



Construction Management Plan

For

Oldlands Farm, Bognor – Phase 1A

On behalf of

Hanbury (PM) Limited

Prepared by:

LDA (Architects) Ltd

24 Church Street West

Woking

Surrey

GU21 6HT

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Disclaimer

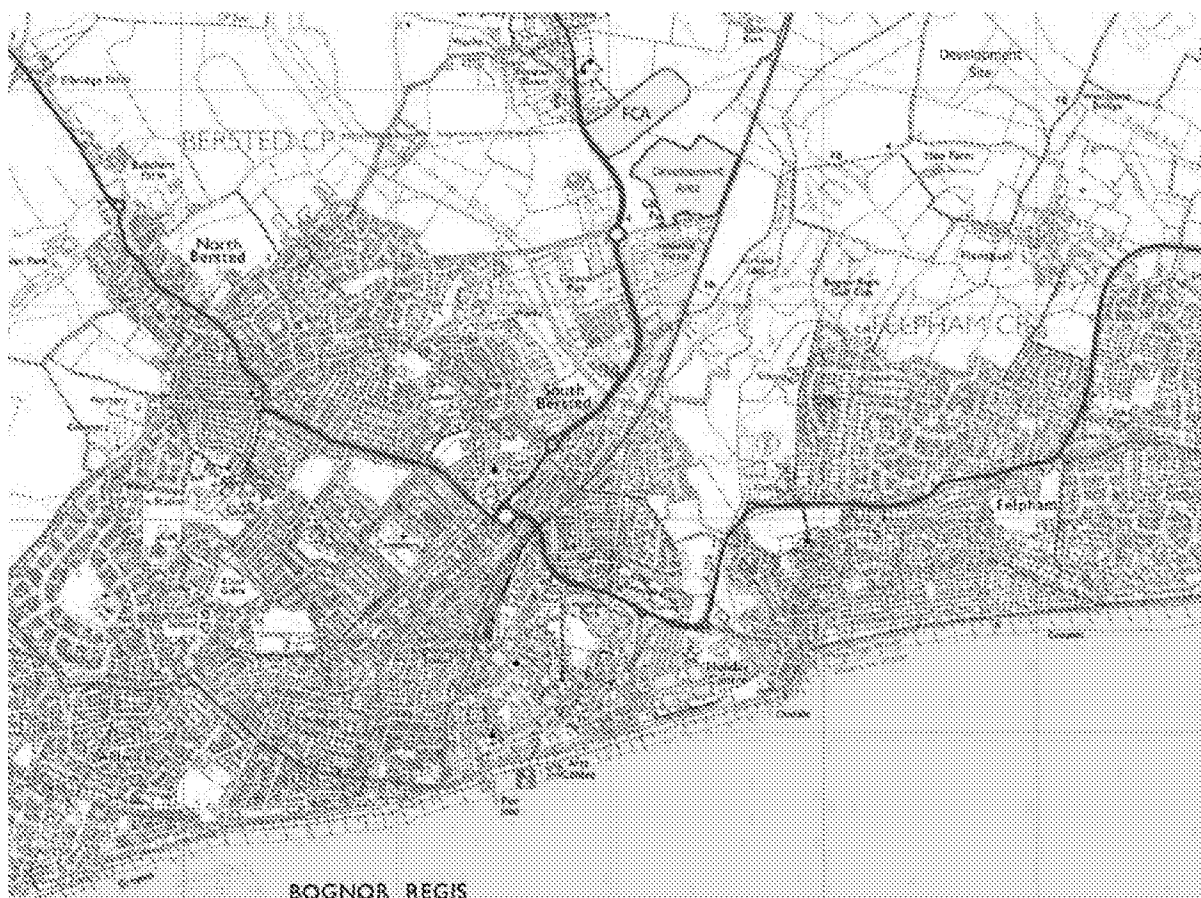
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1.0 CONSTRUCTION MANAGEMENT PLAN

