



Peter Evans Partnership
Transport Planning
& Highway Consultants

Permitted Extra Care Development Dappers Lane Angmering, West Sussex

Frontier Estates

Construction Management Plan Stage 2 – Site Access

LPA Planning Ref: A/27/16/PL

November 2018

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1.0 INTRODUCTION

- 1.1 This Construction Management Plan (CMP) has been prepared for a permitted development of 53 extra care apartments with associated parking, access, footpath and landscaping works at Broadlees, Dapper's Lane, Angmering.
- 1.2 Planning permission for the development under reference no. A/27/16/PL was granted in February 2017 by Arun District Council, the Local Planning Authority. Condition 7 refers to the requirement for a Construction Management Plan:

'No development shall take place, including any works of demolition, 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 anticipated number, frequency and types of vehicles used during construction,*
- *the method of access and routing of vehicles during construction;*
- *the parking of vehicles by site operatives and visitors;*
- *the loading and unloading of plant, materials and waste;*
- *the storage of plant and materials used in construction of the development;*
- *the erection and maintenance of security hoarding;*
- *the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);*
- *details of public engagement both prior to and during construction works.*

Reason: In the interests of highway safety and the amenities of the area in accordance with policy GEN7 of the Arun District Local Plan.'

- 1.3 A CMP was submitted in relation to the development in July 2018 and Arun District Council approved this CMP in relation to the works for demolition of the site.
- 1.4 This CMP deals with the construction of the permitted site access as referred as Stage 2 in this CMP. The site access will also be used as a vehicular access for the construction of the care home referred to as Stage 3 and a further CMP will be submitted for approval for this phase.

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.

3.0 DEMOLITION - STAGE 1

- 3.1 The first stage in the construction process was the demolition of the existing buildings and structures on site to meet the requirements of planning condition 4. This has already been undertaken using the July 2018 CMP and partial discharge of planning condition 7.

4.0 CONSTRUCTION - STAGE 2 MEASURES

4.1 Site Access

- 4.1.1 The second stage of the project is the construction of the permanent site access, which will also provide for a construction access for the next phase of the project comprising the build of the care development referred to as Stage 3 in this CMP. The extent of the access works for Stage 2 are defined on Appendix 1 and includes works on the public highway and within the site for some 12m, where gates would be provided and temporary fencing to the boundaries.
- 4.1.2 The existing access will be widened in accordance with the approved drawings and for the works on the public highway, drawings approved as part of a S278 Agreement with West Sussex County Council (WSCC).
- 4.1.3 The site access would enable all construction traffic for the care home to satisfactorily enter and leave the site. This site access for the completed development at Stage 3 will be reviewed with WSCC towards the end of the construction period to consider any remedial works to be undertaken.

4.1.4 Entry to the main site for the construction of the site access will be controlled at the access by the appointed groundworks contractor.

4.1.5 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. This includes use of one or more qualified banksmen and other personnel to control vehicle movements and warn other road users.

4.2 Tree Protection

4.2.1 Tree protection measures have been provided on the site as part the demolition works in Stage 1 and approved by Arun District Council as part of planning condition 19. Prior to the start of the site access construction works the approved measures to protect trees and vegetation that are to be retained will be checked for compliance with the approved details.

4.2.2 No materials, plant machinery, vehicles or temporary structures will be placed within the fenced-off areas relating to the site access construction.

4.3 Contact

4.3.1 The groundworks contractor's appointed representative will deal with the day to day management of construction traffic and implementation of the measures set out in this Construction Management Plan.

4.3.2 If requested the representative's contact details will be provided to Arun District Council planning and highway officers at WSCC following appointment of the groundworks contractor.

4.4 HGV Access Routes

4.4.1 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.

4.4.2 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.

4.4.3 The routes to the site are indicated at Appendix 2.

Notification of the available access routes to the site from the local road network will be provided to the groundworks contractor and sub-contractors 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.

- 4.4.4 Subject to discussions and approval by WSCC as 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.

4.5 Site Access Security

- 4.5.1 The site access will be secured by Heras fencing and an internal gate some 12m back from the public highway. Works on the public highway will be secured with temporary Traffic Management (TM) in accordance with Chapter 8 of the Traffic Signs Manual and agreed with WSCC, prior to works on the public highway commencing. The site fencing and TM will be maintained by the groundworks contractor throughout the construction process.
- 4.5.2 Temporary signage will be erected as necessary to ensure that groundworks contractor 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 groundworks contractor shall operate all best practice to minimise nuisance to local residences from any on-site lighting.

