Construction Management Plan
Rustington Golf Club, Littlehampton



Construction Management Plan

Site: **Rustington Golf Club, Littlehampton**

Client: **Barratt David Wilson Homes Southern Counties (a trading name BDW Trading Ltd)**

Planning Authority: **Arun District Council**

Revision Status

Rev	Date	Issue Description	Prepared by	Checked By:	Ref
A	Dec 2022	CMP: to discharge Conditions 3 &17	Patrick Watts Tech IOSH	Mark Lambourne Tech IOSH IMaPS	BDWSC/RGC/CMP
B	Mar 2023	CMP: to discharge Conditions 3 &17 – Updated to reflect client comments	Joycelyn Owusu Tech IOSH		BDWSC/RGC/CMP- B
C	Apr 2023	CMP: to discharge Conditions 3 &17 – Updated to reflect Environmental Health officer comments	Muneeb Beg Trainee CDM Advisor	Joycelyn Owusu Tech IOSH	BDWSC/RGC/CMP- C

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PREAMBLE

This Construction Management Plan (CMP) specifically covers all works associated with the BDW Southern Counties (BDWSC) land at Golfers Lane, Rustington Golf Centre development this CMP is specific to the development and has been developed to discharge Conditions 3 & 17 of the Planning Conditions specified by Arun District Council on application: APP/C3810/W/22/3298192

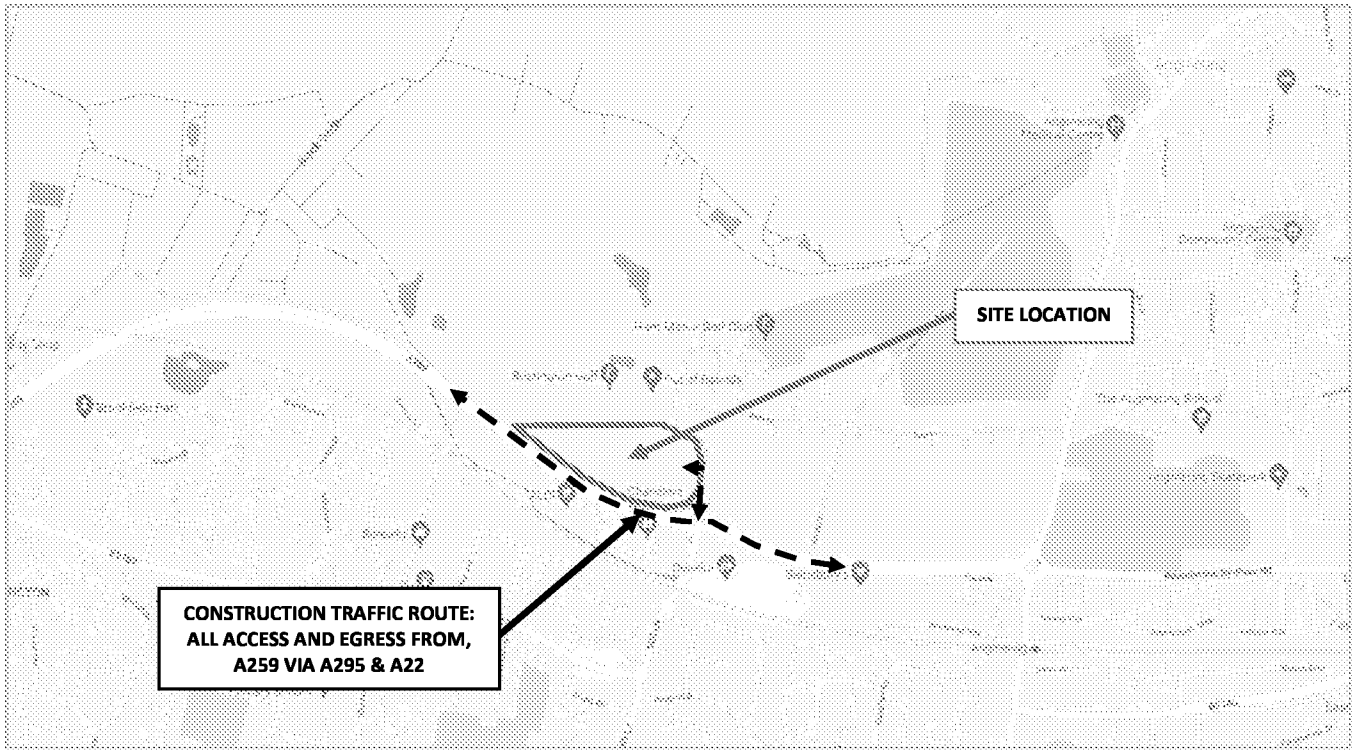
Planning Condition 3		Location in Document
No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:		
I.	**the anticipated number, frequency and types of vehicles used during construction,**	**Section 2.3**
II.	**the method of access and routing of vehicles during construction,**	**Sections 1.1 & 2.3**
III.	**the parking of vehicles by site operatives and visitors,**	**Section 2.2.3 & Appendix One**
IV.	**the loading and unloading of plant, materials and waste,**	**Sections 2.3, 3.4 & 3.5**
V.	**the storage of plant and materials used in construction of the development,**	**Sections 2.2.1 & 3.4 & 2.3**
VI.	**the erection and maintenance of security hoarding,**	**Section 2.1.1**
VII.	**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),**	**Section 2.2.4**
VIII.	**details of public engagement both prior to and during construction works.**	**Sections 2.1.2 & 2.1.3**
Planning Condition 17		
Construction shall not begin until the developer has carried out a dust assessment and prepared a scheme of mitigation measures to protect neighbouring premises from dust produced by activities on site. The assessment should have due regard to current advice and guidance. The scheme shall adequately consider the impact of site preparation and construction works on existing and proposed dwellings and shall include dust monitoring and regular reporting to the Local Planning Authority. The scheme shall be submitted in writing to the Local Planning Authority for approval. Prior to any construction activities commencing, a verification report shall be submitted to the Local Planning Authority to demonstrate the agreed measures have been implemented. The agreed scheme shall be maintained throughout the construction phase of the development.		**Section 3.2**