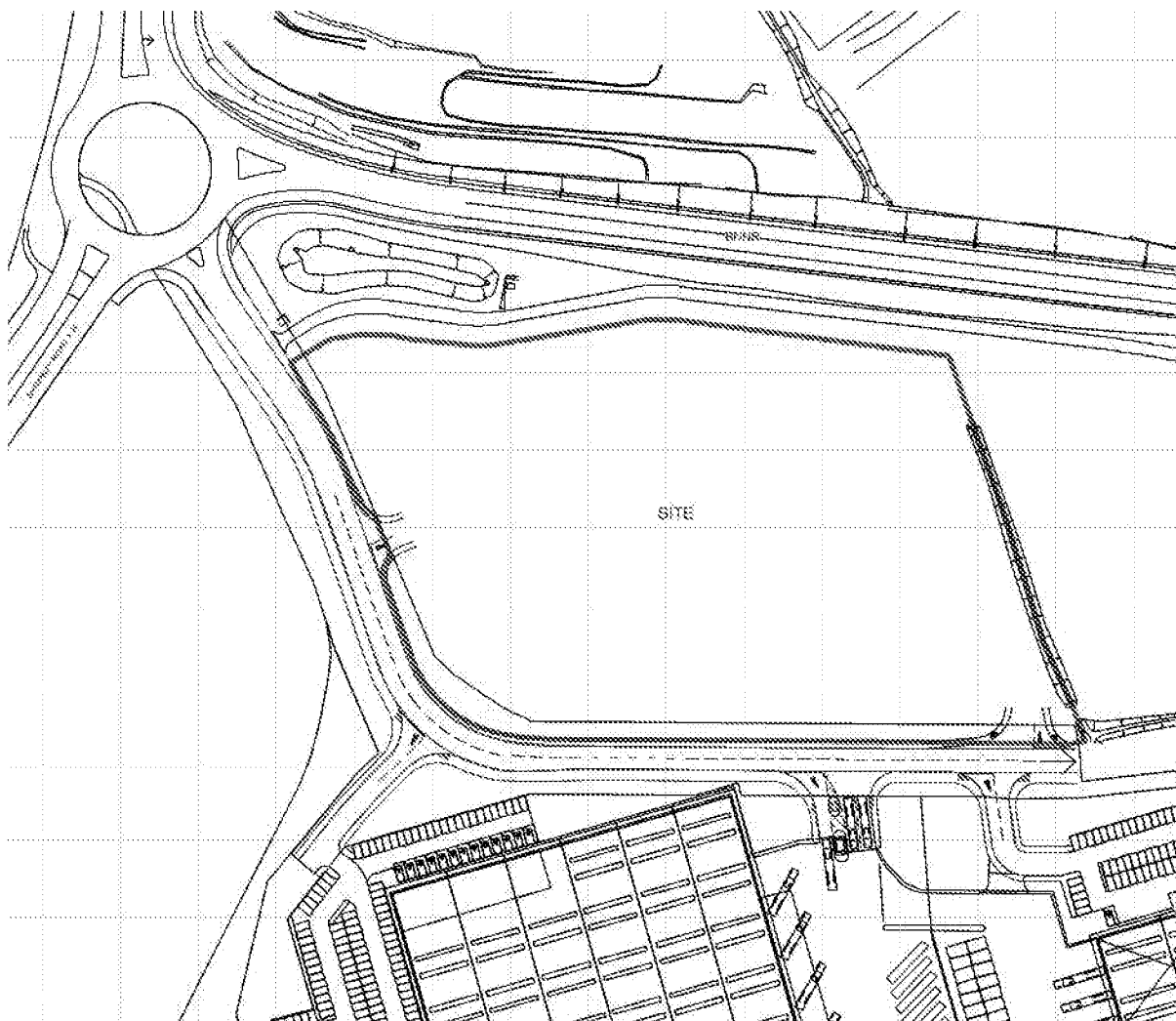
This document is a live document. Once a Contractor is appointed they are to adopt the document and complete it based on their experience and established methods of working. The list of headings below to be expanded as appropriate to suit specific site circumstances.

1.1 Site Location

- 1.1.1 The site is Phase 1A of a 12.47ha development site to the south of the Bognor Northern Relief Road accessed via an estate road off the A29 Shripney Road/Rowan Way roundabout at the western end of the BNRR. The Southern Cross Industrial Estate lies to the south of the site. Site Ordnance Survey 100m grid reference of SU941 014.



Overall Site Location Map



Site Location Plan

1.2 Description of Site

- 1.1.2 The site of 2.24ha is flat with two existing vehicular access points off the estate road. The site is empty with no demolition works required. There are no trees requiring protective measures.



