain good relations with the local community, LPAs and other key parties during construction by enabling effective communication from the construction team.
- Key environmental and development related considerations are listed below:
 1. Local residents.
 2. Public Open Spaces, Rights of Way and Public Access.
 3. Construction traffic.
 4. Services.
 5. Topography, Geology and Soils.
 6. Noise.
 7. Waste Management.

2.2 Construction Management responsibilities:

- 2.2.1 The house building elements of the development will be managed and monitored by the following parties:
1. Oakford Homes Production Director.
 2. Contracts Manager.
 3. Site Manager and Assistant Site Manager.
 4. NHBC H & S Advisor/Inspector.

2.3 Arrangements for Developers and Contractors

- Prior to commencing work on site, contractors will submit their Risk Assessments and Method Statements to the Site Manager for approval; the Method Statements will set out how the environmental constraints will be taken account of.
 1. Earthworks and Imported Material.
 2. Prevention of Wafer Pollution.
 3. Nature Conservation.
 4. Topsoil Management.
 5. Control of Noise, Vibration, Dust, Mud, Bonfires and Light Pollution.

6. Site Working Hours.

7. Land Contamination.

2.3.1 The Site Manager will inform and induct all relevant staff and subcontractors they engage to work on site on the health, safety and environmental requirements of the project and should be satisfied that those they appoint are competent and are likely to fulfil their environmental responsibilities.

2.4 Monitoring and Enforcement

2.4.1 The Health, Safety and Environmental management performance will be monitored by Oakford Homes Production Director and the NHBC Health and Safety Inspector:

1. Regular inspections of the environmental conditions of the site, the progress of the construction works and their interactions with the environment.
2. Spot checks on Developers/Contractors procedures and documentation, including records of site inspections to verify compliance.
3. Periodic reviews (or otherwise as required in relation to progress on site) of the environmental performance of the project in comparison with the CMP strategy, relevant planning conditions and legislation.
4. Recording of all potentially damaging environmental incidents and complaints from third parties.
5. Review and monitoring of identified environmental constraints.

2.4.2 Any additional actions arising from the above will be defined in liaison with the relevant parties.

2.4.3 In the event of breaches of legislation, the requirements of the CMP or planning conditions, the Production Director will ensure that appropriate action to remedy the problem.

2.5 Environmental Incidents

2.5.1 An environmental incident is defined for the purposes of this CMP as any incident which may be construed as having a negative effect on the environment, the onus rests on the Site Manager, contractors and any other member of the project team to apply this interpretation widely, there are no restrictions on what may constitute an environmental incident as such: the system of detection and reporting must remain flexible so as to accommodate unusual or infrequently considered incidents.

- The following list includes some of the environmental incidents which it is anticipated may potentially occur during the project but is not intended to be exhaustive.

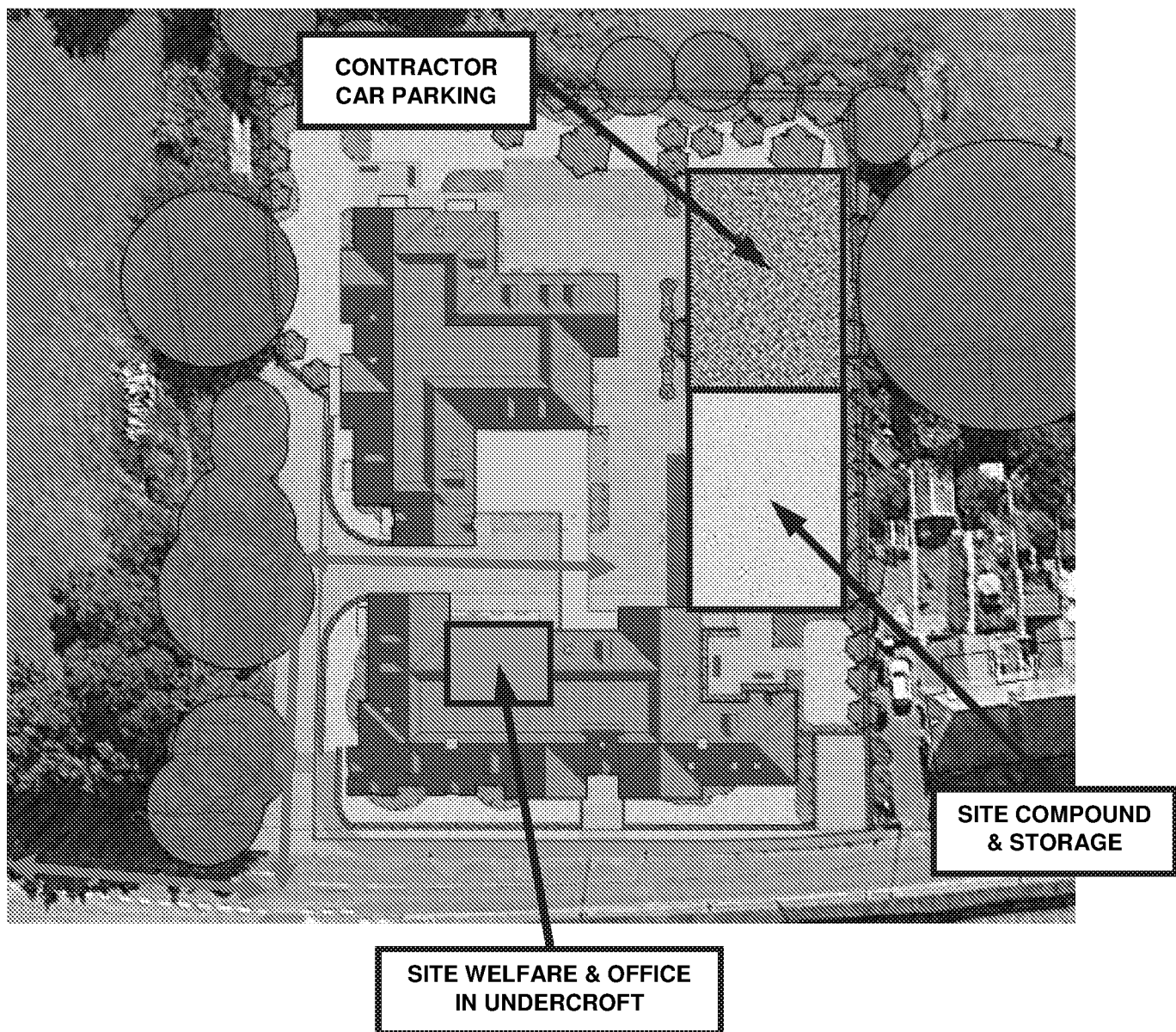
1. Trespass by members of the public into the construction site.
2. Obstruction of public rights of way.
3. Any spillage or discharge of potentially polluting matter such as oil, diesel concrete, cement, other construction materials, silty water, herbicides, lubricants, other chemicals, solid wastes and other materials.
4. Leaking machinery.
5. Improper storage or handling of fuels or chemicals (e.g. no bunds or drip trays).