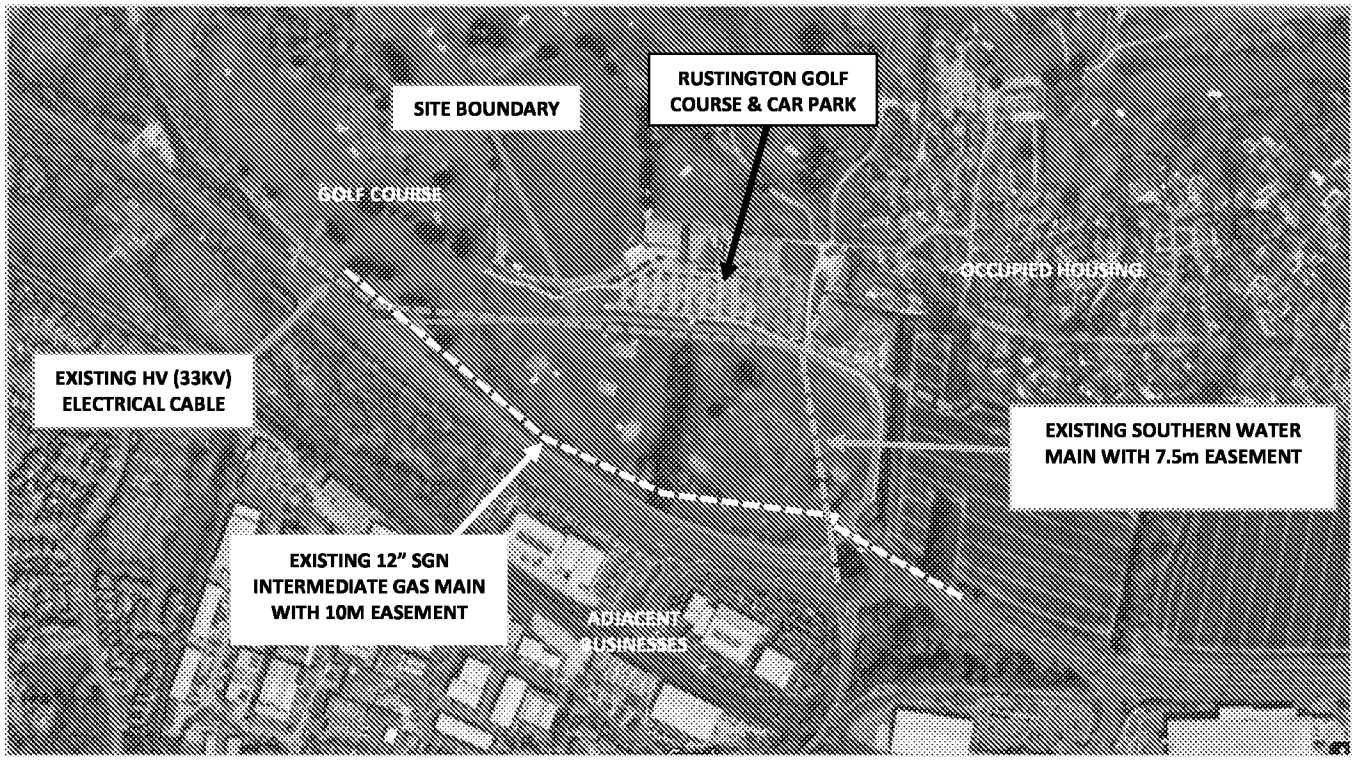
1.0 DESCRIPTION OF PROJECT

1.1 PROJECT TITLE + LOCATION

The site is located at Rustington Golf Club, Littlehampton, off the north of the A259. The site is centred approximately on the National Grid Reference TQ 05510 03428.

This Construction Management Plan covers all works associated with the development.





1.2 NATURE OF SITE, SCOPE OF WORKS + CONSTRUCTION PROGRAMME