Site Views

- 1.2.2 The site is in Flood zones 1 – 3 and currently drains via on site ditches to the Lidsey Rife. A ditch forms the eastern boundary to which a 7m buffer zone must be maintained.

- 1.2.3 A pumping station is located in the western corner of the site with a main following the site boundary to the estate road. There are no known services within, over or under the site which will be confirmed by scanning prior to site possession.
- 1.2.4 A Health & Safety File does not exist for the site.
- 1.2.5 The site benefits from a hybrid planning consent BE/61/13 with full approval of access, road and flood compensation measures and outline approval for 33,116sq.m of mixed commercial and industrial uses. This document is in response to pre-commencement condition 39 which is reproduced as follows;

39. 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,

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- 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),
 - measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,
 - details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Extract Planning approval BE/61/13.

- 1.2.6 The site also has a Reserved Matters approval BE/4/17/RES for appearance, landscape, layout and scale together with the discharge of condition 5 for indicative masterplan and 6 for parameter plan and design code.

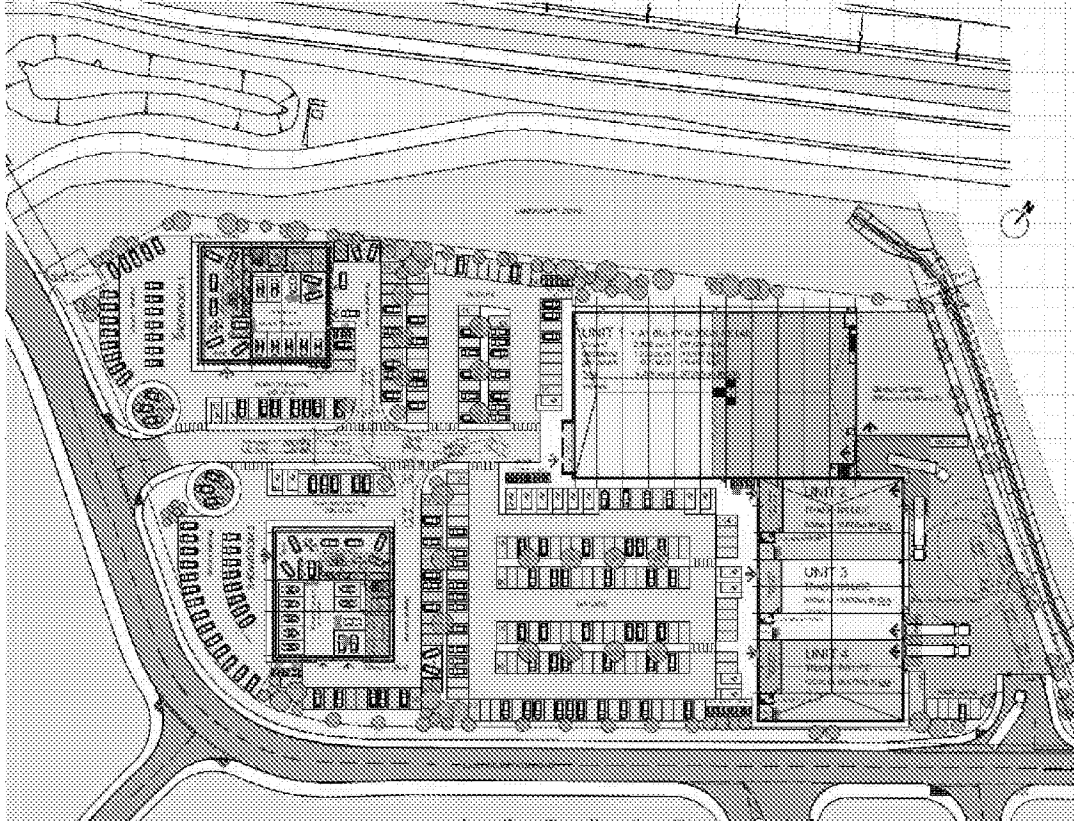
1.3 Scope of Works

- 1.3.1 The proposed works comprise the construction of two car showrooms of 929 m² GIA each (Use Class sui generis), a retail unit of 4,366 m² GIA (Use Class A1) with attached open Garden Centre of 600 m² and three Trade Counter units of 620 m² each (Use Class B8).

