

Construction Management Plan
Drove Lane, Yapton
Off-Site S278 Works Package



Construction Management Plan (CMP)

Site: Drove Lane, Yapton: Off-site S278 Works Package
Client: BDW (Barratt David Wilson) Southern Counties
Planning Authority: Arun District Council

Revision Status

Rev	Date	Issue Description	Prepared by	Ref
A	Feb 2021	CMP: to discharge Planning Condition 3	Joycelyn Owusu	BDW/DL/CMP
B	Feb 2021	CMP: to discharge Planning Condition 3	Joycelyn Owusu	BDW/DL/CMPB

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CONSTRUCTION MANAGEMENT PLAN (CMP)
FOR
DROVE LANE, YAPTON
OFF-SITE S278 WORKS PACKAGE



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PREAMBLE

This Construction Management Plan has been developed to discharge Condition 3 of the Planning Conditions specified by Arun District Council on application: Y/127/20/PL.

The approved Construction Management Plan will be adhered to by each appointed Principal Contractor throughout the development until completion.

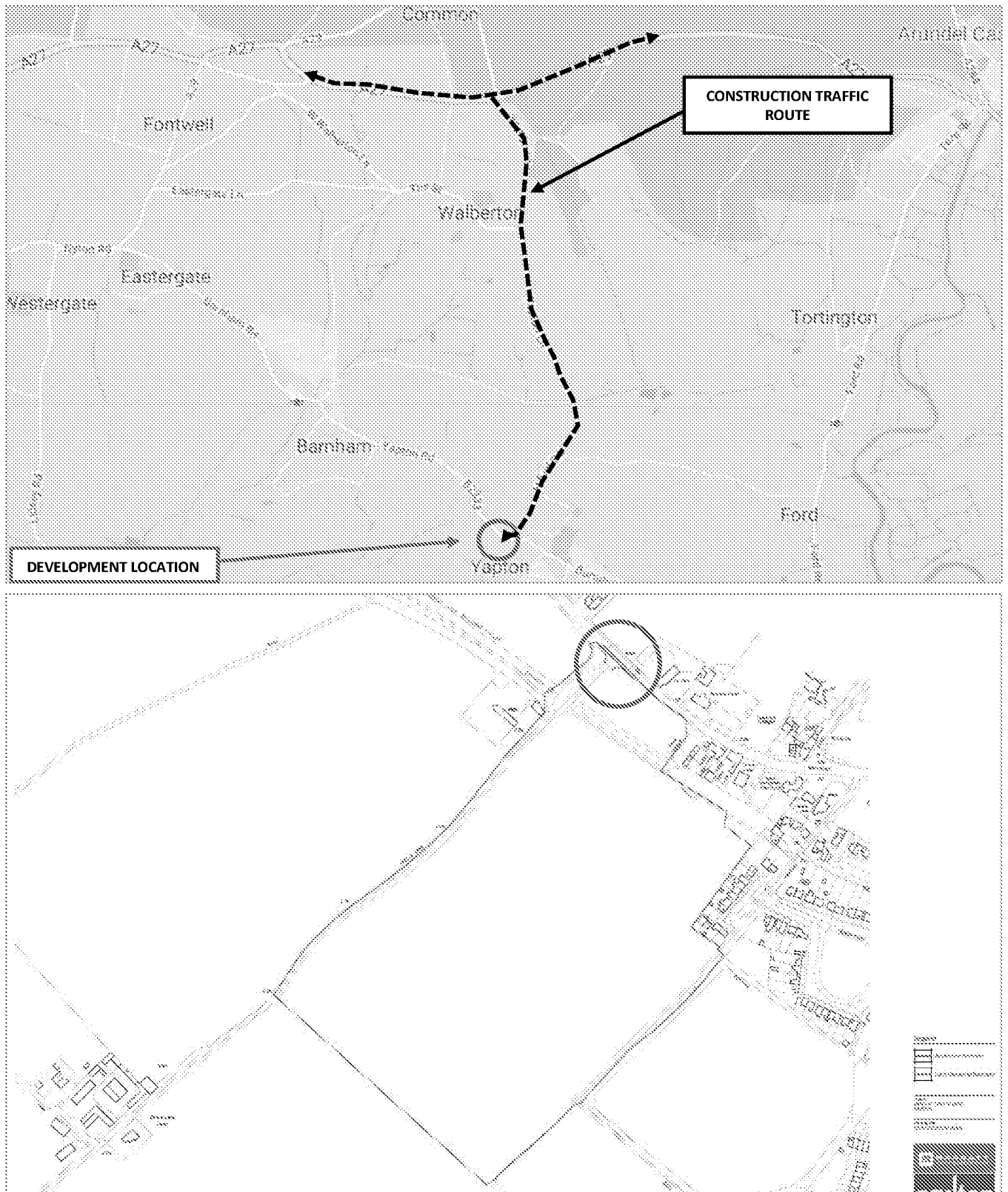
Y/127/20/PL- PLANNING CONDITION 3	LOCATION IN DOCUMENT
Prior to the commencement of development concerning access works, a Construction Management Plan shall be submitted for approval in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period for the access. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:	
• The anticipated number, frequency and types of vehicles used during construction	Section <u>2.3</u>
• The method of access and routing of vehicles during construction	Section <u>2.3</u>
• Full details of the construction compound	Section <u>2.2.3</u>
• Dust mitigation measures	Section <u>3.2</u>
• Noise reduction measures	Section <u>2.2.2</u>
• The parking of vehicles by site operatives and visitors	Section <u>2.2.3</u>
• The loading and unloading of plant, materials and waste	Section <u>2.2.1</u>
• The storage of plant and materials used in construction of the development	Section <u>2.2.3</u>
• The erection and maintenance of security hoarding	Section <u>2.1.1 & 2.4</u>
• The provision of effective wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary traffic Regulation Orders)	Section <u>2.2.4</u>
• Details of public engagement both prior to and during construction works	Section <u>2.1.3</u>