1.2.1 Scope of Works

Scope of Development

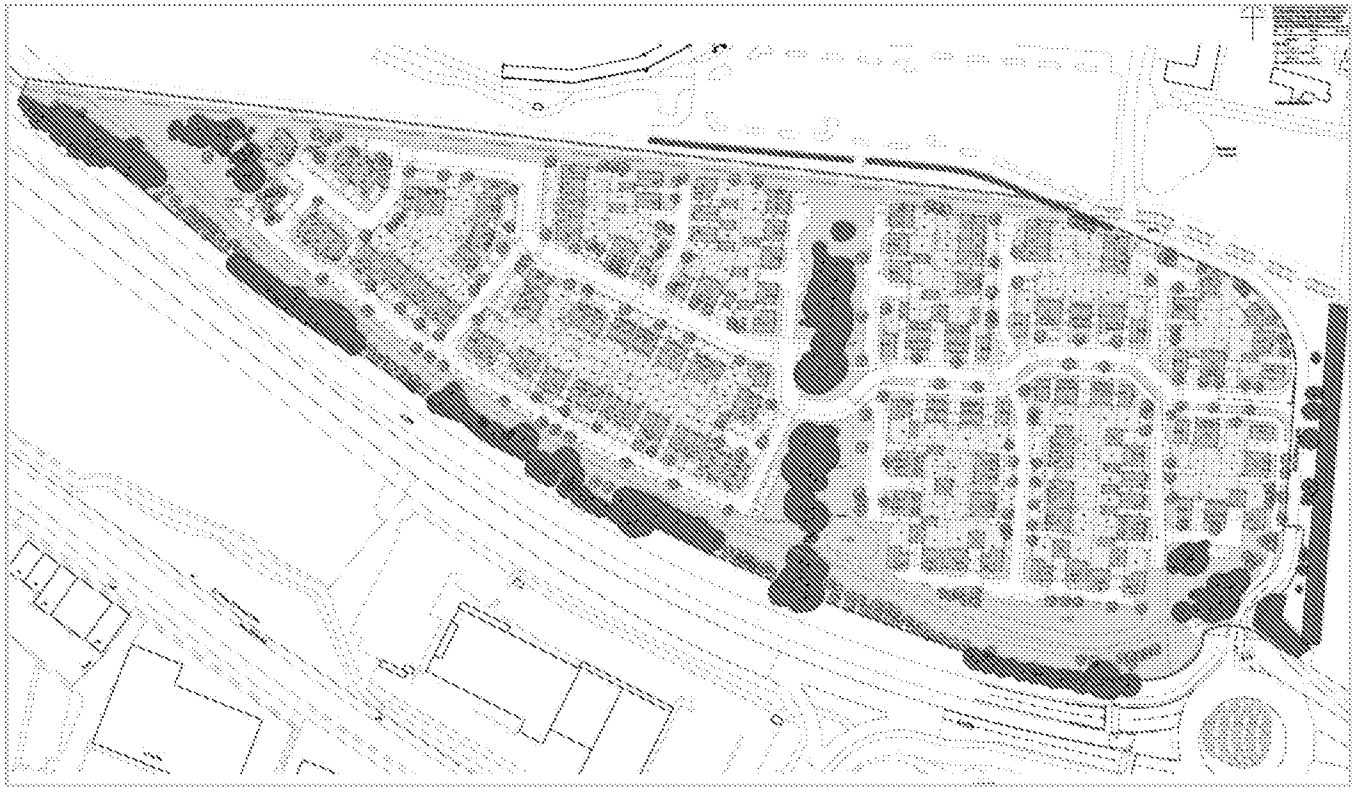
The Rustington Golf Club site will be developed by Barratt David Wilson Homes Southern Counties (BDWSC) to deliver 191 new residential properties, with gardens, car parking, public open space including play areas, protection of intermediate pressure gas main and associated infrastructure. The development will include;