4.6 Construction Traffic

- 4.6.1 The majority of deliveries to the site will be undertaken by large rigid tipper lorries to remove excavated spoil and to deliver sub-base granular material and macadam for the site access finish. An articulated vehicle or large flatbed vehicle would be used to deliver kerbs/fencing and a concrete mixer for kerb foundations.
- 4.6.2 Construction traffic will therefore typically consist of large rigid vehicles (4-axle/12m and 2-axle/10m), a concrete mixer (3-axle/8m long) and large tipper lorries (4-axle/10.2m). An articulated vehicle delivery would be 16.5m long for the kerbs/fencing or these items could be delivered using a large rigid vehicle. There will also be a number of smaller vehicles such as vans associated with the groundworks contractors and sub-contractors employed on the site. A macadam paving machine could be delivered on a low loader.
- 4.6.3 The number of large construction vehicles is anticipated to be no more than one per day on average throughout the build period which is expected to be a maximum of 2-3 weeks. Vehicles will be scheduled to arrive and depart to the site outside of the local peak traffic periods.

- 4.6.4 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.

4.7 Construction Site Operation

- 4.7.1 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 although these are minimal in any event for the Stage 2 construction of the site access. This will also help prevent issues with turning large vehicles around within the site and vehicles waiting on the public highway.
- 4.7.2 Loading and unloading will occur within the site compound only but there may be a need for occasional HGV access on the public highway to tip construction access materials such as sub-base and macadam.
- 4.7.3 The groundworks contractor will aim to maximise the potential for recycling waste materials for the site access and thereby minimise the amount of vehicles required to remove waste off site. Hard demolition 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.
- 4.7.4 If crushing of material is required then measures will be implemented to control and minimise the effect and spread of dust as set out in section 5.4. The operation of crushing equipment will be restricted to between 10:00-16:00 to minimise the noise impact on neighbours.
- 4.7.5 Waste management arrangements for construction phases 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.

4.8 Parking

- 4.8.1 The existing hard standing areas/demolished buildings area will be used to accommodate parking for the groundwork contractor's construction staff and works vehicles as well as visitors. The remaining space will accommodate the compound for materials and equipment storage, staff welfare facilities, turning space for HGVs and wheel washing facilities.
- 4.8.2 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.

4.8.3 Any incidences of concerns raised by local residents in regards to inconsiderate parking by the groundworks contractor staff on local residential streets will be investigated and addressed by the Groundworks Contractor Site Manager.

4.8.4 The potential extent of available parking, manoeuvring and storage areas on the site are indicated at Appendix 1 with HGV swept path analysis provided at Appendix 4.

4.9 Working and Delivery Hours

4.9.1 Normal working hours on the site for all construction of the site access 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.

4.9.2 The delivery of materials by large vehicles will be prohibited before 9am and after 5pm.

4.9.3 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.

4.9.4 The groundworks contractor will aim to minimise HGV traffic movements to the site in the local traffic peak hours. The Groundworks 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.

5.0 FURTHER MEASURES

5.1 Condition Survey

5.1.1 A condition survey of the highway adjacent to the site access on Dappers Lane 10m either side of the works 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.

5.1.2 A follow-up survey will be undertaken following the completion of the site access works. 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.

5.1.3 Further pre and post highway condition surveys would be undertaken for the care development construction at Stage 3 and the extent of the highway condition survey would be agreed with West Sussex County Council Arun Area Highway Office.

5.2 Debris Control

- 5.2.1** 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.
- 5.2.2** During the construction of the site access works the requirement for road sweeping on Dapper's 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 where required.

