

Sefter Road, Pagham, Bognor Regis

Construction of 6No Dwellings

Construction Management Plan

Hamilton Homes & Developments Limited

March 2022

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INTRODUCTION

The proposed development involves the construction of 6No new houses on land adjacent to Sefter School House, Sefter Road, Pagham, Bognor Regis GU33 6JQ.

The proposed development was granted planning permission under consent ref P/116/19/OUT. Condition 14 of the consent requires that no development shall take place until a Construction Management Plan for the proposed development has been submitted to and approved in writing by the Local Planning Authority.

This Construction Management Plan seeks to provide a strategy for carrying out the development such that:

- public consultation is adopted prior to and maintained during the construction works
- construction noise is minimised
- temporary lighting is not intrusive
- parking of vehicles is confined to the site and does not cause obstruction of the public highway
- deliveries and loading/unloading of vehicles is carried out in a planned way
- storage of materials and plant is confined to the site
- a hoarding is provided for security
- adjacent highways are kept clean
- emission off dust and dirt is minimised
- waste arising from the construction work is recycled or disposed of safely
- any ditches or water courses are not contaminated
- disruption to vehicle traffic movements on the public highway is minimised

All works and operations on site will be carried out in accordance with the procedures set out in this plan and to comply with any other prevailing Code of Construction Practice where relevant and applicable to this development

PROGRAMME

The proposed conversion works will be carried out over a period of 12 months commencing in March/April 2022

WORKING HOURS

The construction site will operate between the following hours:

Monday / Friday	8.00 – 18.00
Saturday	8.00 – 13.00

PUBLIC CONSULTATION

Immediate neighbours will be notified of the commencement of the works. The site manager will be the point of liaison during the construction works. Neighbours will be provided with contact name/numbers. Advance notice will be given of any particularly noisy or disruptive works. Neighbours will also be provided with updates covering any other significant operations

Contact details will be posted on the site should anyone need to contact the site or register any concern about site operations. A 24hr emergency number will also be made available. As such, contact can be made should any issues arise.

HOARDING

A solid 2.40m high timber hoarding will be erected to the site frontage with a pair of lockable vehicle gates. This hoarding will provide a clear boundary between the site and the public highway. The hoarding will be located such that visibility splays are not impeded and that the gates are positioned and space is provided to allow a vehicle to pull in off the highway.

Temporary mesh fencing will be erected along the boundary with the adjoining open land. This fence to be located such that an exclusion zone is created between the site and the existing stream

Refer to marked site plan at Appendix A for location of proposed hoarding, gates and fence

PARKING

A dedicated parking area will be created within the site to accommodate contractor's /visitors vehicles. Refer to marked site plan at Appendix A

No parking will be permitted on the public highway.

STORAGE OF PLANT AND MATERIALS

A dedicated area for storage of materials and plant will be created within the site. Refer to marked site plan at Appendix A .

There will be no storage of materials on the highway or verges

VEHICLE MOVEMENT, DELIVERIES AND UNLOADING

Vehicle movements to and from the site will be kept to a minimum and mainly comprise light vans and medium size goods vehicles for the larger bulk deliveries

The main access route to the site for vehicles will be from Sefter Road. Vehicles will pull into the site through the hoarding gates. Vehicles will leave the site via the same route

A traffic marshall/banksman will attend at scheduled delivery/collection times to assist any large vehicles in and out of the site

Delivery vehicles will pull into the site and not park on the public highway There will be no more than one vehicle delivering at any one time. The procedure will be:

- All deliveries and collections will be booked in 24 hours in advance so that delivery times can be allocated to minimise congestion on the site
- All deliveries will be assigned a slot
- All drivers will notify site at approx 15 minutes prior to arrival to ensure gates are open and that there is clear access into the site
- Traffic marshall and appropriate labour will attend in advance of vehicle arrival
- Vehicles pull into site adjacent to the unloading area
- Vehicles will be loaded/unloaded as swiftly and safely as possible.
- Where practicable, delivery/collection vehicles will not conduct reversing operations but will turn within the site. When this is not practicable any reversing operations will be under the control of a traffic marshall who will attend if a large vehicle needs to reverse out of the site
- All traffic marshalls/banksmen will wear high visibility clothing

SPOIL AND WASTE REMOVAL

Spoil removal arising from the initial excavations will be by hgv lorries and will follow the appropriate procedures set out in the previous paragraph. Wheel washing facilities will be provided – see below

Skips for waste removal will be located within the site and delivery and collection of the skips will follow the procedure set out in the previous paragraph

Waste materials arising from the construction work will be segregated for potential recycling. Removal of waste material will be monitored and recorded.