- Private, 134 units (including 2-4 bed housing, and 1 bed apartments)
- Affordable 57 units (including 2-4 bed housing and 1 bed apartments)

As part of the Rustington development, a package of S278 Works will be undertaken to form a new permanent development access off Golfers Lane, as well as roundabout improvements, upgrades to the existing carriageway and the current pedestrian access.

The site will be developed in two phases of works, with the initial work package being carried out by an external Principal Contractor to be appointed by BDWSC:

- **External PC – Groundworks & S278 Works:**
  - Minor S278 works to Golfers Lane & initial on-site groundworks including construction of on-site roads, sewers, swales, formation of new permanent access into the development, upgrading of access route, construction of the site roads, and new services infrastructure (as well as making connections to the existing services network), general site earthworks, landscaping and construction of housing foundations to (approximately) DPC level.
- **BDWSC as PC – Superstructure Phase**
  - Following handover from the Groundworker, BDW will take over the site as Principal Contractor for the Superstructure Phase, with works to include; all remaining groundworks as necessary, construction of the housing superstructure involving brick and blockwork, fit-out works and landscaping.



EXTRACT OF SITE LAYOUT – FOR REFERENCE ONLY

1.2.2 Site Description & History

The site is an irregular shaped land parcel compromising a golf course , covering an area of approximately 7.8 hectares, with some large changes in topography.

The site is currently a golf course, compromising bunkers, a pond, trees and hedgerows

A number of mature trees / hedgerow bisect the site, some of which are to be retained.

There are existing services within the A259, Mill Lane Roundabout, and Golfers Lane including crossing the site access road.

There is an existing Intermediate Pressure Gas Main running within the southern extent of the site, from east to west (assumed route only, exact location TBC). The main has a 10 metre 'no build' easement surrounding it.

There is an existing overhead 33 kV electrical cable that's sits just outside northern extent of the site, passing over Golfers Lane into the site and running west to the boundary with the A259, as indicated in section 1.1

Site History

It is understood that the site has been used for agricultural purposes, before becoming a golf centre.

Site Boundaries

North: The site is bounded to the north by a golf centre / businesses and a car park.

East: The site is bounded to the east by Golfers Lane , with fields & housing beyond.

South: The southern boundary is formed by trees / hedgerow & the A259 with businesses beyond.

West: The site is bounded to the west by trees / hedgerow, the A259 & a golf course.

1.2.3 Key Dates

The following dates are currently proposed for the development. Construction dates will ultimately be agreed with Arun District Council prior to works commencing.

