

LAND WEST OF NEW BARN LANE, BERSTED (APP REF: BE/18/17/PL)

CONSTRUCTION METHOD STATEMENT AND ENVIRONMENTAL PLAN

1.0 Introduction

1.1 This Construction Method Statement (CMS) has been prepared by Linden Homes (South).

1.2 It has been prepared to satisfy condition 12 of planning permission (BE/18/17/PE) granted by Arun District Council, in order to demonstrate how the site will be appropriately managed during construction. The condition states as follows:

'No development shall take place until a Construction Management Plan has been submitted to and proved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period.'

1.3 This CMS has been developed to consider the checklist details provided by Arun District Council, together with matters considered of relevance to the development. These include, but are not limited to:

- 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 the 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.
- Details of public engagement both prior to and during construction works.

2.0 Approved Development

2.1 90 No. residential units, associated open space, landscaping, access & car parking.

3.0 Construction Methods

Access & Routing

3.1 All construction traffic will approach the site using the A259, except for the B2259 Chichester Road which is used to access New Barn Lane, construction traffic is prohibited from using minor roads within the local area. Exiting traffic must route north via the A259.

Parking and Compound Arrangements

- 3.2 There will be no unnecessary parking of vehicles related to the development in the neighbouring area. All vehicles associated with the development will not be permitted to park on the public highway in the vicinity of the site.
- 3.3 All site operatives and visitors travelling to site by car will be instructed to park in the designated site car park. The car park will be clearly signed and monitored by the site manager. The car park will be located adjacent to the site compound and will be accessed via the main construction access from New Barn Lane. Sufficient capacity will exist for approximately 20-30 vehicles which is reflective of the likely number of site operatives using a car, plus an element of oversupply.
- 3.4 The secure site compound will contain welfare and administrative facilities and will have access to electricity, water and telephone connections. The locations of the site compound and car park are shown on the construction site plan provided at Appendix B.

Loading and Unloading of Plant and Materials

- 3.5 During the construction phase all plant and materials will be unloaded / loaded within the on-site storage area
- 3.6 A trained, qualified and certified Banksman wearing high visibility clothing will be used to direct delivery vehicles within the development site. The Banksman will wait at the site access, where they will then proceed to direct delivery vehicles to the designated loading point within the site. They will use hand signals and will communicate to the drivers through the vehicle mirrors, while watching the driver's blind spot.
- 3.7 All wagons fitted with a hi-hab will be required to comply with Lifting Operations and Lifting Equipment Regulation 1998 (LOLER).

Storage of Plant and Materials

- 3.8 Materials used in constructing the development will be stored on-site in an orderable fashion in the designated storage area adjacent to the site compound and loading area. The storage of chemicals and hydrocarbons will be very minimal. Any chemical will be stored in accordance with the legislation and COSHH.
- 3.9 Pedestrian walkways and vehicle routes will be segregated and marked out with appropriate barriers. Lay down areas will be set out for trades such as steel work and cladding and suitably fenced off. No flammable materials will be stored near boundary fencing or existing buildings. Storage of flammable materials in and around new buildings under construction will be strictly monitored and controlled.
- 3.10 Plant will be stored on-site in an orderable fashion. Keys will be removed and isolators, if fitted, will be activated. Fuel for plant will be housed in a double skinned bunded tank.
- 3.11 The number of deliveries and vehicle movements to site will vary throughout the construction period. Regular updates as the programme evolves will be provided to ADC as part of this CMP remaining a live document. Initial estimates are for a maximum of 5-10 HGVs trips a day during main ground works, with similar numbers once material deliveries commence in earnest via New Barn Lane.

Erection and Maintenance of Security Hoarding

- 3.12 Security hoarding has been erected along the site frontage to prevent unwanted access to the construction site, to provide noise attenuation, screening, and site security when required. Heras fencing will be erected along the rear and sides of the site to provide security, it will consist of 2.4m anti climb heras fencing to the boundary of the site with double anti tamper heras clips.
- 3.13 At key locations, sections of hoarding will contain site information boards with out of hours contact details, 24 hour telephone number (for comments/complaints), community information and information on the works programme. Notices will also be placed on the hoarding to warn of hazards on-site such as deep excavations and the construction access.
- 3.14 Clear sight lines will continue to be maintained around hoardings and fencing with no hidden corners, in order to avoid opportunities for anti-social behaviour and crime and to ensure safety of vehicles. Adequate sight lines for vehicles and pedestrians/cyclists to safely see other road users will continue to be provided. Footways of adequate width to facilitate pedestrian flows will be provided with signs to facilitate safe access around the site boundary. Adequate lighting will be installed, as necessary, near hoardings.
- 3.15 The location of fencing / hoarding is such that it does not damage sensitive habitats, trees or hedgerows.

Wheel Washing Facilities

- 3.16 To minimise waste and dust which might collect on vehicles and be subsequently deposited onto the local highway network, a wheel washing facility (jet washer) will be provided at the site exit. A road sweeper will be made available should the need arise.

Controlling the Emission of Dust and Dirt

- 3.17 Dust arising from the ground is prevalent during dry spells and is generated by wind and plant traversing the site. Dust will be controlled by spraying water over the ground from a water bowser towed behind a dumper in order to dampen down the dust and prevent it from migrating to neighbouring properties.

Collection and Disposal of Construction Waste

- 3.18 The secure site compound will provide an area for storage, collection and disposal of rubbish from the development. A number of skips will be provided, subject to space constraints, to allow segregation of the main waste streams. Any mixed waste streams will undergo sorting and segregation off-site after collection. Main contractors will be made responsible for their own waste management and disposal to encourage efficient use of materials.
- 3.19 Covered storage will be provided for weather sensitive materials to reduce losses/waste caused by weather damage.

- 3.20 Waste vehicle movements will only take place between 08:00 and 18:00 (Monday to Friday) and 08:00 to 13:00 (Saturdays). As such, no waste vehicles will access the site outside of these times. This will ensure minimal disturbance to the local community.

Hours of Construction and Delivery Times

- 3.21 The general operating hours of the site will be between 08:00 to 18:00 (Monday to Friday) and 08:00 to 13:00 (Saturdays). No noisy activities are permitted on Sundays and Bank Holidays.
- 3.22 All deliveries to the site by HGVs must be outside of the network peak hours.

4.0 Public Consultation

- 4.1 Local residents will be kept informed of the progress of the works throughout the construction process. In addition, they will be informed of dates and times of significant deliveries. In the event of issues being raised, ADC will be provided with contact details of the person to liaise with. The contact details will also be posted on the site hoarding for the benefit of local residents.

5.0 Summary

- 5.1 This Construction Method Statement has been prepared on behalf of Linden Homes South to satisfy condition 12 of planning permission (BE/18/17/PE) granted by Arun District Council, in order to demonstrate how the site will be appropriately managed during construction.
- 5.2 The contractor will implement the methodology outlined within this CMS, in order to minimise construction impacts on local residents and the public highway in the vicinity of the development site. Local residents will be continuously informed of the progress of the works throughout the construction phases in their entirety.