



Land South of Summer Lane & West of Pagham Road

Construction Management Plan

Revision B - April 2025

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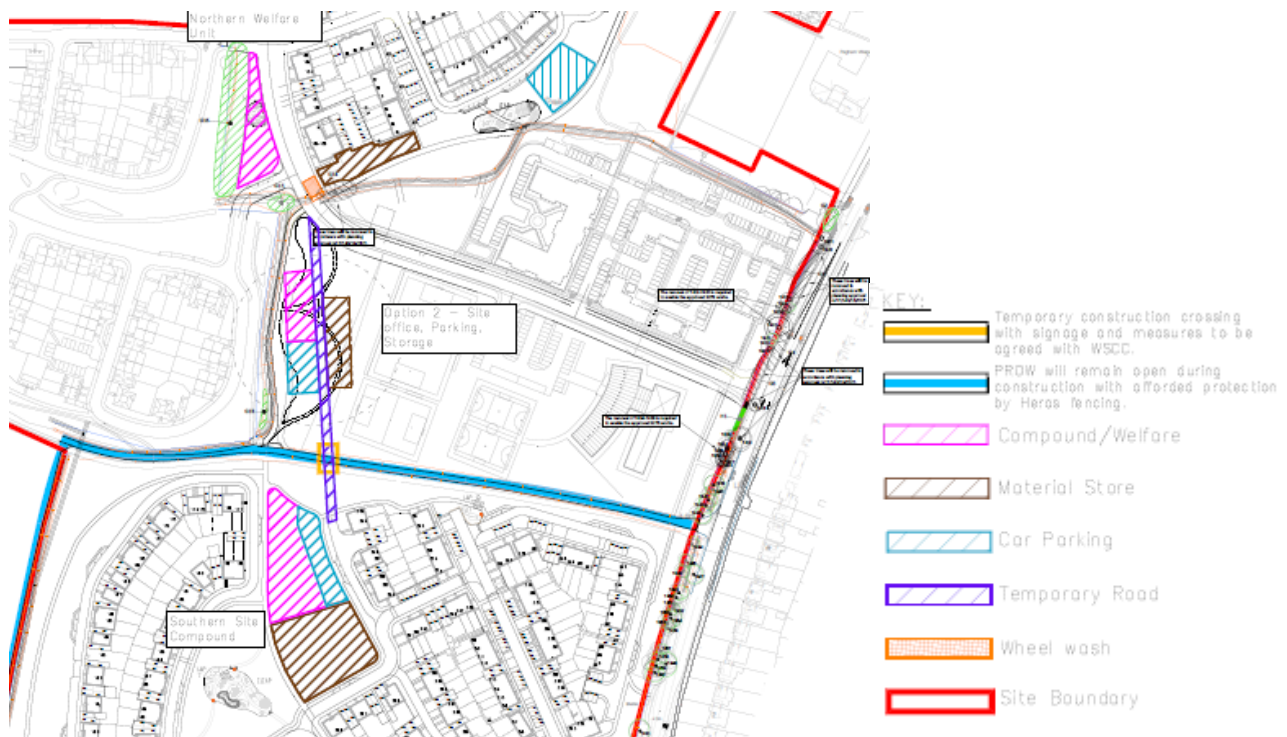
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Appendix 1 – Site Set Up Plan

1.0 SITE SET UP, NEIGHBOUR LIAISON & TREE PROTECTION

An extract of the contractor's site set up plan is shown below, with the full plan being available at **Appendix 1**. The plan shows the indicative location of the site compounds, parking, material storage and wheel washing etc. There will be no need for on-site cement plant but mortar silos will be utilised and will be located within the compound areas.

The plan also highlights that this CMP relates to the construction of the Northern and Southern parcels of residential properties only.



Parking

The areas set aside for parking, as shown on the site set up plan, will be made available and retained throughout the construction period. Pagham Homes will ensure that contractors are informed of the parking arrangements and discouraged from parking outside of the site. Use of the Pagham Village Hall car park will not be allowed at any time. The Site Manager will regularly monitor the parking arrangements to ensure adequate parking is available on site at all times. If needs be, unoccupied plot driveways will be used throughout the build, to ensure all development related vehicles can park on-site. Where this is required, suitable cleaning will take place

Neighbourhood and Parish Council Liaison

Prior to development commencing, residents adjoining the site will be notified (by means of a letter drop) of upcoming activities. The letter will include details of whom to contact, should the need arise. A copy of that letter will also be shared with the Parish Council.