Groundworks S278 Works Start Date (External PC Contract Commences)	**July 2023**
Superstructure Works Start (BDW takeover the site as PC)	**September 2023**
Project Completion	**Q4 2026 (approx.)**

1.2.4 Build Direction & Site Set-Up Plans

Prior to work commencing, BDW will develop a detailed Site Execution Plan, showing the location of site compound, materials storage areas, welfare facilities, parking areas and sales areas, along with the intended site build routes. Once developed, a copy of this will be provided to Arun District Council upon request. A draft copy can be found in Appendix One

1.3 PROJECT DIRECTORY

Duty-holders will carry out their duties as defined by the CDM Regulations 2015 to ensure that all requirements of the CDM Regulations 2015 are met.

The Client will ensure that a suitably competent Principal Designer, Principal Contractor and Design Team are appointed to oversee the project and afford all project members sufficient time to plan and mobilise their activities.

1.3.1 Key CDM Duty Holders Currently Appointed

Client	Company	Barratt David Wilson Homes Southern Counties
	Address	Compton House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR
	Tel	[redacted]
Principal Designer & CDM Advisor	Company	GHPC Group Ltd
	Address	11 Milbanke Court, Milbanke Way, Bracknell, Berkshire, RG12 1RP
	Tel	[redacted]
Principal Contractor – Superstructure	Company	Barratt David Wilson Homes Southern Counties
	Address	Compton House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR
	Tel	[redacted]
Principal Contractor – Groundworks	Company	*External PC appointment to be awarded following tender process.*
	Address	
	Tel	
Designer – Planning Architect	Company	Carlton Design
	Address	Threefield House, Threefield Ln, Southampton SO14 3LP
	Tel	[redacted]
Designer – Civil Engineer (including S278 Works)	Company	Abley Letchford Partnerhip (ALP)
	Address	3 Tealgate, Charnham Park, Hungerford RG17 0YT
	Tel	01488 684 390
Designer – Landscape Architect	Company	James Blake Associates Ltd
	Address	34-52 Out Westgate, Bury St Edmunds, IP33 3PA
	Tel	[redacted]

1.3.2 Other Currently Appointed Project Team Members

Site Investigation	Company	RSK Environment Limited
	Address	Battlegate Road, Boxworth, Cambridge, CB23 4NN
	Web	www.rskgroup.com
Ecologist	Company	James Blake Associates Ltd
	Address	34-52 Out Westgate, Bury St Edmunds, IP33 3PA
	Web	www.jba-landmarc.com

2.0 DETAILED CONSTRUCTION PROVISIONS

2.1 SITE SECURITY + PROTECTION OF THE GENERAL PUBLIC

2.1.1 Security + Segregation

The Principal Contractor will ensure any vulnerable boundaries are fully enclosed with heras fencing (as a minimum) and controlled access gates, so the site is completely autonomous from any surrounding areas, clearly defined and fully secured from trespassers/members of the public & children, before any works commence on-site.

Visitors will be directed (by signage at the entrance gate and by any personnel at the site gates) to the site office accessed via clearly defined pedestrian routes. Visitors will sign in and be inducted (as appropriate for the nature of their visit) by the Site Manager, prior to being permitted on-site.

All site boundaries will be monitored daily by the Site Manager to ensure any deficiencies / breaches are dealt with quickly and to ensure when the site is left at the end of each working day, security of the site boundary is robust.

2.1.2 Protection of the Public

BDW are fully committed to protecting members of the public from the construction risks associated with this project. As part of the Construction Phase Plans developed for the project, the Principal Contractors will be vigilant to the possibility of works areas being accessed by unauthorised persons (particularly children and teenagers who may see it as an exciting place to play). The Principal Contractor will ensure a high standard of housekeeping practices are implemented across the site with particular emphasis on any off-site work areas to ensure they reduce the risk of potential injury to trespassers, if they manage to gain access to the site.

All materials, plant and tools will be fully secured/supervised when not in use and particularly at the end of the working day. Material storage/compound areas will be fully secured.