- 1.3.2 The site layout includes associated roads, service areas, parking areas and vehicle display frontages to the showrooms all contained within a landscaped setting with a further grassed buffer zone to the BNNR.

1.4 Proposed Layout

- 1.4.1 The proposed layout of the site is shown on the following page with flood compensation works shown to the north-west of the site.



Proposed Layout

- 1.4.2 Access to the site is via the existing junctions.

1.5 Dates for Construction

- 1.5.1 The project programme is to be developed once a Contractor is appointed.

1.6 Hours of Construction

- 1.6.1 The proposed working hours at the site will be:
- Monday – Friday: 07.00 – 19.00.
 - Saturday 09.00 – 13.00.
 - No construction works are envisaged on Saturday pm, Sundays or Bank Holidays.

1.7 Phasing

- 1.7.1 The project will be developed as a single phase of a likely 15 month duration excluding tenant fit-out. No enabling works are envisaged.

- 1.7.2 Ecology Solutions 'Ecological Protection & Enhancement Plan' dated March 2019 demonstrates that the site has negligible nature conservation interest with limited opportunities for nesting birds and no suitable habitats for bats, badgers, reptiles and amphibians. The site start date is therefore not dependent on ecology matters.

1.8 Adjacent Properties/Adjacent Construction Sites

- 1.8.1 There are no properties immediately adjacent to the site so no Party Wall or Fence matters arise. In the absence of any nearby residential properties there has been no public engagement over the proposals.
- 1.8.2 There are no adjacent construction sites.
- 1.8.3 Measures for controlling noise, dust, emissions, etc, are to be developed by the Contractor and fully implemented for the duration of the works to avoid any nuisance to neighbours. Any mitigation measures detailed within consultants' reports will be adhered to and monitored by the client's project manager.

1.9 Fencing

- 1.9.1 The site will be fully hoarded using recycled plastic hoarding along the back of footpath line with steel mesh gates at vehicle entry points setback to ensure waiting vehicles do not obstruct the estate road whilst retaining site visibility splays. The hoarding will include lighting and be kept in a safe and presentable state at all times.
- 1.9.2 A similar hoarding will be included to the ditch positioned to reflect the 7m buffer zone as there is evidence of water voles in this area. The hoarding will be continued round the boundary of the landscape zone to the north-west of the site.

1.10 Public Health and Welfare

- 1.10.1 All works will be contained within the site hoarding with warning notices of the dangers of construction sites prominently displayed.
- 1.10.2 A banksman will be engaged to ensure safe vehicle movements into and out of the site.

1.11 Site Security

- 1.11.1 A site specific security plan will be developed by the Contractor and will comply with Section 3 of the Health and Safety at Work Act 1974 as well as any other relevant legal requirements.
- 1.11.2 The site will be suitably secured by the Contractor via the hoarding out of working hours with up to date emergency contact details prominently displayed at all times. It is not envisaged that the site will have a full time security presence but will be subject to periodic security visits by a suitable security company appointed by the contractor. The Contractor will liaise with the local police over an appropriate level of security.



Example of recycled plastic hoarding

1.12 Considerate Constructor



A non-profit making, independent organisation founded in 1997 by the construction industry to improve its image

2.1 Traffic Management and Control

2.1.2 An indicative Contractor's Site Layout Plan is shown in section 4.1 with a final layout to be confirmed by the contractor with their tender.

2.1.3 A Travel Plan is not appropriate for the contractor due to the location of the site.

2.1.5 The Contractor is to provide details of the location and method of storage of materials on site in order to ensure safety for employees and visitors to the site. The site layout will include defined pedestrian and vehicle routes to encourage separation the use of

which will be emphasised in 'toolbox' safety talks when Sub-contractors are initially inducted.

- 2.1.6 Any necessary fuel and oil storage will be in accordance with the Control of Pollution (Oil Storage)(England) Regulations 2001. Refuelling will only be undertaken in a designated area designed to contain any spills under the auspices of trained personnel. Emergency spill kits are to be readily available.
- 2.1.7 Appropriate allowance will be made for on-site parking for staff and visitors. This will be separate to the provision of an area for the drop-off, pick-up and storage of materials.
- 2.1.8 Temporary road surfaces will be provided to parking and work areas as required due to the boggy nature of the site and to reduce the need for wheel washing. An on-site wheel washing facility will be provided if necessary.
- 2.1.9 Space will be allocated for a range of skips to encourage recycling of trade waste.
- 2.1.10 The Contractor's proposals will be adopted as necessary to allow finishing of those areas initially occupied by site accommodation. Similarly if any tenants take early occupation requiring fit-out before the works as a whole are complete.
- 2.1.11 Due to the level nature of the site a 'cut and fill' exercise is not necessary so vehicles removing spoil arisings will be limited.