An information board will be displayed at the entrance to the site, showing contact details of the site manager and out of hours contacts.

Tree Protection

Tree protection will be installed in accordance with the Arboricultural Method Statement approved under condition 9, prior to any development commencing. The tree protection will be retained throughout the construction period and appropriate signage will be displayed to inform of its function and that it shall not be moved. Any soil storage will be outside of the tree protection.

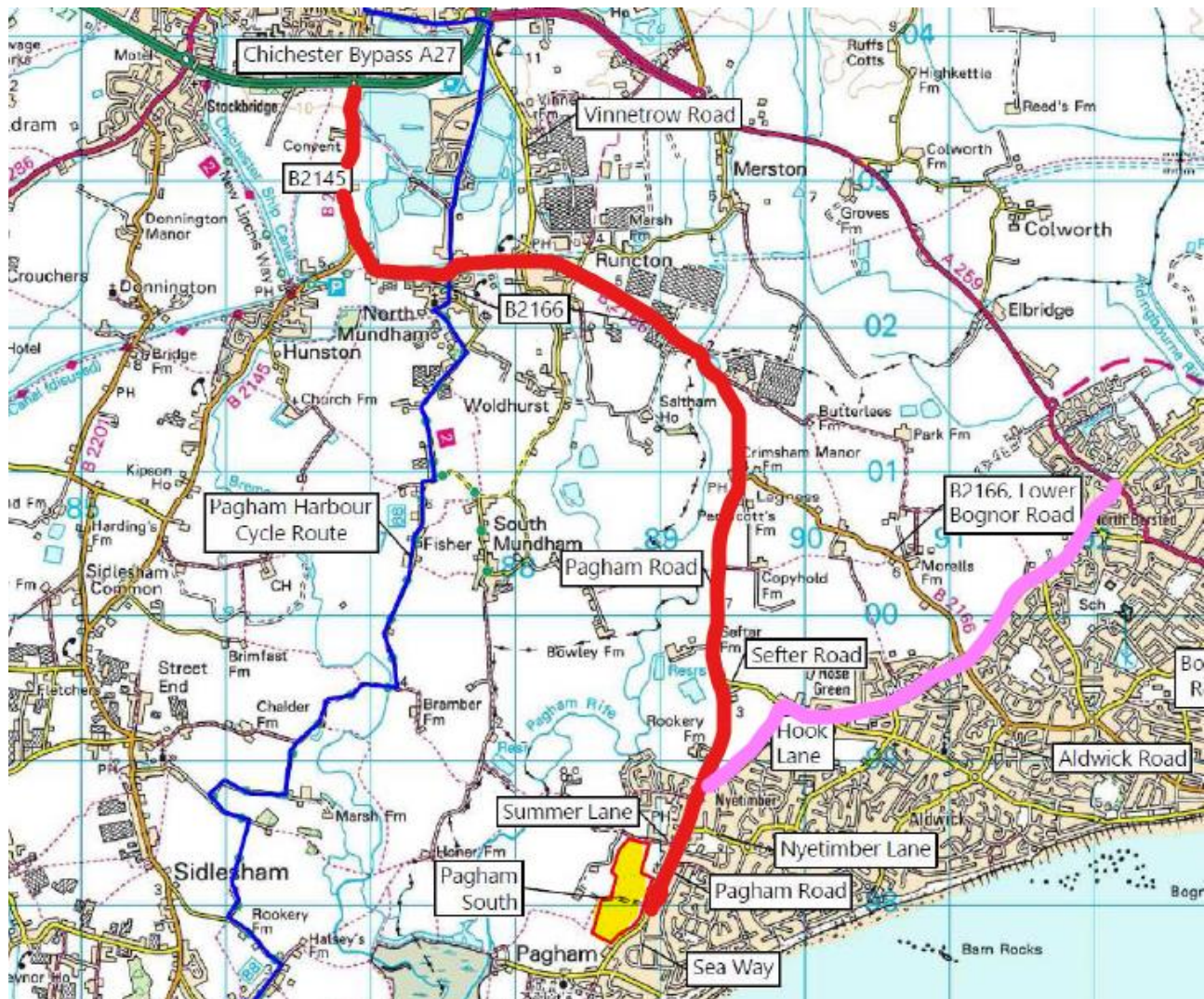
2.0 CONSTRUCTION TRAFFIC ROUTE

Construction traffic will be encouraged to approach the site from the A27 Chichester Bypass, turning at the Whyke Roundabout onto the B2145 and then left at the next roundabout, onto the B2166

(Lagness Road) which continues into Pagham Road, on which the site is situated, as can be seen in **red**, below.