2.1.3 Liaison with Public

Prior to any works commencing, BDW will proactively communicate with Arun District Council to keep them informed of site planning arrangements. Letters will be posted to properties surrounding the site to notify local business owners proposed works commencing. Following the aforementioned initial letter the BDW Site Management Team will communicate with local business owners to inform them of any potentially disruptive works (which may include noise, dust or temporary obstruct access).

BDW will also have a member of the site team allocated to liaise with adjacent residents on an ad-hoc basis, as well as Arun District Council so that the works can be safely managed around the existing residents.

A notice board will be displayed outside of the site with key information for the public including the contact telephones of the Principal Contractor (Site Manager & Office Number), so that the public can contact them in the event of any issues or complaints.

If complaints are received from local residents, these will be documented in a diary or log held on site by the Site Manager.

2.1.4 Signage

Appropriate health and safety signage will be placed around the construction site guiding traffic and pedestrian routes, giving warnings of hazards and potential dangers (such as "Danger: Keep Out" etc.) and instructing conduct within the site boundaries (such as "Do not remove security fencing" / "Appropriate PPE must be worn..." etc.). Public routes and crossings will be fully signed.

2.1.5 Training & Inductions

The Site Manager is responsible for inductions and will ensure each operative receives an induction specific to the site and to the type and place of work. This will take place before the site operative commences work for the first time on site which will be updated and checked regularly.

The induction will concentrate on the Principal Contractor's management provisions, site rules and safety provisions as well as the particular site risks and the environmental & ecological considerations of the project. Evidence of all induction training carried out and names of personnel, who have undertaken a formal induction together with when they were inducted, will be recorded electronically.

During the induction process, operatives will be informed of housekeeping matters, particularly the need to respect surrounding neighbours to the site and the need to keep noise to a minimum; particularly when entering and leaving the site. Working hours and restrictions on timing/method of deliveries will be clearly explained. They will also be informed of the necessity to ensure all parking is within the site boundary, and will be given clear instructions on how to deal with deliveries of materials etc., to prevent any congestion on the public highway.

Contractors working on-site employed by others (e.g. Utilities), will be inducted as all other site operatives and visitors. Information concerning their works and co-ordination / co-operation with other site operatives will be discussed and agreed with the Project Manager / Site Manager prior to commencement of their works on-site, as appropriate. Tool Box Talks will be held by contractors and the Principal Contractor regularly (as appropriate), and these will be recorded by the Principal Contractor.

2.2 CONTROL OF ON-SITE WORKING CONDITIONS

2.2.1 On-Site Working Hours & Deliveries

As per Planning Condition 10 on-site working hours will restricted to 08:00 – 18:00 Mondays to Fridays and 08:00 – 13:00 Saturdays with no works permitted on Sundays or Bank Holidays. Site team and operatives will be able to arrive on site prior to 0800 but no earlier than 0730. BDWSC will ensure that working hours are agreed with Arun District Council prior to any works commencing on-site, and these will be strictly controlled during the works.

The working hours stated above are not applicable to the S278 works which is situated outside the agreed site boundary, BWDSC West Sussex County Council and Arun district council will agree working hours for the S278 works prior to commencement of these works.

No work, audible or otherwise, will be undertaken outside the hours agreed.

The Principal Contractor will ensure that these working hours are communicated to all contractors and site operatives during the Site Induction and are strictly enforced throughout the works.

Where possible, deliveries will be coordinated to avoid peak traffic times and school opening/closing times to minimise disruption to the local area. At point of placing orders, suppliers will be informed of this restriction, and will be requested to deliver outside of peak hours. In the event that any deliveries arrive at site prior to works commencing at 08:00, delivery vehicles will be permitted entry to the site to avoid any disruption to local roads, however, no unloading or loading will be permitted to take place until work commencement at 08:00, and any idling HGVs will be instructed to have their engines switched off.

Where possible, the Site Manager will coordinate deliveries throughout the day to avoid the need for multiple HGVs to access the site at the same time. There will be a designated materials storage area provided within the site compound with sufficient space for loading and unloading HGVs deliveries. No HGVs will be permitted to load or unload from public roads at any time.

