



Peter Evans Partnership
Transport Planning
& Highway Consultants

Permitted Care Development Dappers Lane Angmering, West Sussex

Frontier Estates

Construction Management Plan

LPA Planning Ref: A/114/18/PL

May 2021

21 Richmond Hill, Clifton
Bristol BS8 1BA

1.0 INTRODUCTION

1.1 This Construction Management Plan has been prepared in regards to construction of a permitted development of a 70 bed care home with associated parking, access, footpath and landscaping works at Broadlees on Dappers Lane in Angmering.

1.2 Planning permission for the development under reference no. A/114/18/PL was granted in May 2019 by Arun District Council, the Local Planning Authority. Condition 6 refers to the requirement for a Construction Management Plan:

'No development shall take place, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters, The Plan shall provide for:

- *An indicative programme for carrying out the works.*
- *The arrangements for public consultation and liaison during the construction works.*
- *Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method since foundation piling is likely to occur, the careful selection of plant and machinery and use of noise mitigation barriers.*
- *Detail of any flood lighting, including location, height, type and direction.*
- *The parking of site operatives and visitors.*
- *Loading and unloading of plant and materials.*
- *Storage of plant and materials used in construction and development.*
- *Wheel washing facilities.*
- *Measures to control the emission of dust and dirt during construction'.*

1.3 A contractor to construct the development has not yet been appointed and therefore a number of considerations and measures are subject to confirmation and updating when the contractor is on board.

2.0 SITE AND ACCESS CONTEXT

- 2.1 The site is adjacent to Dappers Lane and Water Lane that meet at a priority junction at the south-west corner of the site. Dappers Lane provides access to residential dwellings and business premises to the north of the site.
- 2.2 Water Lane continues south west to Angmering village centre where there are a Co-operative supermarket, pharmacy, public houses and village hall. To the north east Water Lane meets the A280 at a priority junction with right turns onto the A280 prohibited. The A280 to the north east meets the A27 at a grade-separated junction and to the south meets the A259.
- 2.3 The site is currently served by a driveway access off Dappers Lane some 100m north of the Water Lane junction. The development scheme proposes widening of this access by removal of a tree and vegetation to the north to provide a 5.5m wide kerbed bell-mouth arrangement.
- 2.4 A new section of footway will also be provided adjacent to the Dappers Lane carriageway as part of the development works.
- 2.5 The site has been cleared of structures.

3.0 CONSTRUCTION STAGE MEASURES

3.1 Contact

- 3.1.1 The contractor's appointed representative will deal with day to day management of construction traffic and implementation of the measures set out in this Construction Management Plan.
- 3.1.2 If requested the representative's contact details will be provided to Arun District Council planning and highway officers following appointment of the contractor.

3.2 Tree Protection

- 3.2.1 Prior to the start of major works appropriate measures to protect trees and vegetation that are to be retained will be installed within the site in accordance with the appropriate standards and agreement with the Local Planning Authority. This will also satisfy planning condition 10 of the consent. No materials, plant machinery, vehicles or temporary structures will be placed within the protected areas.

3.3 Construction Site Access

- 3.3.1 If not already undertaken the existing access will be widened at the start of the construction phase to enable all construction related traffic to satisfactorily enter and leave the site. The permanent access for the development will be formalised towards the end of the construction period to avoid potential damage to surfaces and kerbs by HGVs during construction.
- 3.3.2 Entry to the site will be controlled at the access by site security staff.
- 3.3.3 A suitable turning area will be provided within the site to allow construction vehicles to enter, turn around and leave the site in a forward gear.
- 3.3.4 If, on occasion, an abnormally large vehicle requires access to the site but cannot turn around off the highway traffic management measures to control the safe manoeuvring of the vehicle from and back to Dappers Lane and Water Lane will be implemented. This includes use of one or more qualified banksmen and other personnel to control vehicle movements and warn other road users. Banksmen will also assist with turning manoeuvres undertaken within the construction compound.