5.3 Vehicle Emissions

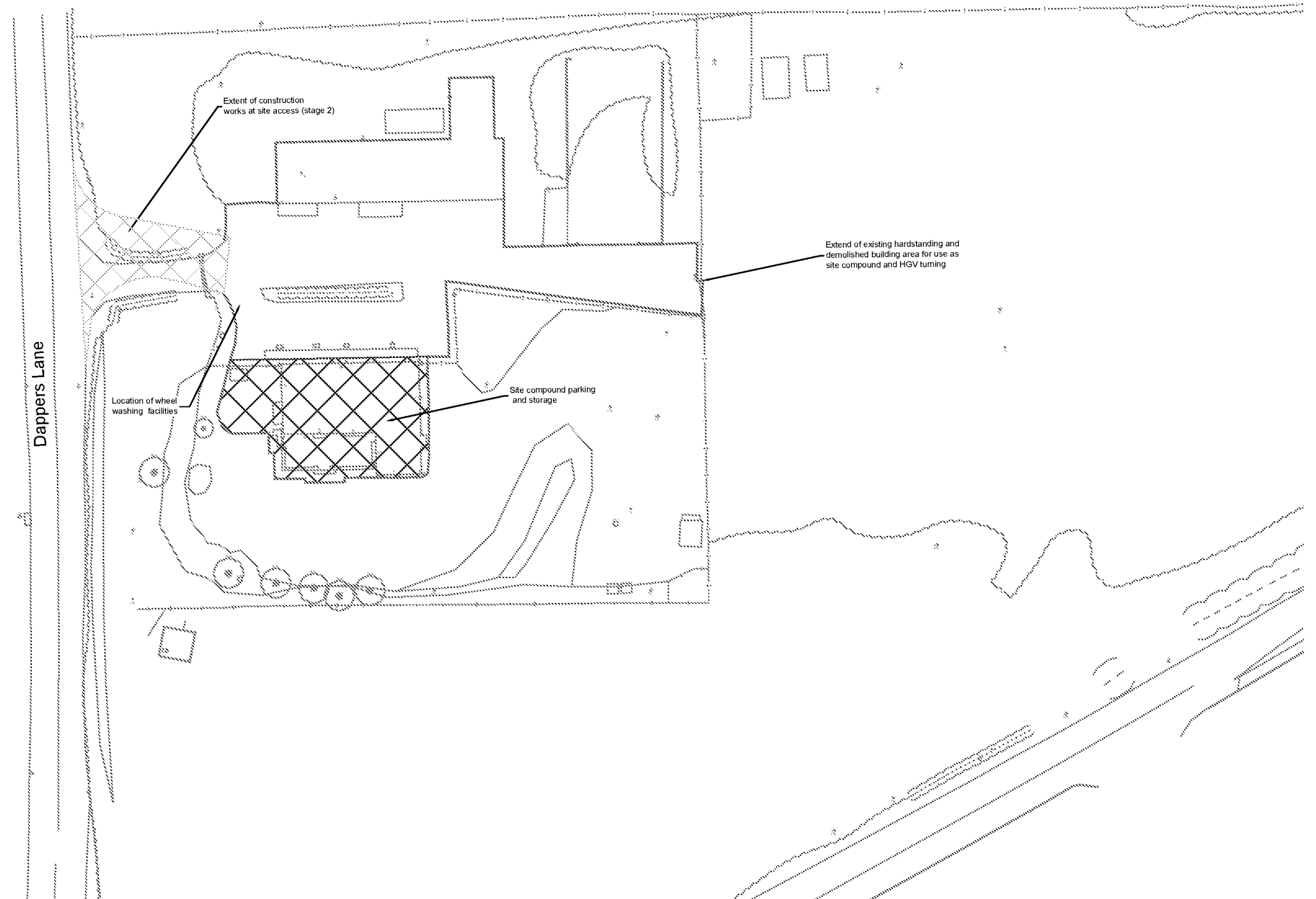
- 5.3.1** Within the site drivers will be required to switch off their engines when stationary for long periods such as during unloading of materials from delivery vehicles.

5.4 Noise and Dust

- 5.4.1** The site access construction works are expected to take 2-3 weeks to complete and therefore noise and dust in this phase would be minimal. The methods to be employed for controlling noise and dust by the groundworks contractor are:
- The use of hand held hose pipes employed to "damp down" the excavation works and any temporary stockpiles of excavated materials, as well as wheel washing of construction vehicles before they leave the site.
 - The operation of crushing equipment will be restricted to between 10:00-16:00 to minimise the noise impact on neighbours.
 - All vehicles and lorries carrying debris / waste will be securely covered.
 - Designated compounds for storage of materials, storage and plant and equipment, site huts and parking of vehicles, and locations for loading and unloading of vehicles away from the public highway;
 - Use of appropriate machinery to minimize dust generation at source;
 - Requirement for engines to be switched off on-site when not in use, use of quieter plant, noise suppression equipment, regular plant maintenance, screening of plant (if appropriate);
 - A road sweeper will be when required on the public highway.