The amount of surplus excavated material held on site at any one time will be minimised

There will be no burning of waste material on site

All vehicles carrying loose or dusty materials to or from the site will be sheeted

WHEEL WASHING

A dedicated wheel washing area will be created with washing facilities. Refer to marked site plan at Appendix A

ROAD CLEANING

The public highway outside the site will be kept clean and free of mud and debris at all times by regular sweeping

PILING OPERATIONS

A CFA (continuous flight auger) piling system will be adopted for this development. This system has no percussive elements and has very little vibration and as such is the least intrusive of any piling system. The piles when drilled down to depth are pumped with concrete from the bottom up under pressure through the middle of the auger.

NOISE AND VIBRATION

There will be a requirement to comply generally with the recommendations of BS 5228 for minimising noise levels during the execution of the works and all compressors, percussion tools and vehicles will be fitted with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.

Choice of methodology/technique for operations will be considered in order to eliminate or reduce emissions at sensitive locations

Fixed items of construction plant will be electrically powered where practicable in preference to diesel or petrol driven

Noisy plant will be kept as far away as possible from sensitive areas

Each item of plant used will comply with the noise limits quoted in the relevant European Commission Directive 2000/14/EC/United Kingdom Statutory Instrument (SI) 001/1701 [6] where reasonably available

Equipment will be well-maintained and will be used in the mode of operation that minimises noise

Any plant which is classified as for 'high impact works' will be limited to working between 09:00 – 12:00 hrs & 14:00 – 17:30 hrs Monday to Friday

DUST

Dust produced during the construction activities will be controlled by water suppression. To avoid run off, damping down will be kept to the minimum with no excessive use of water. Temporary bunding will be employed in the unlikely event that any water arising from dust suppression is at risk of run off.

Wherever practicable, fabrication will be undertaken off site

Cutting equipment will be used with water suppressant and/or suitable extract systems

Stockpiles of sand or similar dust-generating materials will be covered

Good housekeeping measures (i.e. regular sweeping, cleaning, vacuuming etc.) will be adopted and implemented to ensure that construction site is in good order

Door and windows will be closed during particularly dusty internal works

Hoardings, fencing, barriers and scaffolding should be regularly cleaned using wet methods, where practicable, to prevent re-suspension of particulates

Cement, sand, fine aggregates and other fine powders will be sealed after use and if necessary stored in enclosed containers or silos. Some materials will be kept damp to reduce the risk of drying out

All materials will be handled in a manner that minimises dust

TEMPORARY LIGHTING

Any security or temporary lighting will be located and directed such that there is no interference with the public highway or any nuisance to the adjacent properties. Levels of illumination will be kept to the minimum level compatible with safety.

CONTAMINATION

The existing stream will be fenced off with a protection zone to prevent any contamination

Temporary bunding will be employed in the unlikely event that any water arising from dust suppression is at risk of run off

APPENDIX A
SITE LAYOUT PLAN

NOTES:

Relevant Approvals:

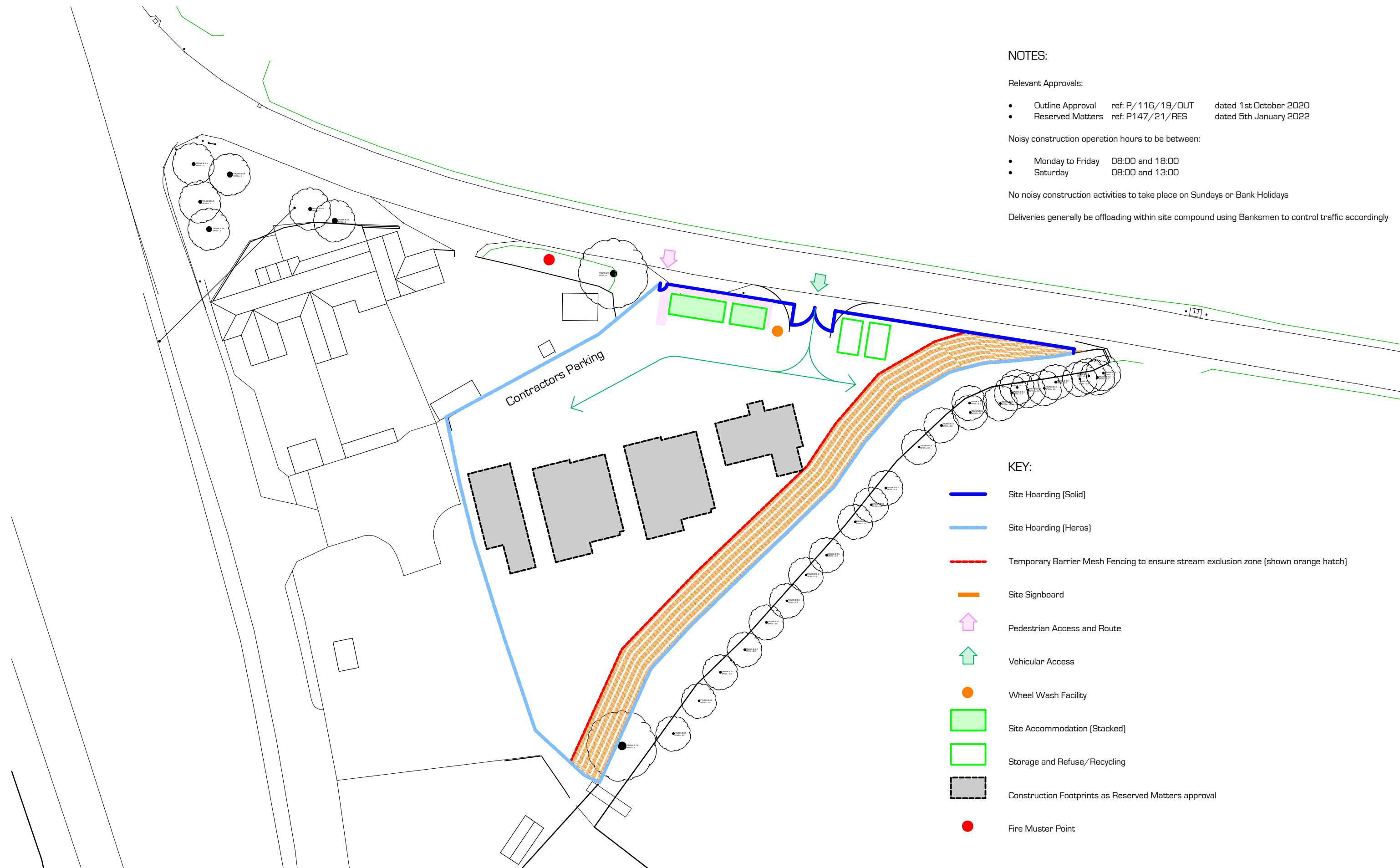
- Outline Approval ref: P/116/19/OUT dated 1st October 2020
- Reserved Matters ref: P147/21/RES dated 5th January 2022

Noisy construction operation hours to be between:

- Monday to Friday 08:00 and 18:00
- Saturday 08:00 and 13:00

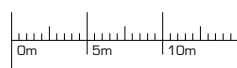
No noisy construction activities to take place on Sundays or Bank Holidays

Deliveries generally be offloading within site compound using Banksmen to control traffic accordingly



KEY:

- Site Hoarding (Solid)
- Site Hoarding (Heras)
- - - Temporary Barrier Mesh Fencing to ensure stream exclusion zone (shown orange hatch)
- Site Signboard
- ↑ Pedestrian Access and Route
- ↑ Vehicular Access
- Wheel Wash Facility
- Site Accommodation (Stacked)
- Storage and Refuse/Recycling
- - - Construction Footprints as Reserved Matters approval
- Fire Muster Point



Dwg Ref : CMP-01

Date : Jan 22

Project : Land Adjacent to Sefter School House, Sefter Road, Bognor Regis

Title : Construction Management Plan



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