3.4 HGV Access Routes

- 3.4.1 The route to the site from the wider road network will be from the A280 some 450m to the east of the site and along Water Lane. Vehicles arriving from the north via the A27 will join the A280 at a grade-separated junction some 1.5km to the north-east of the site. Right turns into Water Lane are permitted from the A280.
- 3.4.2 Vehicles arriving from south of the site via the A259 will join the A280 northbound at a roundabout some 1.6km from Water Lane and then turn left onto Water Lane. To return to the A259 because right turns from Water Lane to the A280 are not permitted vehicles will turn left onto the A280 and continue to the roundabout at the A27 junction. Vehicles will then either turn around and return along the A280 or continue east and south along the A2700 Titnore Lane to join the A259/A2032.
- 3.4.3 The routes to the site are indicated at Appendix 1.
- 3.4.4 Notification of the available access routes to the site from the local road network will be provided to all contractor and sub-contractor personnel and delivery companies as part of contract agreements. HGVs will be instructed not to use Station Road and Water Lane through Angmering if arriving along the A259 from the wider area to the south west.
- 3.4.5 Subject to discussions and approval by the Highway Authority appropriate signage will be provided to direct construction and delivery traffic locally from the A280. Signage at the site access on Dappers Lane and Water Lane will also be provided to inform all local road users of the existence of construction traffic movements.

3.5 Site Security

- 3.5.1 The site will be secured and protected by solid hoarding or other appropriate measures such as Heras fencing along the boundary with the adjacent roads/highway and properties. The site hoarding will be maintained by the contractor throughout the construction process. Scaffolding will not be erected outside of the hoarding and will therefore not affect the public highway and other road users.
- 3.5.2 Temporary signage will be erected as necessary to ensure that contractors and visitors are able to find their way safely and easily around the site. Appropriate lighting for the site will be provided if required. During construction the contractor shall operate all best practice to minimise nuisance to local residences from any on-site lighting.
- 3.5.3 If construction is to be undertaken during hours of darkness then the following principles will be adhered to:
- The lighting design will seek to reduce visual intrusion and light spillage, including avoiding unnecessary use of lighting.
 - Where necessary lighting to site boundaries will be provided with illumination sufficient for the safety of the passing public.
 - Lighting will be positioned and directed to reduce nuisance to residents and avoid creating distractions or confusion to passing drivers on adjacent public roads.
- 3.5.4 Construction staff and site visitors on foot entering the site will be segregated from all traffic using appropriate barriers and signed routes to guide them to the security entrance.

3.6 Construction Traffic

- 3.6.1 The majority of deliveries to the site will be undertaken by large rigid lorries with only a small number of articulated vehicles anticipated mainly to transport large plant and equipment on and off site at the start and end of construction.
- 3.6.2 Construction traffic will typically consist of large rigid vehicles (4-axle/12m and 2-axle/10m), concrete mixers (3-axle/8m long) and large tipper lorries (4-axle/10.2m). It is expected that an articulated low loader will bring on and take off site the largest pieces of equipment. There will also be a number of smaller vehicles such as vans associated with the contractors and sub-contractors employed on the site.
- 3.6.3 The number of large construction vehicles is anticipated to be no more than eight large vehicles per day throughout the build period. Vehicles will be scheduled to arrive and depart the site outside of the local peak traffic periods.
- 3.6.4 Delivery movements will predominately consist of vehicles arriving on site, dropping or collecting materials and leaving within a short space of time. Delivery drivers will be permitted to use the on-site welfare facilities if required.

3.7 Construction Site Operation

- 3.7.1 Deliveries of materials and plant to the site will be coordinated and scheduled to minimise the number of vehicles on site at any one time. This will also help prevent issues with turning large vehicles around within the site and vehicles waiting on the public highway.
- 3.7.2 Loading and unloading will occur within the site compound only and there will be no loading or unloading undertaken on the public highway or any adjacent footways unless otherwise agreed with the Planning and Highway Authorities.
- 3.7.3 The contractor will aim to maximise the potential for recycling waste or surplus materials for the development and thereby minimise the number of vehicles required to remove waste off site. Hard material that can be reused in the construction process will be crushed and stored on site. The remainder will be taken off site for recycling that cannot be carried out on-site or taken to land-fill.
- 3.7.4 If crushing of material is required then measures will be implemented to control and minimise the effect and spread of dust. The operation of crushing equipment will be restricted to between 10:00-16:00 to minimise the noise impact on neighbours.
- 3.7.5 Waste management arrangements for the construction phase will have due regard to and be in accordance with best practice measures identified in the following guidance documents:
- Health and Safety at Work Act 1974;
 - Control of Substance Hazardous to Health Regulations (COSHH) 2002;
 - Control of Asbestos at Work Regulations 2002;
 - Control of Asbestos in the Air Regulations 1990.
- 3.7.6 Noise mitigation put in place during construction works will include:
- adherence to operating hours;
 - use of hoarding as acoustic screening where practicable;
 - maximise use of 'quiet' plant and positioning for minimum disturbance; and
 - shutting down equipment and vehicles in intervening periods between use.