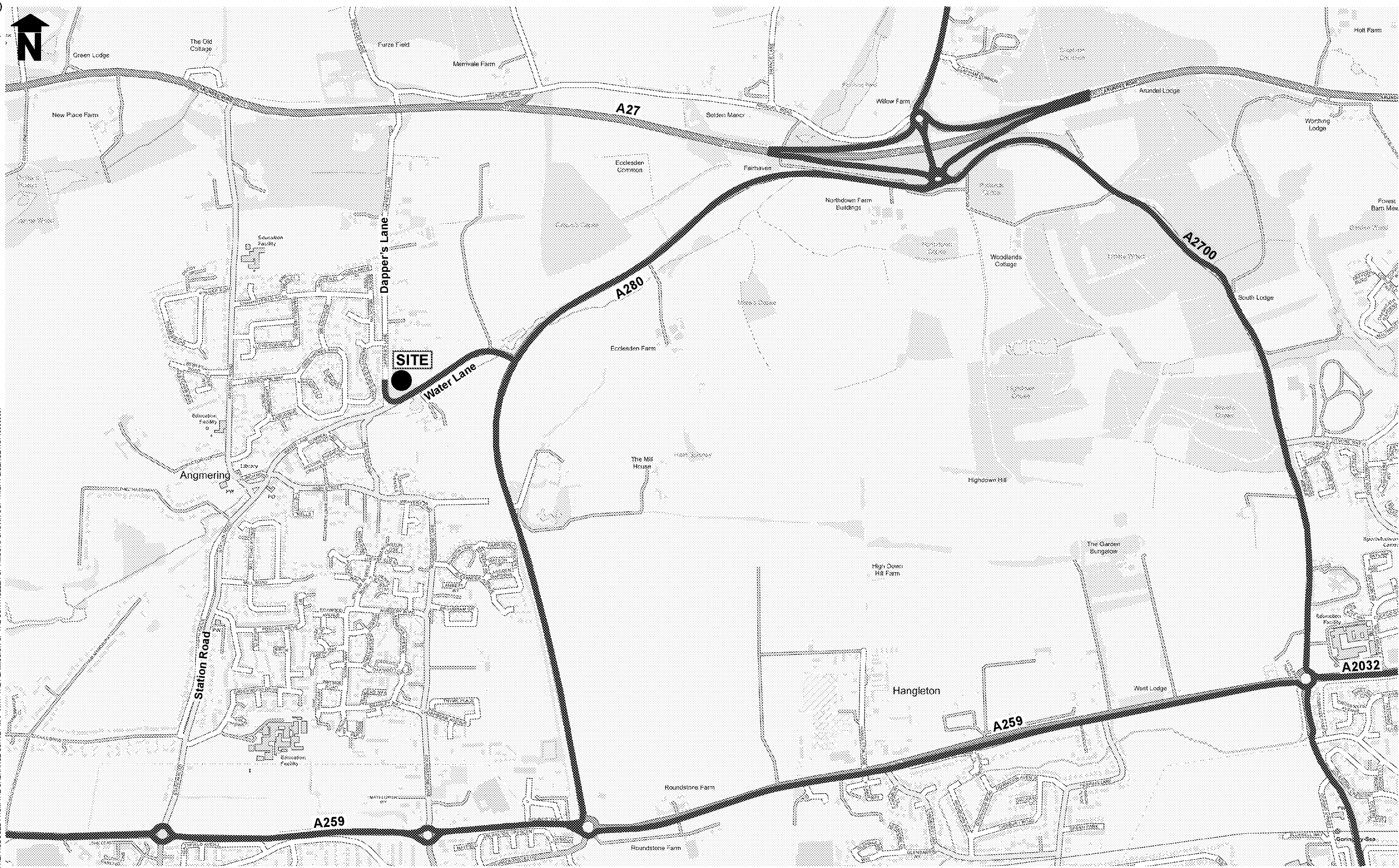
5.5 Consideration for Neighbours

- 5.5.1** All the near neighbours will be notified of the start date of the site access works and completion timescales.
- 5.5.2** Contact details for the Groundworks Contractors Site Manager 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 Groundworks Contractors Site Manager.