There is potential however, for construction traffic to approach the site from the East (A259), turning on to Chalcraft Lane, then on to Hewarts Lane, Rose Green Road and Hook Lane. This is shown in **pink** below.

Directional signs will, where possible, be placed along the B2145, B2166, A259 and named roads, to ensure a direct route to the site. A 'No access for construction vehicles' sign will be placed at the end of Summer Lane (at the junction of Pagham Road) to prevent vehicles using Summer Lane.



Accesses to the two parcels will be created from Pagham Road, as can be seen on the approved site layout plan:



Upon leaving the site, construction traffic will retrace their route back to the A27 Chichester Bypass or the A259.

'Left turn only' signs will be displayed at the exit of the site.

Provisions will be made available on site, for vehicles to turn around, thereby ensuring that they can leave the site in a forward gear.

A road condition survey of a section of Pagham Road used by construction traffic will be conducted prior to commencement of the development and on completion of the development. The results of the surveys will be submitted to West Sussex County Council and any damage to the highway, likely caused by construction traffic related to this development, will be rectified at the request of WSCC, if required.

Anticipated Number, Frequency and Type of Vehicles

The number and frequency of construction vehicles will fluctuate on a daily basis depending on the construction operation being carried out. The below information is estimated and not limited to:

Number

20-30 sub-contractor vehicles per day during initial groundworks, increasing to 30-80 during the build stage.

15 Ground worker vehicles per week (on average) for deliveries and muckaway

6 brick/block deliveries per week (on average)

2 truss deliveries per week (on average)

10 General material deliveries per week (on average)

Frequency

The above numbers are estimated and - as mentioned – will depend on the construction stage. Construction work, once underway, will take place daily from Monday to Friday (and Saturday mornings) and therefore, vehicles to/from the site can be expected on a daily basis, during these times.

Type

The following vehicles can be expected to access the site (and are not limited to):

- Cars

- Vans
- Standard delivery lorries
- Small rigid lorries
- Curtain sided flatbed lorries
- Truss delivery lorries
- Hiab lorries
- Light goods vehicles
- Arctic lorries
- Wagon and Drag Lorries

3.0 DUST, EMISSIONS AND NOISE GENERATING PLANT CONTROL MEASURES

It is our intention for all on-site contractors to follow best practicable means at all times to minimise dust and emissions.

Air Quality

During the construction phase, the greatest effects on air quality are expected to result from dust. To mitigate the potential impacts from dust during construction activities, Pagham Homes – where reasonably practicable - will locate machinery and dust causing activities away from sensitive receptors.

It is likely that dust will be created during dry and windy conditions, particularly during earthworks. As such, during windy conditions and periods of dry weather (of 3 or more consecutive days without rain) where construction activities are taking place, areas of disturbed ground capable of producing dust shall (so far as is reasonably practicable) be dampened to reduce the risk of dust creation.

Tools capable of producing dust shall be operated with a water suppression attachment or dust filter where appropriate/if required.

In areas of work close to sensitive properties, the Site Manager will undertake regular dust monitoring inspections of boundaries (as part of regular site inspections) to ensure that dust levels are monitored and controlled and, if extra prevention is deemed necessary by the Site Manager or our health and safety advisors, they will be implemented accordingly.

An adequate water supply for effective dust/particulate matter mitigation will be provided on site. This may take the form of a bowser, which can be attached to a towable sprinkler system and used to dampen the roads and reduce dust production. It is envisaged that the on-site jet washing facilities will keep dust production to a minimum.

Any activity likely to produce an excessive level of dust shall only take place after carrying out the necessary risk assessment and implementing any precautions to control and prevent dust from spreading.

On-Site Protection

The site compound and fuel storage will – where practicably possible - be set away from residential boundaries.