3.8 Parking

- 3.8.1 The car parking areas for the care development will be provided in the central part of the site. Part of these areas will be used to accommodate parking for construction staff's personal and work vehicles as well as visitors. The remaining space will accommodate the compound for materials and equipment storage, staff facility huts and offices, turning space for HGVs and wheel washing facilities.
- 3.8.2 Contractor personnel will be instructed not to park any vehicles on Dappers Lane so that HGV movements in and out of the site as well as passing through traffic are not hindered.

- 3.8.3 Any incidences of concerns raised by local residents in regards to inconsiderate parking by contractor staff on local residential streets will be investigated and addressed by the Site Manager.
- 3.8.4 Discussions will be held with management of the Arun Angling premises on Water Lane opposite the junction with Dappers Lane to consider potential use of a number of their parking spaces by construction staff during the day.
- 3.8.5 The potential extent of available parking, manoeuvring and storage areas on the site are indicated at Appendix 2 with HGV swept path analysis provided at Appendix 3.

3.9 Working and Delivery Hours

- 3.9.1 Normal working hours on the site for all construction related activities will be restricted to the following times unless otherwise agreed with the Local Planning Authority:
- 08:00 - 18:00 Monday to Friday;
 - 08:00 - 13:00 on Saturday; and
 - No working permitted on Sundays or Bank Holidays.
- 3.9.2 The delivery of materials by large vehicles will be prohibited before 9am and after 5pm.
- 3.9.3 During the construction period it may be necessary in exceptional circumstances to work outside of the prescribed working hours. Should this occur the hours and duration of these works will be subject to consultation and agreement with Arun District Council.
- 3.9.4 The contractor will aim to minimise HGV traffic movements to the site in the local traffic peak hours. The Site Manager will ensure that should there be traffic congestion in the local area the delivery will be suspended until such time that the congestion has cleared to avoid disruption.

4.0 FURTHER MEASURES

4.1 Condition Survey

- 4.1.1 A condition survey of the highway adjacent to the site (Water Lane and Dappers Lane) will be undertaken prior to commencement of construction. A member of the West Sussex County Council Arun Area Highway Office will be informed and invited to attend the initial survey.
- 4.1.2 A follow-up survey will be undertaken at or near the end of construction. Any damage to the highway identified in the survey relating to the construction phase will be reviewed and addressed in liaison with the highway officer.

4.2 Debris Control

- 4.2.1 Wheel washing facilities will be provided on site and all construction vehicles will undergo a wheel washing procedure prior to leaving the site. Adequate sheeting will also be provided on all vehicles carrying waste materials. This will minimise the amount of mud, dirt and other debris transferred on to the public highway by vehicles leaving the site.
- 4.2.2 During the construction period the requirement for road sweeping on Dappers Lane and Water Lane will be assessed daily. If and when necessary an approved mechanical road sweeper will be used to clean the roads and footways of any debris deposited by site related vehicles. This includes checking that debris is not swept into road gullies. In addition road signs will also be checked and cleaned if required.
- 4.2.3 During the 'muck' shift operations road sweepers will be employed full time on Dappers Lane and Water Lane and Arun District Council will be provided with 24 hours' prior notice of commencement of 'muck' shift operations.

4.3 Vehicle Emissions

- 4.3.1 Within the site drivers will be required to switch off their engines when stationary for long periods such as during unloading of materials from delivery vehicles.

4.4 Consideration for Neighbours

- 4.4.1 The contractor will sign up to the Considerate Constructors Scheme. All the near neighbours will be notified of the start date of construction works and will be kept up to date during the construction process.
- 4.4.2 Contact details for the site management will be provided to local residents. As such concerns raised by neighbours such as inconsiderate off-site parking or obstruction of an access will be investigated and dealt with at the earliest opportunity by the appointed contractor representative.