In the unlikely event that works are required outside of the approved working hours BDW will engage with Arun District Council in advance of any such works commencing to formally agree a variation, undertake appropriate consultation with local stakeholders and residents and provide a named contact for ongoing liaison which will be prominently displayed on the site including out of hours contact details which will be made available to the Council's Environmental Health Team.

2.2.2 Control of Noise & Vibration

Construction works, by their very nature, can generate significant noise levels which can present a nuisance to the surrounding areas when works are being carried out. In recognising this, BDW expects all Contractors to adhere to (so far as is reasonably practicable) Environmental Health Requirements.

No works will be carried out on the site outside of the approved working hours **(unless agreed)** – specified in Section 2.2.1 above. All activities will be assessed for anticipated noise levels prior to works commencing, taking into account the potential for amplification of noise due to the layout of the site. Further, all plant and equipment brought to site will be well maintained and operated in accordance with the manufacturer's instructions and will comply with the Control of Noise at Work Regulations 2005.

BDW recognise that maintaining good relationships with those living and working in the vicinity of the site is important. Identifying noise levels as a risk to the surrounding area (whether nuisance or safety) as early as possible in the process is a priority for BDW, in order to ensure that any issues can be dealt with fairly and expeditiously. Local residents, schools and businesses will be kept regularly informed of progress of works. The Site Manager will be available for contact for any interaction with the public during the works.

Methods for reducing noise levels as far as practicable by the use of attenuation materials or such like, will be specified, and remain in place for the duration of the works. Specifically, the following areas will be required of all work activities;

- Comply generally with the recommendations of BS 5228: Part 1, clause 9.3 for minimising noise levels during the execution of the works.
- Noise levels from the works will be kept to a minimum.
- Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
- Do not use or permit employees to use radios or other audio equipment in ways or at times which may cause nuisance. Any radios/entertainment devices will only be used at a level which will not cause undue disturbance to the neighbouring areas
- Every care will be taken to avoid unnecessary noise when carrying out manual operations and when operating plant and equipment.
- All plant will be switched off or reduced to idle when not in use.
- Noise producing plant will be sited as far as possible from dwellings, offices and other noise sensitive premises. Where the latter are particularly noise sensitive e.g. hospitals, schools, etc. then a further reduction in sound emission may be required and will be achieved by the use of barriers or acoustic housings.

BDW will notify the residents of any potentially disruptive works to reduce complaints, copies of the letters will be sent to the council for their records.

2.2.3 Compound Position, Site Car Parking, Visitor Provisions, Plant and Equipment

The site compound, materials storage areas, welfare facilities, parking areas and sales areas will all be located within the site boundary. Prior to work commencing, BDW will develop a detailed Site Execution Plan, showing the location of each of these provisions, along with the intended site build routes. Once developed, a copy of this will be provided to Arun District Council upon request.

All visitors will report to the Site Office for an appropriate induction by the Site Manager. Parking facilities will be made available for visitors to site, and clearly signposted.

All plant and materials will be situated on site within the construction boundary. All materials will be unloaded within the site construction boundary and stored in locked storage containers and heavy-duty materials located in racks and hardstanding areas formed for material storage. Waste segregation, silos and storage containers will be provided within the compound.

All plant and equipment will conform to relevant British Standards in respect of design and performance. In compliance with the Provision and Use of Work Equipment Regulations (PUWER) 1998, all plant and equipment will be inspected and maintained in working order to ensure the plant and equipment remains in safe working order for its intended use.

2.2.4 Road Cleaning Regime and Wheel Washing Facilities

BDW as Client will ensure that pro-active measures are taken to prevent slurry/spoil from vehicles leaving site during the works being deposited on the public highway.

The initial section of site roads will be constructed and tarmacked to base course as early as possible, to provide a suitable hardstanding area for delivery vehicles. This will reduce the likelihood of HGV wheels becoming covered in mud, and will limit the need for wheel washing.

When required, a wet wheel wash facility in the form of a manned jet washer will be positioned within the site to allow any muddy water to run off prior to vehicles leaving the site.

BDW, and their appointed Groundworker, will ensure a road sweeper is available when required to ensure the site roads and A259 / Golfers Lane are kept free of mud throughout the development.