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Permitted Extra Care Development, Dappers Lane, Angmering
Construction Management Plan, November 2018

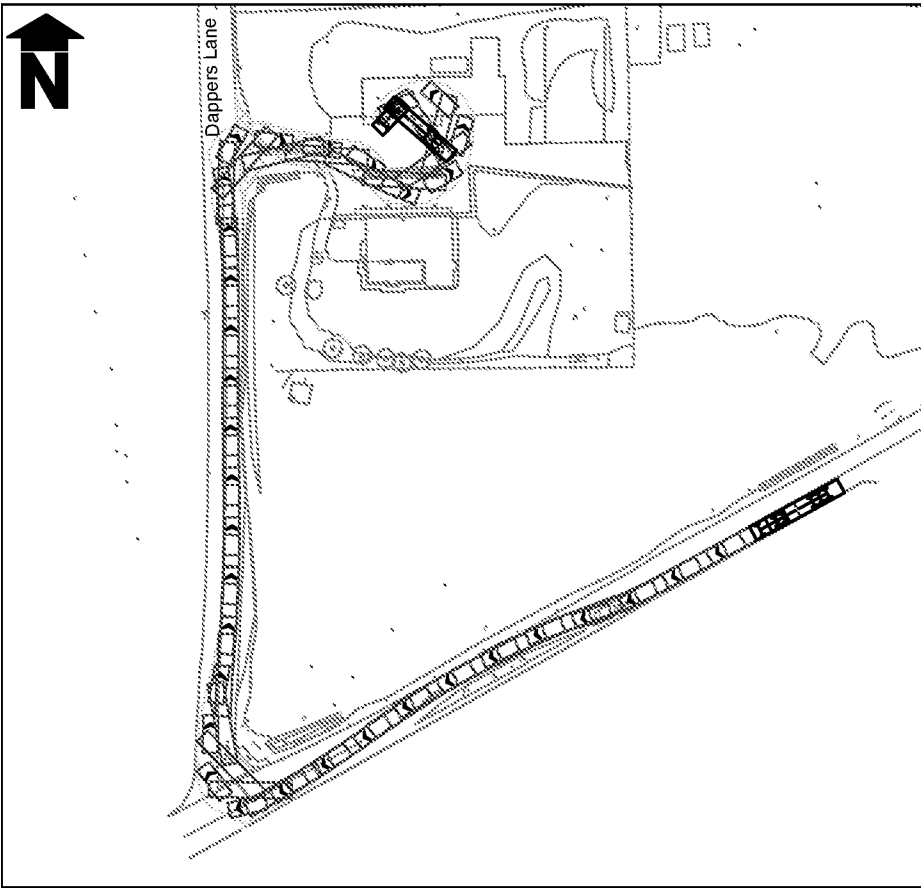