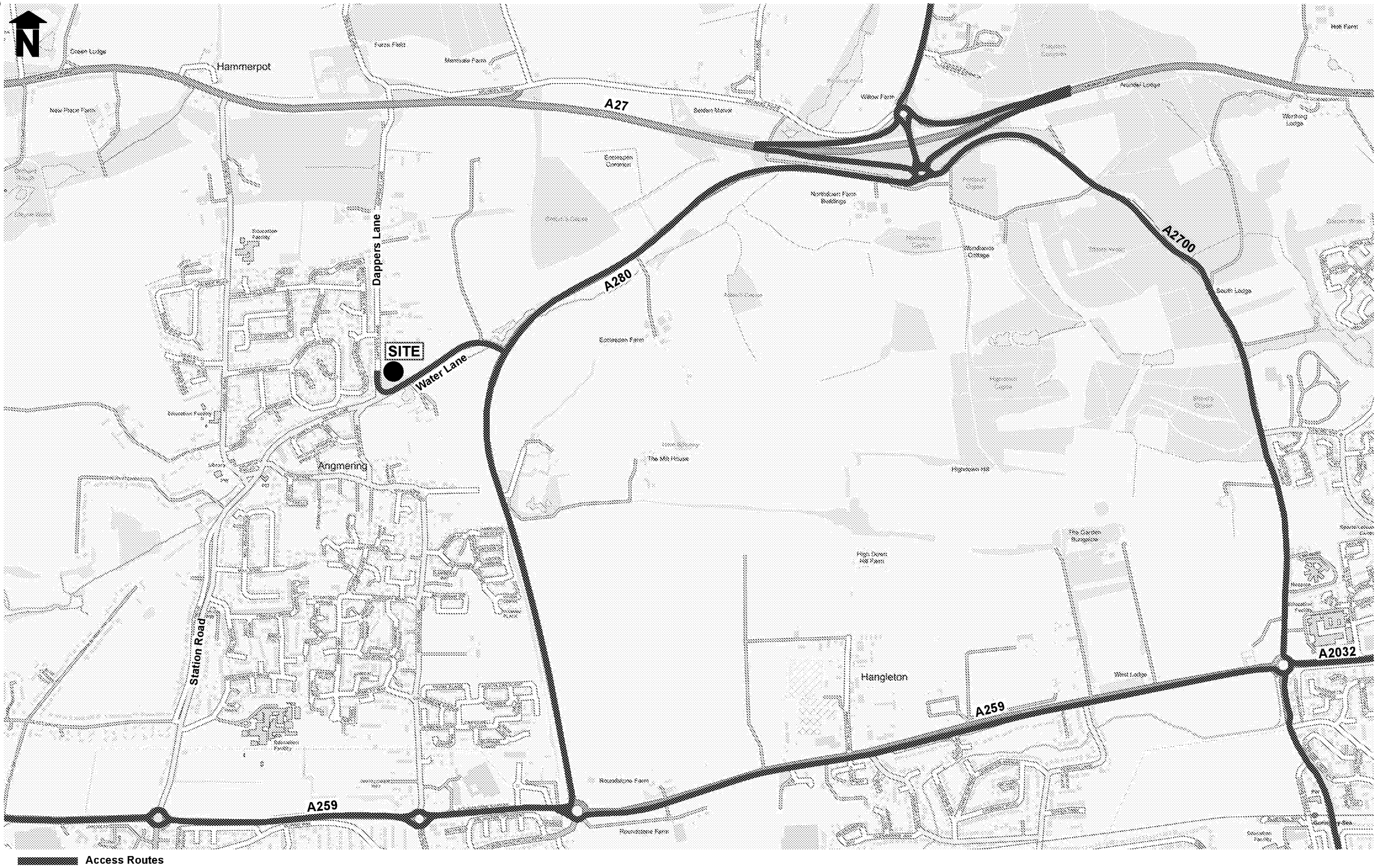
5.0 SUMMARY

- 5.1 A list of points to be addressed are set out in planning condition 6 for the CMP. The table below sets out where each of the points are addressed against the corresponding paragraph numbers in this CMP:

Condition 6 Summary	CMP Paragraph Nos.
(a) An indicative programme for carrying out the works	TBC
(b) The arrangements for public consultation and liaison during construction works	4.4.1, 4.4.2
(c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method since foundation piling is likely to occur, the careful selection of plant and machinery and use of noise mitigation barriers	3.7.4, 3.7.6, 3.9.1, 3.9.3
(d) Detail of any flood lighting, including location, height, type and direction	3.5.2, 3.5.3
(e) The parking of site operatives and visitors	3.8.1 – 3.8.5
(f) Loading and unloading of plant and materials	3.7.2
(g) Storage of plant and materials used in construction and development	3.8.1
(h) Wheel washing facilities	4.2.1
(i) Measures to control the emission of dust and dirt during construction	3.7.4, 4.2.1, 4.2.2, 4.2.3

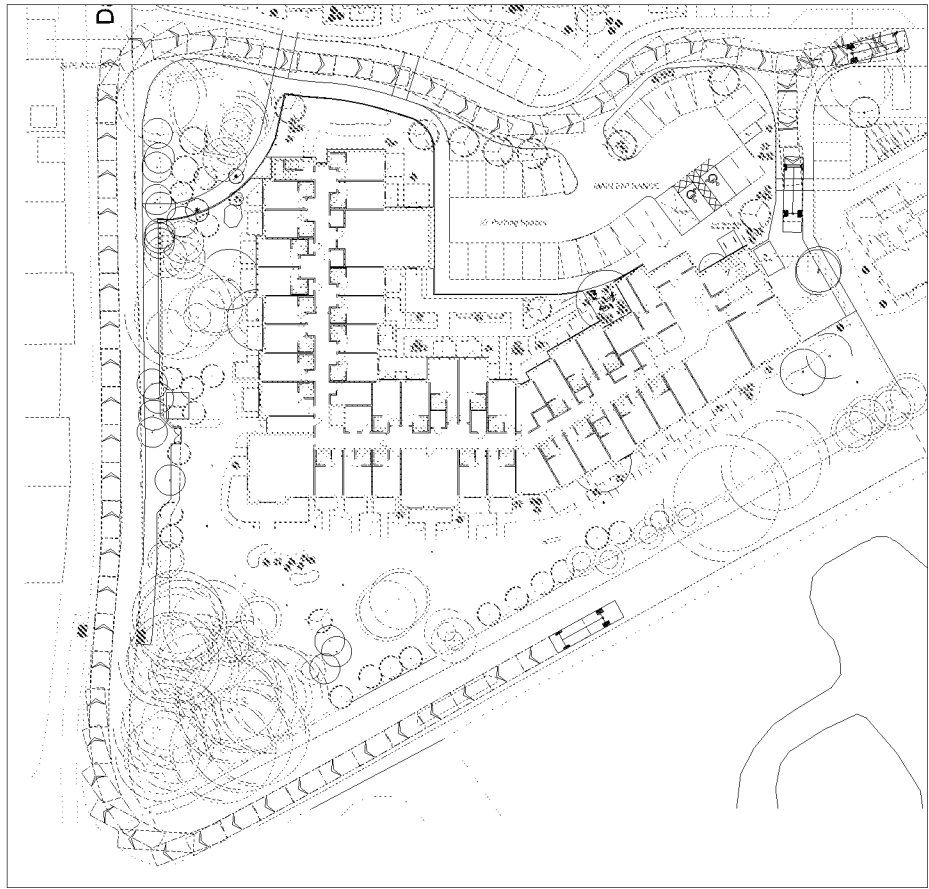
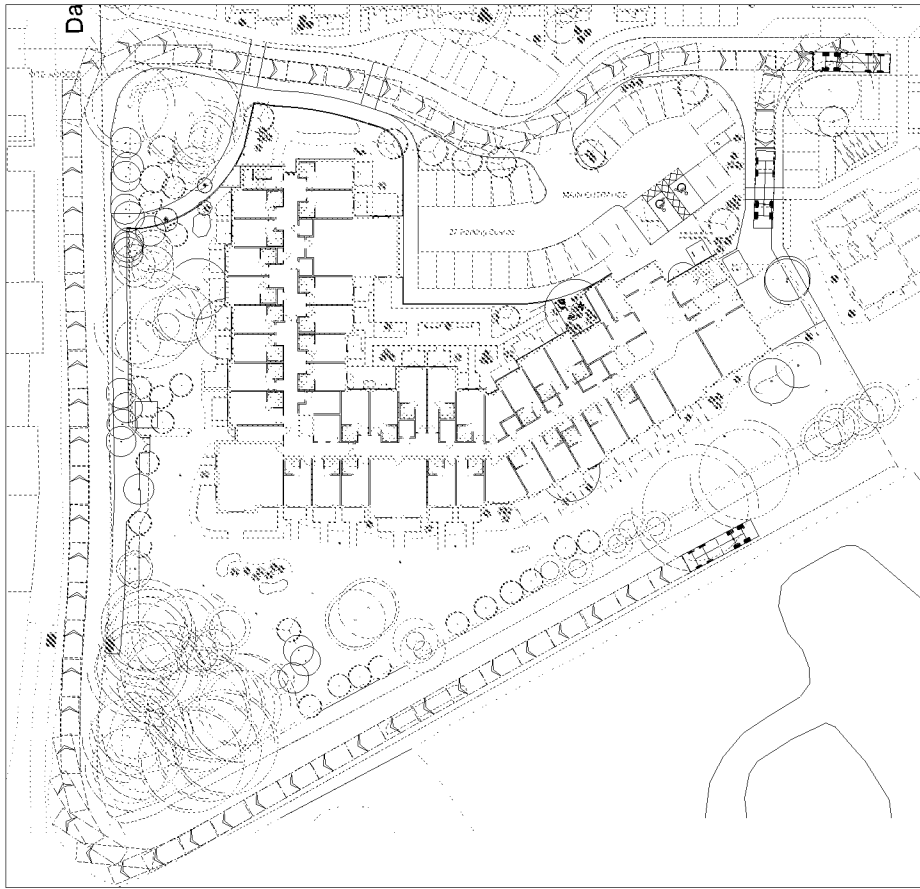
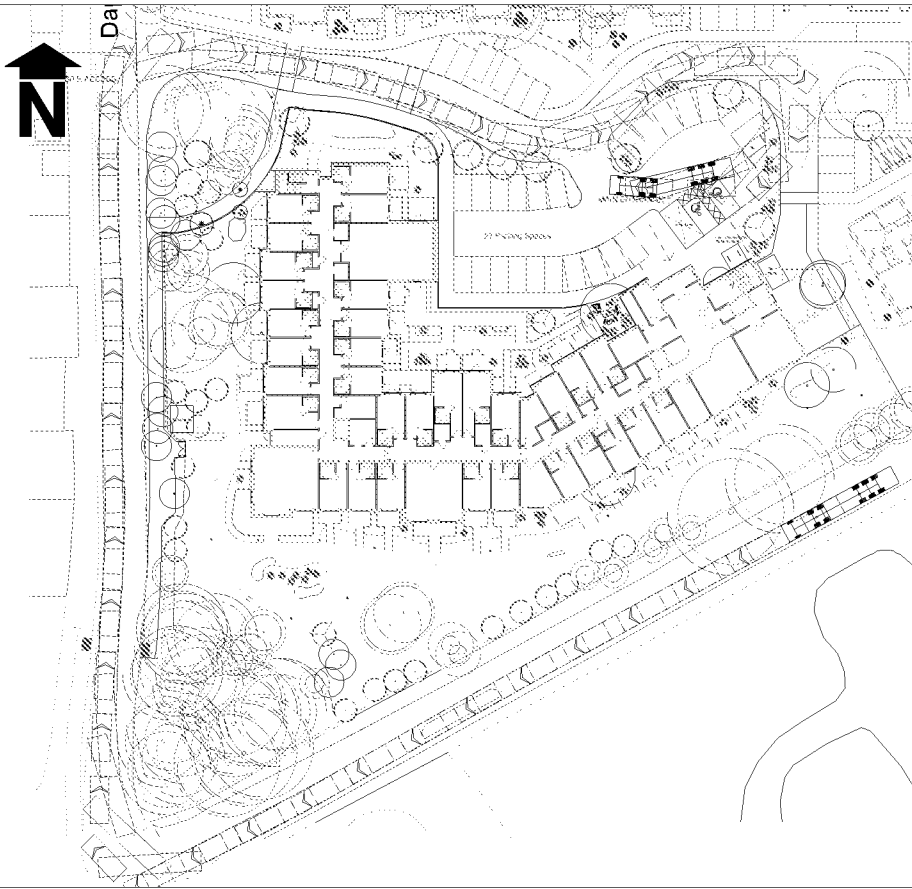
