CONSTRUCTION MANAGEMENT PLAN

CHARLES CHURCH

Dappers Lane Angmering

West Sussex BN16 4EW

Construction Management Plan (CMP)

Rev A (May 2021)

Charles Church Thames Valley Charles
Church House
Knoll Road
Camberley
Surrey
GU15 3TQ
Tel: 01276 808080

ARUN DISTRICT COUNCIL A/79/21/DOC

CONSTRUCTION MANAGEMENT PLAN

Introduction

The Construction Management Plan (CMP) sets out the management measures to be adopted and implemented for the construction of the proposed development at Dappers Lane, Angmering West Sussex, BN16 4EW.

The CMP has been prepared by Charles Church to satisfy the requirement of the planning conditions 6 and 27 of planning application reference A/76/20/PL.

The requirements of planning condition 6 of the approval are set out below.

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:

a) An indicative programme for carrying out the works;
b) Details of the arrangements for public engagement / consultation both prior to and continued liaison during construction the construction works;
c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
d) If residential properties are to be completed and occupied prior to the whole development being finished, a scheme to protect those early occupants from noise and vibration should be submitted to and be approved in writing by the Local Planning Authority;
e) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
f) The parking of vehicles of site operatives and visitors;
g) Loading and unloading of plant and materials, including permitted times for deliveries;
h) Storage of plant and materials used in constructing the development;
i) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
j) 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);
k) Measures to control the emission of dust and dirt during construction;
l) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted;
m) the anticipated number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the network peak hours of 08:00-09:00 and 17:00-18:00 where practicable);
n) The method of access and routing of vehicles during construction, avoiding the route out of the site northwards along Dappers Lane.

The purpose of the CMP is to avoid construction effects on the environment and the existing surrounding communities.

All contractors and suppliers will be provided with a copy of the CMP and will be required to comply with its contents. Contractors will be required to comply with all relevant environmental legislation and to take account of published standards, accepted industry practice, national guidelines and codes of practice appropriate to the scheme.

ARUN DISTRICT COUNCIL A/79/21/DOC

CONSTRUCTION MANAGEMENT PLAN

Development Proposal

The proposed development includes:

- Construction of 84 new dwellings;
- Associated Roads and parking areas;
- Local main service diversions and infrastructure.

ARUN DISTRICT COUNCIL A/79/21/DOC

CONSTRUCTION MANAGEMENT PLAN

Contacts

Charles Church Thames Valley Charles
Church House
Knoll Road
Camberley
Surrey
GU15 3TQ
Tel: 01276 808080
Fax: 01276 808081

Technical Manager
David Dawson david.dawson@persimmonhomes.com

Construction Manager
Larry Garman larry.garman@persimmonhomes.com

Site Manager
Mark Martin mark.martin@persimmonhomes.com

Working hours

The working hours as follows:

- 8.00am to 6.00pm (Monday to Friday)
- 8.00am to 1.00pm (Saturday)
- No Sunday or Bank Holiday Working

Occasional working outside these hours may be required however this will be kept to a minimum.

Public engagement

Local residents will be provided with information and site contact details by way of a letter drop that that they can contact during working hours and for out of hours emergencies. Neighbours will be kept informed of schedules and if there are to be any particularly noisy or dusty activities that may affect them.

Access, deliveries, loading/ unloading and parking

Access and egress for construction purposes will be from Dappers Lane via Water Lane. This is shown on the Construction Access Map in **Appendix A**. Appropriate signage will be erected at the site entrance to the site and on exit advising contractors that they are leaving via an established residential area and that the road is subject to a 30 mph speed limit.

All deliveries will be scheduled to arrive outside of the peak highway network hours Monday to Friday AM peak (08:00 to 09:00) and PM peak (14:45 to 15:30 and 16:30 to 18:00) periods. (Unless there is no alternative).

ARUN DISTRICT COUNCIL A/79/21/DOC

CONSTRUCTION MANAGEMENT PLAN

Provision is to be made within the site for adequate parking of operative and construction workers vehicles together with parking for the site management team and other visitors to site. As far as possible, contractors and trades will be strongly encouraged to share transport to reduce vehicle movements. It is anticipated that there will be 20 – 30 vehicles on site per day. The number of staff on site will fluctuate during various points of the build between 20 – 30, with a maximum of 50 staff on site per day.

It is anticipated that the number of vehicle/HGV deliveries will be between 1 – 10 daily. Through organised project planning by the Site Manager, deliveries can be scheduled to stagger throughout the working day, particularly avoiding peak hours, as well as avoiding deliveries on site at the same time.

Contractor parking is to take place wholly within the site and not on any consortium roads. On-site parking areas are to be clearly signed and surfaced to an appropriate standard.