Lorries will be sheeted during the transportation of construction materials to and from the site (waste and otherwise).

The Site Manager will regularly monitor the site roads and A259 / Golfers Lane (in the area adjacent to the site entrance) for dirt and debris, and will arrange for road sweeps when necessary – this is likely to be more frequent during Groundworks (when there are more earthworks being carried out) and during periods of inclement weather. The road sweeper will sweep the site roads and A259 / Golfers Lane (in the area adjacent to the site entrance) in the event any mud is tracked out of the site.

Road sweepings and debris will be disposed of through the Principal Contractor's own waste management arrangements – road sweepers will either be discharged off-site, or if on-site will be discharged using appropriate methods in compliance with the Environmental Protection Act 1990.

2.2.5 Welfare Provision

The Principal Contractor will provide full welfare facilities in accordance with Schedule 2 of the CDM Regulations 2015 – these facilities will be in place prior to construction works commencing on-site and this will be confirmed by the Principal Designer to the Client, following review of the Construction Phase Plan.

All welfare provision will be provided in accordance with BDW's Minimum Requirements for Site Accommodation and Welfare which sets out the minimum requirements for:

- Toilet Facilities
- Drinking Water
- Cleaning of Facilities
- Temporary Portable WC / Wash-stations
- General Site Accommodation
- Facilities for Changing Clothes
- Facilities for Rest
- Electrical Supplies

2.2.6 Monitoring Arrangements

The Site Manager will be responsible for the day to day management of the site, and will ensure that all restrictions / provisions noted in this CMP are undertaken.

A copy of the approved Construction Management Plan will be kept within the site office at all times for the Site Team to use for reference purposes.

Additionally, all site arrangements will be carried out in accordance with BDW's own Health and Safety and Environmental Management System (details of this can be made to Arun District Council on request).

BDW's internal SHE Advisor will conduct a regular review to ensure that the provisions are adhered to.

2.3 TRAFFIC MANAGEMENT STRATEGY

All construction traffic will access the site directly from the A259, onto Golfers Lane.

In agreement with Arun District Council and Local Highways Authorities, directional signage will be displayed at key junctions in the area.

During all work phases there will be sufficient space to turn vehicles on-site, and all vehicles will access and egress the site in forward gears. No vehicles will be permitted to reverse into, or out of, the site.

No construction vehicles, plant, tracked machinery will be permitted to operate until works commencing at 08:00. In the event that any deliveries arrive at site prior to works commencing at 08:00, delivery vehicles will be permitted entry to the site to avoid any disruption to local roads, however no unloading or loading will be permitted to take place until work commencement at 08:00, and any idling HGVs will be instructed to have their engines switched off.

To protect pedestrian operatives from possible contact with vehicles, there will be designated pedestrian walkways which will be physically segregated from the road using traffic barriers. The pedestrian walkways will be clearly signposted, well-lit, and will be free from any debris/materials storage to allow their continued, unobstructed, safe use. Pedestrians will cross the roads at designated pedestrian crossing points only, where pedestrians will have right of way over construction vehicles. The walkways will be regularly checked and maintained as necessary, to ensure they provide safe access and egress at all times.

To minimise vehicular movements through the residential area, and to minimise any disruption to local residents, BDW will encourage all site operatives to share cars and utilise public transport where possible to keep site traffic volumes to a minimum.

Low loader articulated vehicles, articulated and rigid vehicles, mobile cranes up to 80t, vans and cars will be anticipated on site. Anticipated site vehicles on site will range between 40-50 (cars and vans) with anticipated delivery vehicles range approx. between 5-20 per day. Frequency will be on an hourly basis and will be controlled by site traffic marshall to be stationed at site entrance.

All loading and unloading of plant will be inside of site boundary using site roads to access this will include delivery vehicles for materials that will be unloaded within site boundary. These will be controlled via a traffic marshall and will need to follow and adhere to the site traffic management plan. Waste will be controlled on site and will be collected and removed by licensed waste carrier.

The roads outside the site will be kept clear at all times with clear access for fire appliances and emergency services.

Soil compaction will be minimised by adhering to routes indicated on the site traffic management and by minimising plant movements across unprepared ground.