Haul Routes

During the first phase of construction the main drainage and roads to base course will be installed. During windy conditions and periods of dry weather (of 3 or more consecutive days without rain) these roads – when used by construction vehicles – will, where reasonably practicable, be damped down. Roads outside the site will also be subject to regular mechanical road sweeping. All vehicles carrying dusty materials will be securely covered before entering or leaving the site, to prevent dust spilling on the road.

Site Entrance and Exit

The entrance and exit, as mentioned above, will be accessed via Pagham Road. The prevention of mud and dust outside the boundary to the site must be kept to a minimum at all times, to protect the local residents. Dust measures have been addressed above. Vehicles exiting the site will be subject to appropriate and effective wheel washing on site, which will comprise of a manned pressure wash facility. Best endeavours will be used, to check vehicles before exiting the site, to ensure the wheels and underside are free from mud. Sweepers will be keeping the access roads as free from mud as possible throughout the length of the construction project, and the cleanliness of the roads will be monitored regularly, to ensure public highways and site roads are kept clean. Mobilisation of Imported or exported fill vehicles shall be limited to trafficking hard surfaces to minimise contamination.

Stockpiles and Storage Mounds

Long term stockpiles will try to be avoided on site, however, if the need arises – and where practicably possible - topsoil will be sited away from sensitive receptors and kept below 3m in height. Where hardcore or similar material is stockpiled, these again – where practicably possible - will be sited away from sensitive receptors, kept below 4m in height and will be used effectively for site works to avoid unnecessary vehicle movements to and from site.

Noise

The construction of the development will involve processes and the use of equipment with the potential to cause disturbance to neighbouring residents along these boundaries:



On-site construction activities will only take place within the hours specified in section 5.0 of this document.

Best practicable means will be employed at all times and in all areas to minimise noise and vibration emissions from the works.

In general, the following measures will be taken:

- Any hoarding/security fencing will be inspected regularly and repaired as necessary
- All handheld and portable equipment where practicable will be electrically/battery powered
- All plant and equipment will be maintained in good working order
- Plant, when in operation intermittently, will be switched off during periods of inactivity
- All vehicles will observe site speed limits
- Stationary equipment and plant – such as generators – will be placed as far as practicable from noise sensitive properties and where practical, in areas benefitting from natural or purpose-built attenuation, such as bunding or behind non-sensitive buildings
- Vehicles parked within the site, outside working hours will have their engines switched off.

- As mentioned in section 2.0 'Provisions will be made available on site, for vehicles to turn around, thereby ensuring that they can leave the site in a forward gear'. This will prevent reversing operations

In addition to the above, any plant on site will be compliant with EU/UK noise limits applicable to that equipment or is no noisier than would be expected from the noise levels quoted in British Standards BS5228. All plant will be maintained properly and operate in accordance with manufacturers recommendations. All plant will be fitted with appropriate noise and vibration attenuation measures, based on guidance given in BS5228.

Skips

Skips will be provided on site for segregated waste and will be covered, if deemed necessary by the site manager. Skips, where possible, will be stored on hard surfaces and drop heights into skips will be kept to a minimum. Polythene lined skips must be used for wash out of concrete delivery lorries. For general waste produced on site, skips will be provided at all times throughout the construction period and will be emptied/replaced when full, to ensure a constant provision of waste disposal.

Fuel and Chemical Storage/Use

Any fuel or chemicals needed for construction purposes will be delivered to site by licenced carriers only and will be stored in compliance with COSHH data sheets and Pagham Homes' own Health & Safety procedures. Spillage kits will be stored in the same location, for immediate use should the need arise.

The site manager will ensure that authorised personnel only, will be permitted to fill plant etc with fuel and use any chemicals. The site manager will also carry out regular checks on the storage tank and associated equipment to ensure safe use.

Dealing with Spillages

The following procedures must be followed on site:

- Use bunded areas where practical
- Regularly inspect areas for spillages
- Have spillage kits available on site
- Clean spillages using agreed wet handling measures
- Vacuum or sweep regularly to prevent a build-up of fine waste dust material, which is spilled on the site and designated as waste that is no longer fit for use. This will be dealt with in accordance with the Waste Management Licensing Regulations (WMLR) 1994
- Inform the Environment Agency and Fire service if harmful substances are spilt.