It is anticipated there will be up to five tipper lorry deliveries a day over a one month period for the installation of sub-base materials for slabs and roads (permanent and temporary crane roadways).

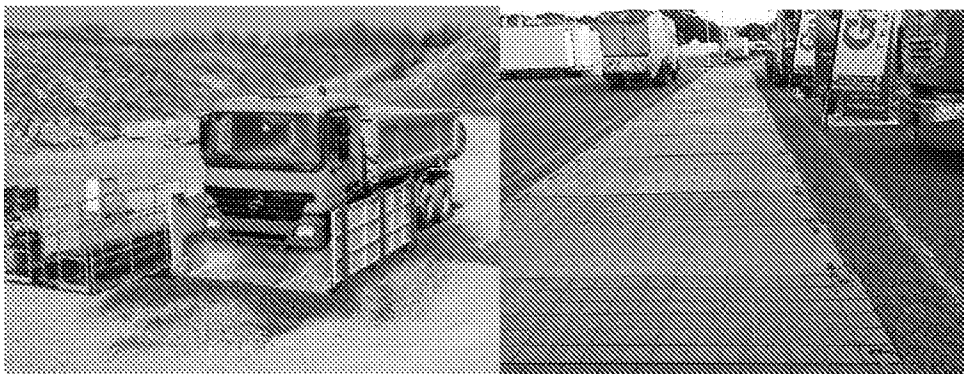
Similar vehicle movements are anticipated for concrete deliveries for foundation pads and building floor slabs.

Steelwork deliveries will be via articulated lorry every two days over a one month period. Steelwork erection will use mobile cranes.

Cladding and curtain walling deliveries will be on a similar basis.

It is anticipated that sub-contractors parking on site will be no more than 25 vehicles per day towards the latter end of the project when fit-out and external works are at their peak.

Waste disposal will require no more than 1 or 2 skip lorries per week.



Examples of vehicle wash and temporary road surface

3.0 ENVIRONMENTAL PROTECTION

3.1 Noise Control

- 3.1.1 The contractor shall prepare a Management Plan for the mitigation, control and monitoring of noise and vibration.
- 3.1.2 The Contractor shall make any necessary application to the local authority under Section 61 of the Control of Pollution Act 1974 and obtain consent to undertake the works. Application shall be made at least 28 days before commencement of any activity or works which may cause significant noise or vibration nuisance. The application shall include the contractor's proposals for minimising noise from the construction works to the level(s) agreed with the Local Authority. The Contractor shall comply with the terms of any consent so obtained and provide a copy of the final agreement to the Client's Project Manager.
- 3.1.3 Notwithstanding the terms of any consent under section 61 of the Control of Pollution Act 1974 the contractor is required to comply with the provisions of Code of Practice BS5228: Noise Control on Open and Construction Sites.
- 3.1.4 Noise and vibration will be controlled and limited as far as reasonably practicable. There are no known very sensitive receptors around the site.
- 3.1.5 Certain activities may extend outside normal working hours to enable safe working or as a result of unforeseen events. In this event the Local Authority's Environmental Health section will be contacted.
- 3.1.6 The principles of Best Practicable Means will be employed to minimise noise levels during construction. Recommendations for the control of noise and vibration on construction sites are set out in BS5228. These shall include but not be limited to:
- Hydraulic plant will be used in preference to pneumatic plant where possible.
 - Plant and equipment will be maintained in good working order and fitted with silencers and acoustic panels where appropriate.
 - All plant will be shut down or throttled back between periods of use.
 - Methods used for concrete breaking should be carefully considered with non-percussive means used where possible.
 - If any sensitive receptors are identified consider the use of acoustic enclosures.

