



LAND AT WREN COTTAGE, HORSEMERE GREEN LANE, CLIMPING

Construction Management Plan

April 2022

1. INTRODUCTION

1.1 This Construction Management Plan is submitted in accordance with condition no.3 of Arun District Council planning permission ref. CM/70/21/PL, in respect of land at Wren Cottage, Horsemere Green Lane, Climping, BN17 5QZ. The planning permission is for the subdivision of the plot and construction of 3 detached bungalows with associated parking, access and landscaping.

1.2 Condition 3 of the planning permission states that;

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,

- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the storage of plant and materials used in construction of the development,
- 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.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy TSP1 of the Arun Local Plan. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

1.3 Works will commence on the site to implement the planning permission shortly following approval of the pre-commencement conditions.

2. THE CONSTRUCTION METHOD STATEMENT

2.1 For clarity each of the requirements for the Construction Method Statement as listed in condition 3 is listed below together with a response on how these requirements will be met;

- **The method of access and routing of vehicles during construction.**

The approved bungalows will share the same access as the nine homes approved on an adjacent site under application no. CM/21/19/PL. Works on that adjacent development are well advanced and the access road has already been constructed. Therefore, construction



vehicles for the three homes the subject of this application can use the access road that has already been provided.

- **The parking of vehicles of site operatives and visitors**

During the construction phase the existing driveway and parking area will be used by site operatives and visitors wherever possible. Should on-street parking be required then the site foreman shall advise all visitors to ensure that they are parked on the public highway where parking restrictions allow and not to park so as to cause a nuisance to any existing residents. So far as practically possible all loading and unloading of materials and plant is to take place within the site itself. Where this is not possible and deliveries need to happen from the street all reasonable measures will be taken to load/offload as rapidly as possible.

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

A secure storage compound (if required) will be provided on site. Construction materials that do not need to be stored in the compound such as bricks etc will be stacked tidily wherever they are required on the site. There shall be no storage of materials on the public highway.

- **The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway**

As noted above, the access road for the development has already been constructed in accordance with the planning permission for the adjacent site. Therefore, delivery vehicles will for the most part not need to travel over bare ground. Nevertheless, wheel washing facilities will be provide for on site and where necessary wheels cleaned where required.

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

Contact details for the developer will be provided on a notice at the site entrance so that they may be contacted during the construction process should any issues arise.