The Construction Management Plan Drawings attached in **Appendix B**, provides details of the following:

- Location of parking provision.
- Location of temporary accommodation in the form of "Oasis" units and storage containers, which is required during the initial set up of the development site. This will operate for the shortest feasible time whilst the permanent compound and access roads are established.
- Location of the permanent site compound and storage area. This will comprise a two story office/welfare unit. The site management offices will be located at the 1st floor level with the canteen and drying room below. Toilet provision will be located in a separate free standing block. Metal storage containers for materials will be provided with racks for timber and lintels. A bunded diesel tank will be provided on an appropriate base. Two silos for the provision of mortar will be erected within the material storage area. Initially the compound will be powered by a generator, however this will be replaced by mains operated temporary building supply as soon as is practical. A large plan of the Compound is provided in **Appendix C**.

All unloading of plant and materials will take place within the site. As noted above adequate material storage is to be provided within the site compound/stores area, with additional material being transported direct to the build zone.

Appropriate provision is made for the delivery vehicles to stand within the site whilst being unloaded without impeding access to/from the site. In addition, appropriate turning is to be provided to enable delivery vehicles to enter and exit the site in the forward direction.

Storage for large plant such as forklifts will be provided in the site compound area which will be hard surfaced. Other large plant such as excavators and dumpers will be parked in a designated area on the site and left securely locked.

The site entrance is to be hard surfaced and kept clean and clear. There will be on- site wheel washing facilities to prevent soil and materials being taken from the site and the surrounding highway network. This will be in the form of a jet wash operated as required in a designated area. The wheel wash area will be provided with a suitable sump and washout facility to ensure any run-off is retained on site and not able to migrate on to surrounding areas.

ARUN DISTRICT COUNCIL A/79/21/DOC

In addition, road sweeping will be arranged as the need arises to ensure that the adjoining highway is maintained in good order.

The current build programme for the proposed development in attached in **Appendix D.**

Early occupiers

Parts of the development will be occupied prior to completion of the rest of the site. The Site Manager will be vigilant to the possibility of works areas being accessed by unauthorised persons. The Site Manager will ensure a high standard of housekeeping practices are implemented throughout the site with, in particular on any off-site work areas to ensure they reduce the risk of any potential injury to trespassers, if they manage to gain access. Appropriate health and safety signage will be placed around the construction site to guide traffic and pedestrian routes, warning of potential hazards and dangers. Noise impacts are covered below and dust impacts are covered on pages 7 and 8.

Noise

Construction noise will inevitably generate noise levels which result in a nuisance to the surrounding areas when being carried out. All contractors will adhere to, as reasonably practicable, Arun District Council's Construction Code of Practice which outlines the minimum requirements for reducing and controlling noise created during works. No works will be carried out on site outside of the allowed working hours (as specified on page 4). All plant and equipment on site will be maintained and operated in accordance with the manufacturer's guidelines and will comply with the Control of Noise at Work Regulations 2005.

The following will be required of all work activities:

- Comply with the recommendations of BS 5228: Part 1, clause 9.3 for minimising noise levels;
- Fit compressors, percussion tools and vehicles with silences of a type as recommended by manufacturers;
- Use of radios or other audio equipment by employees at a level and time which will not cause undue disturbance to neighbouring residents;
- Ensure care is taken to avoid unnecessary noise when carrying out manual operations and when operating plant and equipment;
- Switch of all plant or reduced to idle when not in use.

Lighting

The proposed working hours fall during daylight hours and as such there will be no immediate requirement for floodlighting. Lighting may be deemed necessary during winter months when daylight hours are limited. This will be at the discretion of the Site Manager and installed in a manner that does not affect neighbouring properties. Details of locations, heights, type and direction of light sources and intensity of illumination will be provided if such circumstances occur. Minor security lighting will be provided to the compound where necessary and will be of a sodium type, located as not to directly affect adjoining properties and will be motion activated to ensure they are not lit all night.

ARUN DISTRICT COUNCIL A/79/21/DOC

Generator

Initially the compound will be powered by a generator (The Compound is shown in **Appendix C)**, however this will be replaced by mains operated temporary building supply as soon as is practical. The generator is low noise and will not be switched off outside of working hours.

Soil Management Plan

The requirements of planning condition 27 of the approval are set out below.

> *Prior to the commencement of development, a soils management plan shall be submitted for approval in writing by the Local Planning Authority. The soil handling measures and the proposed use of on-site soils as set out in the approved soils management plan will be implemented on site to ensure that the soil resource is preserved.*

Any need for material to be imported or exported will be minimized, for example, the movement of the earthworks material off site will be reduced to a minimum by maximizing the use of raised material into the landscaping scheme.

Surplus or waste materials may arise from either materials imported to site or from those generated onsite.

This plan will outline the procedures that will be put in place.

