

**RESIDENTIAL DEVELOPMENT AT
WANDLEYS FARM
WANDLEYS LANE
WALBERTON
BN18 0QR**

**CONSTRUCTION METHOD STATEMENT
ASSOCIATED WITH CONSTRUCTION OF NEW RESIDENTIAL DWELLINGS**

MARCH 2021

**Sloane & Brown Ltd
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INTRODUCTION

This Construction Method Statement (CMS) has been prepared in relation to the proposed development of the new residential dwellings on the land at Wandleys Farm, which comprises of the construction of one detached two storey residential property and four smaller semi-detached single storey properties.

Planning consent for the development was granted on 8 April 2019 by appeal, APP/C3810/W/18/3209249, with the original planning application being WA/76/17/PL. The planning approval requires the preparation of a Construction Method Statement (CMS).

This CMS describes the proposed programme of the construction works and the key activities that will be undertaken. The construction activities comprise of clearing and preparation of the site, onsite infrastructure works, construction of the new dwellings and landscaping. The activities described would be integrated with other quality and Health and Safety site management processes.

Staff based on site will include a dedicated Site Manager who would liaise with neighbouring residents to help ensure that any issues relating to site traffic and management are dealt with quickly.

The programme can be broadly divided into the following main categories:

Activity	Duration
Enabling work and site preparation	2 weeks
Construction of the substructure	4 weeks
Construction of the superstructure	12 weeks
Fitting out and decoration	8 weeks
Landscaping, planting and fences.	4 weeks
Formation of new access	

Initial site access and site setup, welfare, temporary parking and site drainage will utilise the existing entrance into Wandleys Farm with segregation from pedestrians using the existing site accommodation. Upon creation of the new highways crossover this will be utilised for the main construction traffic.

A drawing has been prepared showing details of the site access, parking and storage and should be read in conjunction with this document.

Specific details relating to construction traffic management are addressed as follows:

i) PARKING OF VEHICLES OF SITE OPERATIVES AND VISITORS

The existing site is open with few constraints. There is currently an access point with a driveway surface with compacted granular material, and this will provide access and parking. The proposed parking area for site operatives and visitors is shown on the proposed site plan drawing. It is proposed to allow all those associated with the construction work to park onsite for the duration of the works and to avoid excessive parking on Wandleys Lane.

All construction traffic entering and leaving the site will be closely controlled and phased, and it would be the intention to ensure that no more than one large delivery vehicle is on site at any one time. The timing of deliveries will be planned to avoid the periods of peak traffic flows on the local road network. Delivery vehicles will be accompanied by a banksman to assist them to safely enter and exit the site.

ii) STORAGE OF PLANT AND MATERIALS

On site there will be steel containers used to store materials and plant in the location shown on the proposed site layout plan. These will be made secure at the end of each working day and removed on completion of the works. It is anticipated that there will not be high levels of materials stored on site and most required materials will be delivered shortly before they are required for construction.

iii) SECURITY HOARDING

The site is currently enclosed with dense hedgerows and mature trees. As a secondary means of enclosure there will be temporary 'heras' fencing around the full perimeter of the site for the duration of the construction phase. For access, a 'heras' gate will also be installed beyond the existing 5-bar metal gate.

The existing trees will be surrounded with temporary Heras fencing in order to provide tree root protection during the construction phase.

iv) WHEEL WASHING FACILITIES

All delivery vehicles will use the existing granular surface for loading and unloading therefore day to day traffic should not enter muddy areas within the site. There will be a dedicated waterless wheel washing station which uses vibration to avoid spreading mud and debris to the local road.

v) TURNING ON SITE OF VEHICLES

There will be a dedicated turning area for the site that will be kept clear for deliveries and larger vehicles, this can be seen on the proposed site layout plan. This will be controlled by the site foreman, and instructions provided on access.

vi) HOURS OF WORK

The hours of work will be limited to 07:30 -18:00 Monday – Friday and 08:00 – 13:00 on Saturdays. No works shall take place on Sundays or bank holidays.

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