3.2 Waste Management

- 3.2.1. The Clean Neighbourhoods and Environment Act 2005, section 54, established powers to create regulations to require the mandatory production of Site Waste Management Plans (SWMP) for construction projects. This resulted in the Site Waste Management Plan Regulations 2008 which require an Advanced SWMP for any project over £300,000 to be produced before work begins.
- 3.2.2 The Contractor will produce an outline SWMP at the detailed design/construction stage to comply with the requirements of the Regulations to demonstrate compliance with the key objectives:

- Minimise the amount of waste generated as part of the project;
 - Maximise the amount of material which is sent for reuse, recycling or reprocessing; and
 - Minimise the amount of material sent to landfill.
- 3.2.3 The Contractor shall, in order to reduce the need for waste disposal, seek to minimise the generation and environmental impacts of waste arising during the works and shall maximise opportunities for the reuse and recovery of waste. The Contractor shall include within their CMP proposals for the identification, segregation, handling and storage, with necessary protection to prevent contamination of surrounding stockpiles and underlying ground, of the different types of waste identified as arising from the works.
- 3.2.4 The contractor shall make any necessary applications to the Local Authority and/or the Environment Agency, under the terms of the Environmental Permitting Regulations 2007, and Town and Country Planning Act for the storage, treatment and disposal of waste.
- 3.2.5 Waste disposal shall only be via licensed operatives.

3.3 Emissions Control

- 3.3.1 The Contractor shall include within the CMP measures for the control and monitoring of dust, exhaust fumes and any other airborne pollutants.
- 3.3.2 The Contractor shall, prior to the commencement of the works on site, make any necessary application(s) for authorisation to the relevant pollution control authority (Local Authority and the Environment Agency) under the terms of the Environmental Protection Act 1990 and the Pollution Prevention and Control Act 1999.
- 3.3.3 All necessary and practicable measures to control dust and harmful substance emissions both within the site boundary as well as to prevent the spread of materials to outside the demise of the construction site through good housekeeping and site operational practices shall be carried out including:
- Sheeting of vehicles: all HGVs carrying loose material capable of spillage or which has the potential to give rise to dusty emissions from the vehicles during transit shall be sheeted. This requirement will be enforced by the Contractor and any transgressions shall be recorded in a log book by the Contractor with details of measures to be taken to prevent further occurrences. The log book shall be available for inspection by the Client's pProject Manager and local authority at any time during working hours.
 - Compound: an area of hard standing of reasonable size shall be provided by the Contractor around site offices and over vehicle management areas, so that dust will be kept to a minimum by appropriate control methods such as water spraying. Drainage arrangements will be included where necessary.
 - Prevention of wind blown dust arising from storage mounds: storage mounds shall be profiled to reduce erosion where the nature of the material could lead to it being rain washed or windblown. Mound surfaces shall be kept sufficiently damp to prevent wind blow unless and until the surface is sprayed, sealed or stabilised by means of

vegetation. Materials that have the potential to give rise to dust emissions shall be stored as far away from the site boundaries as is reasonably practicable.

- Dust collection during cutting and grinding works: if this is not carried out in an enclosure, tools shall be used that are fitted with dust collection devices (excluding small tools which require a continuously wet working surface).
- Fires: these will not be permitted on site.
- Compliance of construction vehicles with emissions legislation, servicing and MOT requirements: all vehicles regularly used on site shall comply with the relevant emissions standards and shall be serviced in accordance with the manufacturer's recommendations. MOT and service documentation shall be produced for the local authority's inspection if required.
- Engine idling time: no construction plant or vehicle shall leave its engine running when not directly in use, except where there are deemed to be exceptional circumstances.

3.3.4 The Contractor shall keep a log book available for inspection by the local authority in order to record the following:

- Any complaint relating to emissions alleged to be due to construction activity received from a local resident or business, including date and nature of the complaint and any measures taken as a result of that complaint;
- The date and location of cleaning of paved areas and off-site roads; and
- The date and vehicle registration number of any construction vehicle that is observed carrying material that has the potential to release dust during transit and is not covered. Details of measures taken to prevent further occurrence shall be included.

3.4 Protection of Public Highways

- 3.4.1 Appropriate measures are to be implemented on site and also restrictions are to be imposed on all vehicles travelling to and from the site to prevent the spread of materials.
- 3.4.2 Wheelwash facility to be incorporated at any vehicle egress points if required and adjoining roads swept as necessary.
- 3.4.3 Any reported spillages are to be responded to and appropriately cleared as soon as possible with any damage made good to the satisfaction of the Client's Project Manager.

