



Construction Method Statement

Site: Croft Works, Mill Lane, Rustington, West Sussex

Proposed Development:

Demolition of existing buildings and construction of 3 No. bungalows

Site Area: 1,222m²

1. Introduction

This Construction Method Statement (CMS) sets out the approach to managing demolition and construction works at Croft Works.

The development comprises demolition of the existing industrial buildings, removal of associated hardstanding, and construction of three residential bungalows together with associated landscaping and access works.

Given the constrained nature of the site, works will be carefully managed to minimise disturbance to neighbouring properties and the public highway. All activities will be undertaken in accordance with good construction practice and relevant health and safety requirements.

2. Site Operations and Logistics

Parking for site operatives and visitors will be accommodated within the site boundary wherever space permits. Where on-site capacity is temporarily limited during certain phases of works, alternative parking will be arranged off-site to avoid obstruction of surrounding streets or access routes.

Loading and unloading of plant and materials will primarily take place within the site boundary. However, due to the tight nature of the site, short-term use of the frontage adjacent to Fircroft Crescent may occasionally be required for deliveries or plant movements where safe to do so. Any temporary occupation of the highway will be supervised, kept to the minimum practicable duration, and managed to ensure safe passage for other users.

Materials and plant will be stored within designated areas inside the site. Storage will be organised to maintain safe working conditions and reduce unnecessary clutter. Deliveries will be phased where practicable to limit the need for excessive on-site storage.

Measures will be implemented to prevent mud and debris from being tracked onto the public highway. These will include wheel cleaning or equivalent mitigation during demolition and groundworks, regular sweeping of the access, and cleaning of vehicle wheels prior to exiting the site.

3. Environmental Management

Noise will be managed through the use of well-maintained plant and machinery and by avoiding unnecessary idling of equipment. Activities generating higher noise levels will be undertaken during permitted working hours and positioned away from sensitive boundaries where practicable.

Dust will be controlled through water suppression during demolition and earthworks, covering of stockpiled materials, sheeting of vehicles transporting loose materials, and regular cleaning of the site entrance and internal access routes.

4. Waste Management

Waste arising from demolition and construction will be managed responsibly. Materials will be segregated where practicable to maximise recycling and reuse. Waste will be transported to licensed facilities, and waste transfer documentation will be retained for record purposes.

No waste materials will be burned on site. Waste volumes will be managed through phased removal to suit the constrained nature of the site.

5. Ecology and Protected Species

Prior to demolition, the existing buildings will be inspected for evidence of protected species. If protected species are identified, works will temporarily cease in the affected area and appropriate mitigation measures will be implemented under professional guidance.

Vegetation clearance will avoid the main bird nesting season where practicable or will be preceded by inspection. Any installed biodiversity features such as bird boxes or hedgehog provisions will be protected during construction.

6. Construction Working Hours

Construction activities and associated deliveries will take place within the following hours:

08:00 to 18:00 Monday to Friday

08:00 to 13:00 Saturday

No works on Sundays or Bank/Public Holidays

These restrictions apply to demolition and construction operations for the duration of the development.

7. Site Security

The site will be secured with temporary fencing for the duration of construction. Access will be controlled and appropriate signage installed to prevent unauthorised entry and ensure public safety.