A cut and fill exercise has been done by Bannersgate, Civil, Structural and Architectural Design Services which concludes take there will be 3677m3 to be removed from site.

These materials will be the result of materials excavated from the balancing pond and the arising's from roads and plots excavations.

This spoil will be stored temporally on plots 29-34 and 41-44 until the infrastructure is complete at which point the spoil will be removed from site.

All top soil will remain on site which will be then reused. The top soil will be stored on plots 55, 56 and 57

Dust Control

Dust control procedures will be implemented to avoid as far as is reasonably practicable the emission of dust and other particulates that would adversely affect the air quality to ensure there is no significant deterioration of current air quality as the result of the works.

The emission of dust and other particulates will be controlled by implementing the following measures:

- Ensure no burning of waste materials takes place on site;
- Ensure an adequate water supply on the site;
- Ensure disposal of the run-off water from the dust suppression activities, in accordance with the appropriate legal requirements;
- Keep site fencing, barriers and scaffolding clean using wet methods;
- Provide easily cleaned hard standings for vehicles;

ARUN DISTRICT COUNCIL A/79/21/DOC

- Ensure regular cleaning of hard standings using wet sweeping methods;
- Not allow dry sweeping of large areas;
- Provide and ensure the use of wheel-wash facilities near the site exit wherever there is a potential for carrying dust or mud off site;
- Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits;
- Ensure all vehicles carrying loose or potential dusty material to or from the site are fully sheeted;
- Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of materials and over filling during delivery;
- Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out;
- Minimize the amount of excavated material held on site;
- Sheet, seal or damp down unavoidable stockpiles of excavated material held on site, when required;
- Avoid double handling of material wherever reasonably practical;
- Considerate location of grinding and cutting activities and only use when fitted with or in conjunction with suitable dust suppression techniques such as water sprays or local extraction;
- Ensure that any plant, identified above, is operated in accordance with the conditions set out in the permit and a copy of the permit held on site;
- Seal or re-vegetate completed earthworks as soon as reasonably possible after completion;
- Ensure equipment is readily available onsite to clean any spillages and clean up spillages as soon as is reasonably practicable after the event using wet cleaning methods;
- Where appropriate use increased hording height to protect receptors;
- Seal or seal medium or long term excavated material and stockpiles;
- Ensure slopes on stockpiles are no steeper than the natural angle of repose of the slope of the material and maintain a smooth profile;
- Avoid carrying out earthworks during dry weather if reasonably practicable having regard to programme and contracting arraignments for the relevant works or provide and ensure appropriate use of water sprays to control dust.

In areas of work close to sensitive properties, the Site Manager will undertake regular dust monitoring inspections of boundaries to ensure that dust levels are controlled and where necessary will ensure that dust suppression methods are adhered to. Hoarding of at least 2m will be provided to offer protection from noise and dust at boundaries that are close to sensitive areas.

Site Inductions

- A specific area shall be laid out and labelled to facilitate the separation of materials for potential recycling, salvage and re-use;
- Recycling and waste receptacles are to be kept clean and should be marked clearly in order to avoid cross contamination of materials;
- Contractors will be required where practicable to use recycled and secondary aggregates, therefore reducing the demand for virgin material and optimizing material efficiency in construction.

ARUN DISTRICT COUNCIL A/79/21/DOC

As far as is reasonably practicable the visual intrusion of the construction sites on nearby residents and users of local facilities and amenities will be contained and limited. The hording will accord with the following principles:

- The standard hording will be of suitable height, plywood faced, timber framed hording suitably painted or alternatively metal “Block and Mesh” type hording;
- Suitable measures will be used for tree protection, in accordance with the relevant British Standard and approved RPS Arboricultural Method Statement;
- Notices will be displayed on all site boundaries to warn of hazards on the site such as deep excavations and construction site etc;
- Appropriate sight lines/visibility splays will be maintained to ensure safety of both vehicles and pedestrians;
- Temporary fences may be used in certain areas such as for short term occupation. These will be in the form of Heras type fencing suitably braced;
- All hording and security fencing will be routinely inspected by the site management team.

Piling Techniques

Due to ground conditions piling will be required for certain plots, these will be carried out using Continuous Flight Augur (CFA) piles cast in situ.

Use of these techniques will minimise the noise and vibration impact on the surrounding areas.

It is note that there are no water courses or ponds in the immediate location of the site and therefore any impact on these futures has a low likelihood of occurrence. This noted all surface run off from the workings of the site will be de-silted and allowed to permeate into the surrounding areas in a controlled manner.

Monitoring and Review

Monitoring and review of all these procedures will take place on a quarterly basis, or when it is deemed necessary to implement a change, The CMP will be updated as required and re issued to relevant parties.

ARUN DISTRICT COUNCIL A/79/21/DOC