External Lighting

Where possible, a daylight only construction schedule will be adopted to minimise adverse external lighting. It is unavoidable that construction work may need to be carried out during hours of darkness, in consideration of shorter daylight availability during winter months. As such, and if the need arises, any temporary external lighting installed will face in the opposite direction to existing residential properties to mitigate light pollution during working hours. Temporary external lighting will primarily be used throughout the site compound areas. Any external lighting required across the site will constitute mobile lighting towers with a maximum height of 10m. Considering the working hours permissible on site, the time in which external lighting is in use on site is envisaged to be minimal and predominantly during the winter months for health and safety reasons.

4.0 BURNING ON SITE

There shall not be permitted, the burning of any materials on site during any phase of the development.

5.0 HOURS OF WORK & DELIVERIES

Working Hours

Although the site's gates will be open prior to and after the following hours to permit access to and egress from the site for construction related workers, Pagham Homes will, via the employ of a dedicated site manager, use all best endeavours to ensure that no noise-generating construction work will take place except between the hours of 8:00am to 6:00pm Mondays to Fridays and 8:00am to 1:00pm on Saturdays and not at all on Sundays or Bank Holidays.

Deliveries

No deliveries shall be taken at or dispatched except between the hours of 8.00am and 6.00pm Mondays to Fridays inclusive, 8.00am and 1.00pm on Saturday and not at any time on Sundays or Public Holidays' although Pagham Homes will use best endeavours to restrict deliveries until after the AM peak period.

6.0 SITE HOARDING

1.8m high site hoarding/heras fencing and gates will be erected at the entrance(s) to secure the site. Heras (or similar) fencing will be constructed on the remaining boundaries to secure the site.

7.0 USE OF CRANES

It is not proposed to use a static crane on site, although the lifting of roof trusses may require a mobile crane.

8.0 PILING

Piling will be carried out using Continuous Flight Auger (CFA) methods and will only take place between the hours of 8:00am to 6:00pm Monday to Friday and not at all on Saturdays, Sundays or Bank Holidays. Should CFA piling not be appropriate given ground conditions, consent from the Local Planning Authority will be sought prior to this being undertaken.

9.0 SOIL RESOURCES AND SITE WASTE MANAGEMENT PLAN

Soil Resources

A cut & fill analysis of the development has indicated that by storing and reusing earthwork materials and general arising's, the site is unlikely to need any imported subsoil to achieve the levels of the current scheme. As such, and given the size of the site - including undeveloped areas – all topsoil and subsoil will be stored on site for re-use (preferably in areas away from sensitive receptors). All topsoil and subsoil will be handled and stored carefully to minimise the potential for damage to the soil structure.

Where possible, construction arisings will be reused within the site as structural or non-structural fill.

Stripped topsoil will be hauled to designated stockpiles (the location of which shall be predetermined prior to soil stripping taking place) and as mentioned in section 3 of this CMP, will not exceed 3m in height.

If during development, any visible contaminated or odorous material not previously identified, is found to be present at the site, no further development (unless otherwise agreed by the Local Planning Authority) will be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority will be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected

contamination shall be dealt with will be prepared and submitted to the Local Planning Authority for approval before being implemented.