3.5 Ecology

- 3.5.1 Existing watercourse to be protected with a hoarding and measures taken to minimise the potential for any pollution of groundwater or water courses. Should the site require any de-watering because of its boggy nature details are to be included in the CMP.
- 3.5.2 Minimum incursion into the grassed sward north of the site. Any use of this area for parking to be minimal and made good to the satisfaction of the Consultant Ecologist on completion of the works.

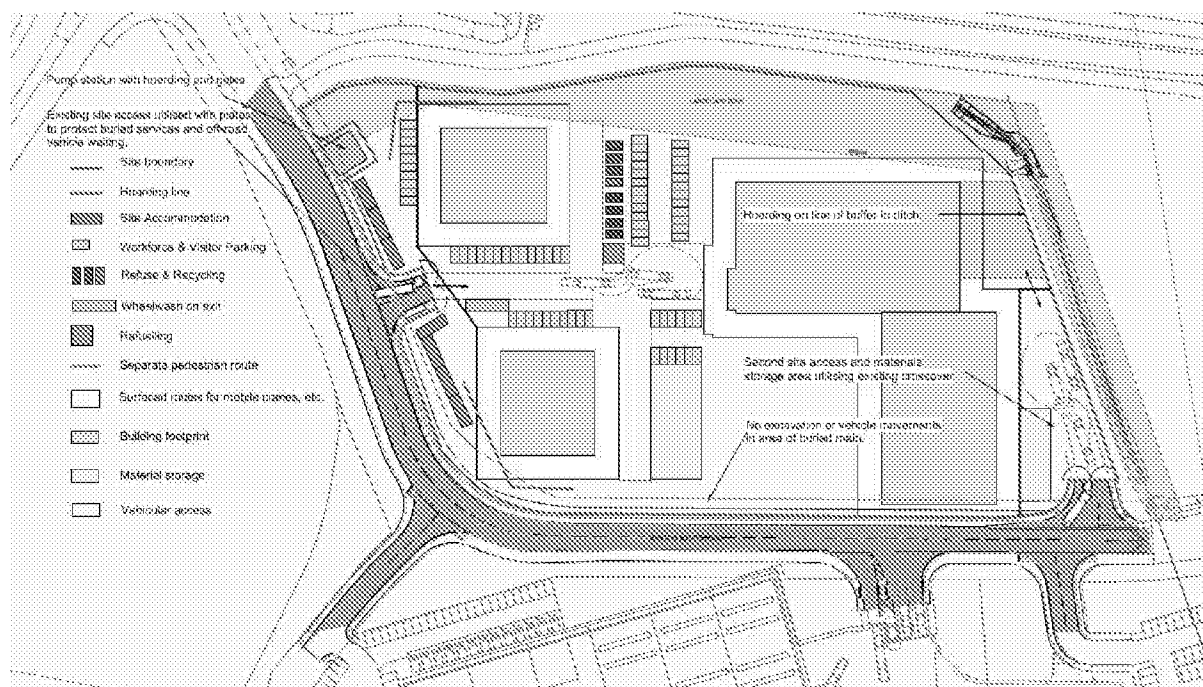
4.0 SITE SET UP

4.1 Site Layout and Facilities

- 4.1.1 Suitable space will be allowed for site welfare facilities. These will include offices and meeting rooms, male/female toilets including accessible and a canteen facility with adequate seating. Operative welfare facilities shall include showers, drying room, smoking shelter, cycle storage and secure locker facilities.
- 4.1.2 An office should be provided for use by the client and their representatives and possibly the local authority. This should include Wi-Fi provision.
- 4.1.3 An indicative Site Layout Plan is included below to show an option for the disposition of site facilities.
- 4.1.4 Adequate lighting will be provided for any construction activities in periods of inadequate natural lighting suitably baffled to avoid impacting on road users. An element of security lighting will be maintained 'out-of-hours'.

4.2 Contractor Reporting

- 4.2.1 The contractor will be required to report on all matters appertaining to the functioning of their site as part of their monthly contractor's report.
- 4.2.2 The contractor will undertake in-house safety audits and report on SHE – Health, Safety, Environment and Quality once a month.
- 4.2.3 Any HSE, CCS or Principal Designer visits or concerns will be reported to the Project Manager.



Indicative Site Layout Plan

End of Document