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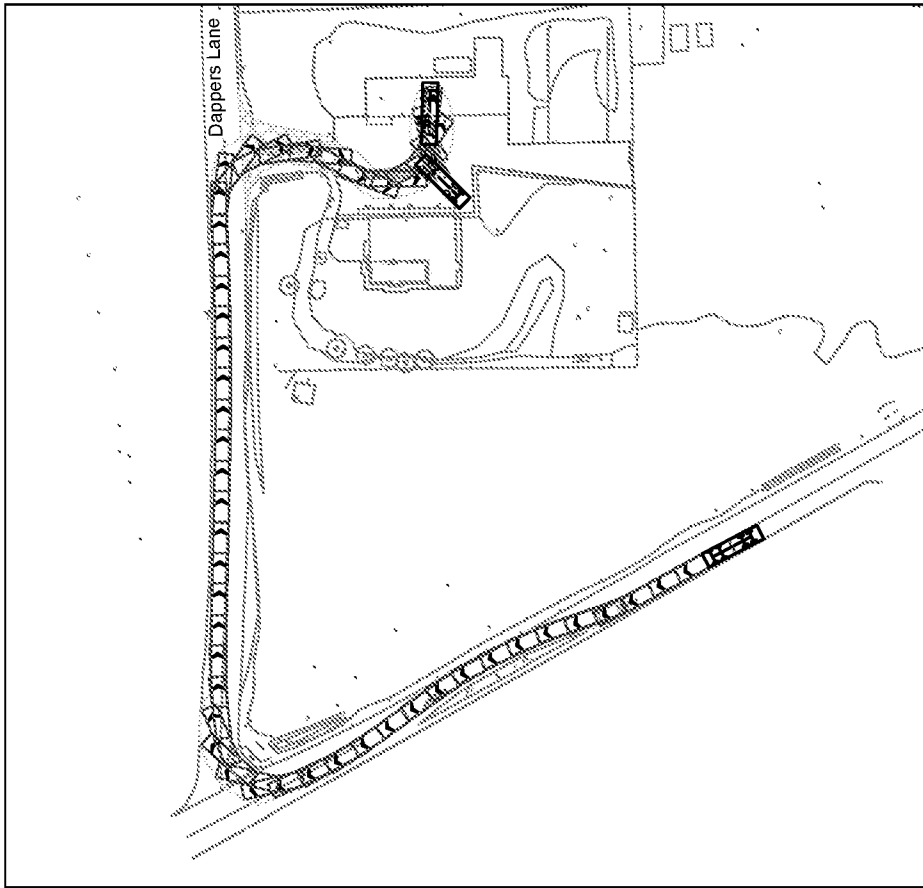
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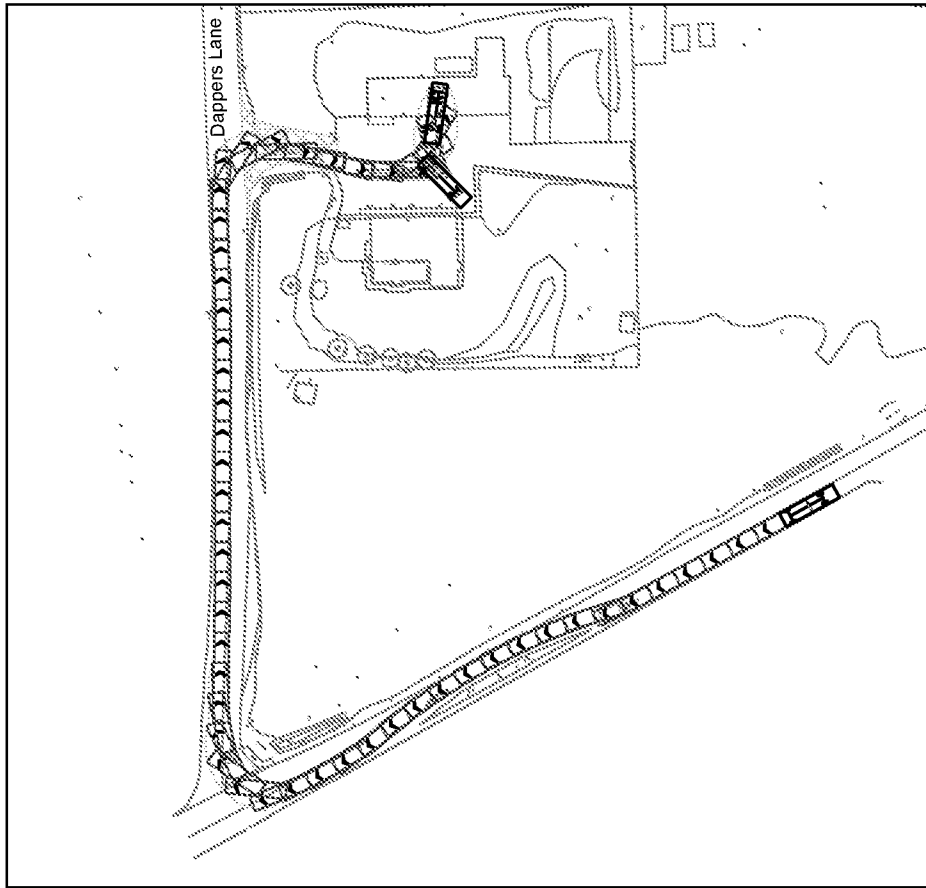
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