Site Waste Management

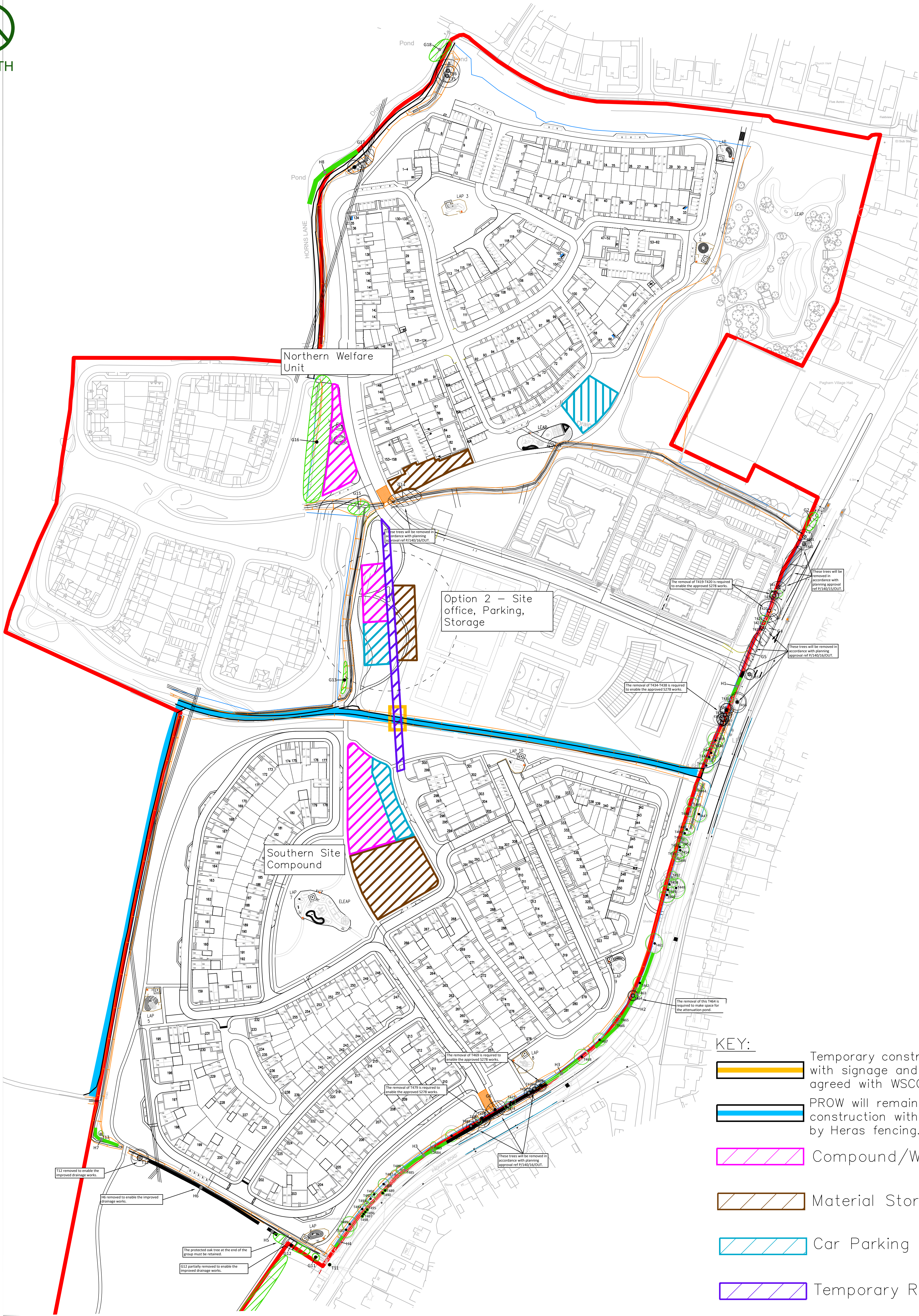
A site waste management plan detailing proposals with waste arising from the construction of the project will be in place prior to works commencing and be available in the site office.

Best practices will include (but not limited to):

- The storing and re-use of earthwork materials and general arisings to negate the export and import of inert materials
- Reduction of site generated waste through waste minimisation, segregation and recycling initiatives
- Identification, storage and management of potentially contaminated materials
- Topsoil and subsoil will be handled and stored carefully to minimise the potential for damage to the soil structure
- Procedures and guidance will be developed and implemented through the construction process to minimise the import of non-sustainable raw materials and for identifying opportunities for re-using or recycling waste



Appendix 1 – Site Set Up Plan



- KEY:
- Temporary construction crossing with signage and measures to be agreed with WSCC.
 - PROW will remain open during construction with afforded protection by Heras fencing.
 - Compound/Welfare
 - Material Store
 - Car Parking
 - Temporary Road
 - Wheel wash
 - Site Boundary



C	Added 2nd option. Separated Northern Compounds to accommodate TPA.	TS	JC	08.04.2025
B	Key amended, PROW and Temporary crossing added. Issued for Planning.	PZ	JC	29.01.2025
A	First Issue	TS	PZ	05.12.2024
Rev	Description	Revised By	Checked By	Date

SCALE 1:1250
DATE November 2024
DRAWN TS
CHECKED PZ
DRAWING TITLE
Pagham
Site Setup Plan

FOR PLANNING