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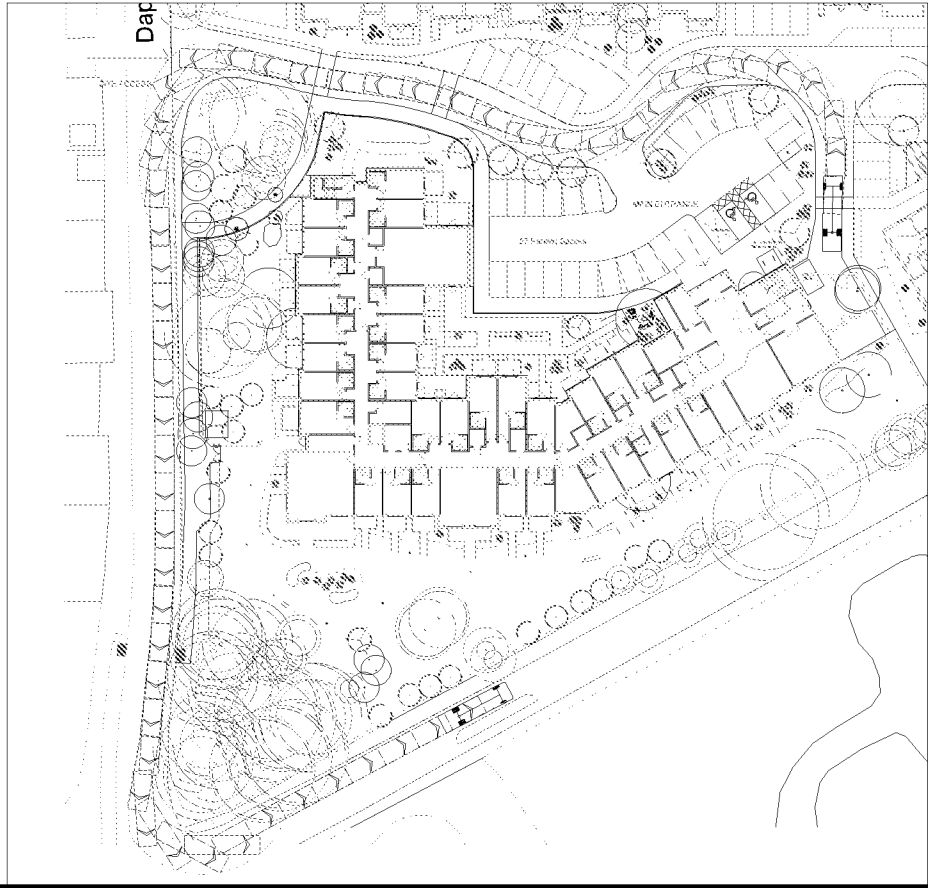
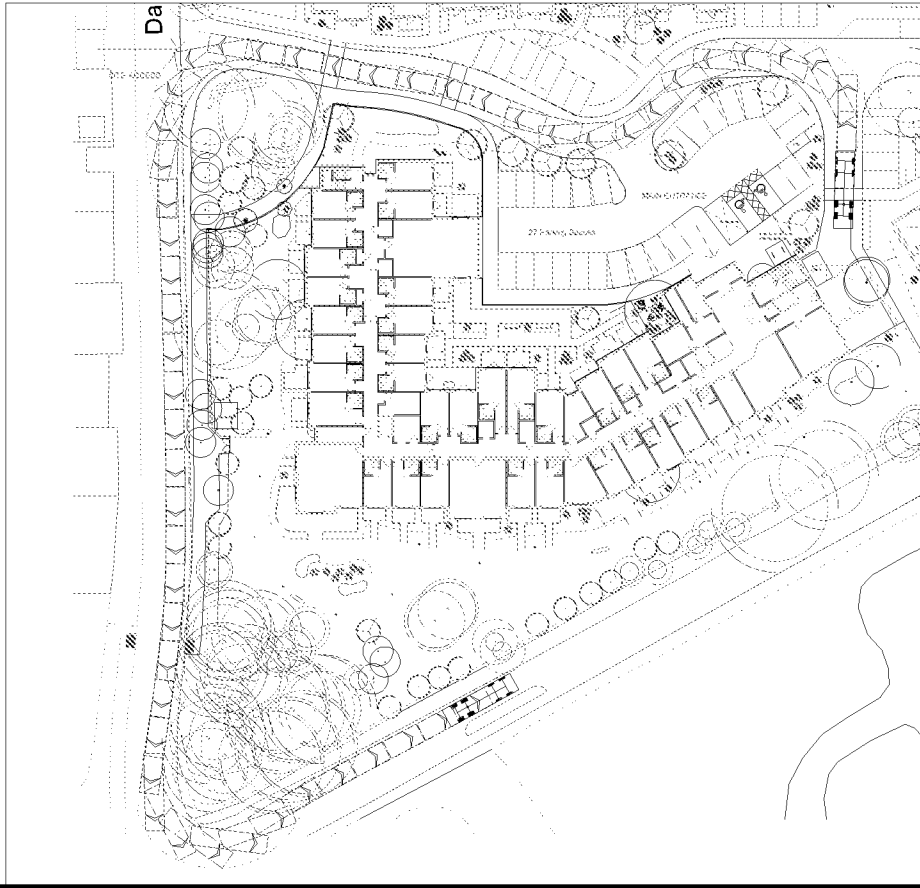
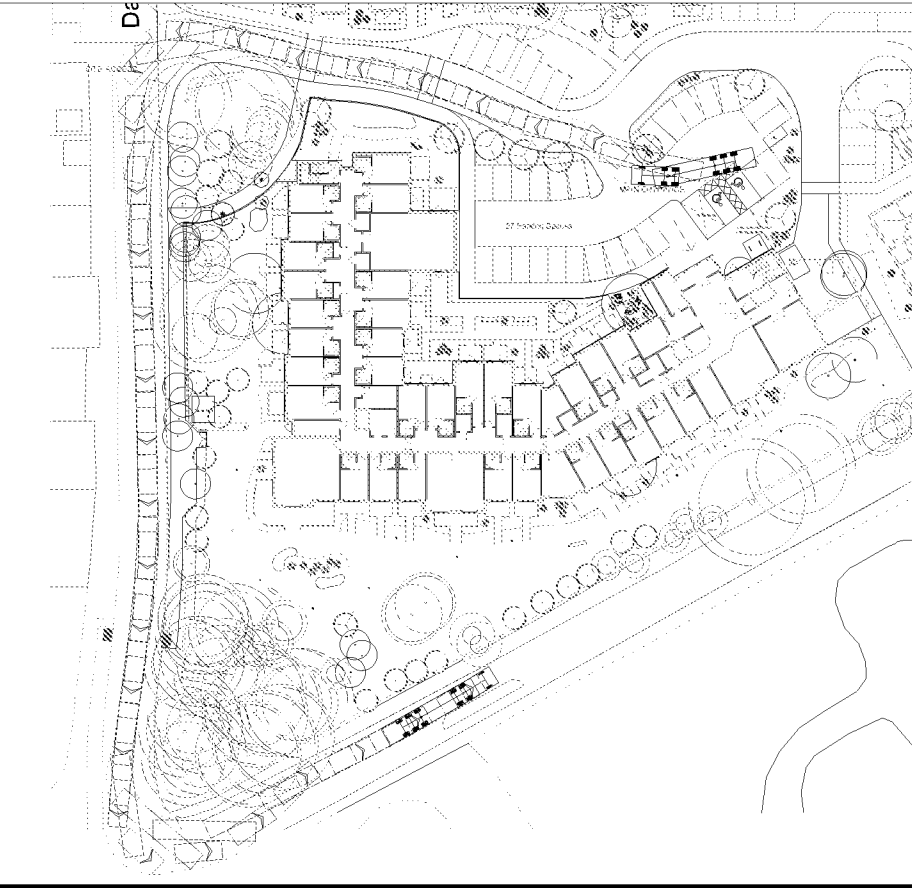
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Max. Legal Articulated Lorry

4-Axle Tipper Lorry

12m 4-Axle Rigid Lorry



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