

Preliminary Construction Management Plan

In relation to

Canal Mews, Barnham

ref 1705-11B

24-02-20

Construction Management Plan:

Site Operation :

Seaward Properties have a nearby site in Lake Lane which they intent to run in parallel with this site and will therefore share resources and managment between the two sites to ensure that materials and contractors vehicles are allocated to a particular site to avoid over intensification depending on the stage each site has reached. It is intended to maintain the minimu materials and storage facilities on this site which will be asisted by the additional facilities at the Lake Lane site.

The site will operate according to the time restrictions of the planning consent.

The method of access during construction:

All site traffic will enter the site via Goodacres, Nightingale Lane & Canal Mews. The site gates will remain closed except when site traffic is manouvering & deliveries are being co-ordinated.

The access to Barn Rise & Halliford Drive will remain unchanged and is for emergency access only.

Appropriate signage will be placed by the developer at the junction of Halliford Drive & Lake Lane confirming there is no access to the proposed development via Halliford Drive.

A materials delivery co-ordinator will be on site when required and will be responsible for the co-ordination of all material deliveries to site. He will also be responsible for ensuring no debris is taken on to the highway.

Site access arrangements will be issued to all contractors and suppliers prior to the commencement of the construction phase and will be discussed at the weekly site operations meeting with the contractors.

The parking of vehicles by site operatives and visitors

Annotated Grey on the attached plan highlights the areas designated for site operatives and visitor parking.

No parking will be permitted on any public highway, grass verge or pavement; this will be closely monitored by the site resource team and again will be discussed at the weekly site operations meeting if required.

The loading and unloading of plant, materials and waste

All plant, material and waste will be loaded and unloaded within the confines of the site and access turning head.

All materials and equipment storage and unloading arrangements will be suitably organised so as not to hinder access for emergency service vehicles and personnel. The emergency access route through Barn Rise and along Canal Mews will be maintained at all times and all sub-contractors will be made aware of this requirement.

Seaward Properties aims to control stock, hence materials are only brought to site and arisings removed from site as and when required.

The storage of plant and materials used in construction of the development

The attached plan highlights the areas designated for material and plant storage.

The erection and maintenance of security hoarding

The attached plan indicates the proposed positioning of the types of hoarding:

- 2.0m high WBP ply on timber posts with dibond marketing information affixed to it.

(Red dotted line)
- 2.0m high HERAS anti climb mesh fencing.

(Blue dotted line)

Mitigation of the impact of construction upon the highway

The materials delivery co-ordinator will be responsible for ensuring any excess mud or dirt has been removed from the vehicles prior to exiting the site.

Visual inspections of the highway, the frequency of which will be determined by the weather and the works undertaken on site, will be part of the material delivery co-ordinators daily routine.

Any works carried out on the highway will be carried out under a Highways Section Agreement with the approval from WSCC using Chapter 8 Guidelines.

Measures to reduce the impact of dust during construction.

Seaward Properties will take all reasonable steps required to ensure the suppression of dust during construction.

Screens and dust suppressing equipment will be provided as necessary to ensure any stockpiled material is dampened down during periods of hot/dry weather.

The monitoring of dust suppression will again be part of the materials delivery co-ordinator's daily routine.

Expected, Frequency and Types of Vehicles during Construction

Frequency of deliveries will be to a maximum of 2no - 3no a day on rigid or articulated Lorries. During the initial groundworks phase 2no - 3no 'muck away' or aggregate deliveries can be expected.

Details of public engagement both prior to and during construction works

Prior to commencement a letter drop will take place to the surrounding area detailing the relevant Seaward Properties contact details for the site.

Regular newsletters will be circulated during the construction phase of the development to local residents to ensure they are aware of progress on site and anticipated commencement and completion dates for activities on site that may impact on them.

Any particularly disruptive works will be planned with the neighbouring properties and ample notice given to ensure the minimum upheaval is caused.