6. Improper re-fuelling (e.g. outside bunded areas).
 7. Improper discharge of excavation dewatering.
 8. Improper incursion of construction works or vehicles into areas outside the approved project construction or into specified exclusion zones within the site.
 9. Damage to or removal of site fencing.
 10. Improper release of smoke fumes, noxious gases, dust, smells or other forms of air pollution likely to be prejudicial to health or nature conservation, cause a nuisance or complaint from members of the public.
 11. Improper noise generation likely to cause a nuisance or complaint from members of the public or impact on wildlife.
 12. Improper lighting causing glare to residential properties.
 13. Significant mud deposition on site roads.
 14. Fly-tipping of wastes or unauthorised deposition of waste materials.
 15. Burning of waste on site.
 16. Waste found in an unsuitable or unsafe place.
 17. Significant litter deposition.
- Site Accommodation and Parking

Please see the Appendix 1 'Site Accommodation and Parking Layout' for details of materials storage, site accommodation and parking.
 - Traffic Management Plan – Please see Appendix 2 'Traffic Management Plan'.

APPENDIX 1

SITE ACCOMODATION AND PARKING LAYOUT



Site Compound Layout

APPENDIX 2

TRAFFIC MANAGEMENT PLAN

OAK097 – Development at Ford Road, Arundel – Traffic Management Plan

- The site boundary will be secured by herras fencing with monaflex or hoarding with gates provided at vehicle access points. This will be maintained throughout the construction period.
- The site office and welfare facilities will be located as indicated on the Construction Management Plan and this will remain in place until completion.
- Hours in which vehicles will arrive and depart will coincide with site hours which are generally 8.00 a.m. – 6 p.m. Monday to Friday and 8.00 a.m. – 1.00 p.m. on Saturdays. No site works will be undertaken on Sundays or Bank Holidays. Assuming these comply with planning conditions.
- Access for all construction traffic and deliveries will be from Ford Road entering the site via the adjacent lane with the new vehicle crossovers being car parking areas and drainage will be undertaken as soon as possible to provide hard standing areas at the earliest opportunity.
- All construction traffic will be encouraged to undertake a site visit prior to commencing works on site. All suppliers and sub-contractors will be made aware of the residential location and advised that all deliveries are to be made on rigid vehicles and will approach the site from the North East direction (A27) and will be directed to leave the site the same way, i.e. turning right onto Ford Road towards A27.
- A jet wash will be provided adjacent to the construction access for the wheel washing of construction traffic if necessary.
- Loading and unloading of plant and materials will be undertaken on the site with no need for standing vehicles on the highway.
- Storage of plan and materials will be within the site compound as indicated on the drawing.
- Contractor parking will be provided on site as indicated on the site commencement drawing.
- A temporary building water supply will be used to dampen down the ground to control the emission of dust and dirt during construction if required.
- In terms of construction waste, this will be managed as follows:
 - Construction Waste – given the constraints of the site in terms of space, mixed waste skips will be used with the waste then being segregated at a transfer station, plasterboard waste will be segregated on site for collection and recycling by the manufacturer.



Right Turn Only on point
of exit from Development.

Entrance & Egress on
Ford Road to be from
direction of A27 ONLY

Site Location Plan