1.0 DESCRIPTION OF PROJECT

1.1 PROJECT TITLE + LOCATION

The proposed development is located on the east side of Drove Lane, in the semi-rural village of Yapton, West Sussex. The site is centred approximately on the National Grid Reference 497354E, 103152N.

This Construction Management Plan (CMP) covers all works associated with the S278 Works on Main Road (B2233) and part of Drove Lane prior to the BDW development scheme commencing.



1.2.2 Site Description & Boundaries

The site is irregular in shape, covering a small area of road which will aid as the permanent entrance into the new development located on Drove Lane. The site is generally flat in topography and features a protected green space to the south which is used to graze sheep. The site is bounded mainly by trees, hedgerows and public footpaths. The public footpaths travel along the south and eastern boundaries and will remain open during the works.

The S278 Works area is located on Main Road adjacent to the overall development sites northern boundary. The area is mainly bounded by adjacent fields with trees and hedgerow. Drove Lane connects onto Main Road and travels down in a south-westerly direction.

Overhead telecom cables cross over Main Road (B2233) west and east of the sites' entrance.

Site Boundaries

The site is bound to the south by Drove Lane and the Yapton Scout Hut / Community Centre, beyond this is open land which is due to be developed in the future. The site is bound to the east by open land, Main Road and occupied residents beyond. Trees and a drainage ditch are also beyond in the south. The northern boundary is formed by Main Road and open land which is due to be developed in the future by another Developer. The site is bound to the west by Main Road, open land and occupied residents beyond.

1.2.3 Key Dates

The S278 Works are anticipated to last 3 weeks, and the start date is currently TBC. Prior to the S278 Works being undertaken, the commencement dates will be agreed with Arun District Council and other relevant statutory bodies.

1.3 PROJECT DIRECTORY

Duty-holders will carry out their duties as defined by the CDM Regulations 2015 to ensure all requirements of the CDM Regulations 2015 are met.

The Client will ensure a suitably competent Principal Designer, Principal Contractor and Design Team are appointed to oversee the project and afford all project members sufficient time to plan and mobilise their activities.

1.3.1 Key CDM Duty Holders

Client	Company	BDW (Southern Counties)
	Address	Walnut Tree Close, Guildford, GU1 4SW
Principal Designer & CDM Advisor	Company	[REDACTED]
	Address	11 Milbanke Court, Milbanke Way, Bracknell, Berkshire, RG12 1RP
External Principal Contractor - Groundworks	Company	<i>External PC appointment to be made for initial works following tender process.</i>
	Address	
	Tel	
Designer – Civil Engineer	Company	RSK
	Address	Spring Lodge, 172 Chester Road, Helsby, WA6 0AR

2.0 DETAILED CONSTRUCTION PROVISIONS

2.1 SITE SECURITY + PROTECTION OF THE GENERAL PUBLIC

2.1.1 Security + Segregation

The Principal Contractor will ensure the S278 Works working areas are fully enclosed with Chapter 8 traffic barriers as a minimum, and where appropriate (such as exposed excavations and compound areas) heras fencing. Working areas will be secured and delineated with barriers/fencing at all times so that the site working boundaries are completely autonomous from any surrounding areas, clearly defined and separated before any works commence on-site, and fully secured from trespassers / members of the public / children.

Visitors will sign in and be inducted (as appropriate for the nature of their visit) by the Site Manager, prior to being permitted on-site.

All site boundaries will be monitored daily by the Site Manager to ensure any deficiencies / breaches are dealt with quickly and to ensure when the site is left at the end of each working day, security of the site boundary is robust.

2.1.2 Protection of the Public

BDW are fully committed to protecting members of the public from the construction risks associated with this project. As part of the Construction Phase Plan, the Principal Contractor will be vigilant to the possibility of works areas being accessed by unauthorised persons (particularly children and teenagers who may see it as an exciting place to play). The Principal Contractor will ensure a high standard of housekeeping practices are implemented across the site with particular emphasis on any off-site work areas to ensure they reduce the risk of potential injury to trespassers, if they manage to gain access to the site.

All materials, plant and tools will be fully secured/supervised when not in use and particularly at the end of the working day. Material storage/compound areas will be fully secured.

2.1.3 Liaison with Public

Prior to any works commencing, BDW will proactively communicate with the public to keep them informed of site planning arrangements. BDW are committed to retaining access to the Scout Hut and Nursery Building along Drove Lane. The Principal Contractor will have a member of the site team allocated to liaise with adjacent residents to inform them of any potentially disruptive works (which may include noise, dust or temporary obstructions), so that the works can be safely managed around the existing residents.

Key information will be distributed regularly amongst neighbouring residents including the contact telephones of the Principal Contractor (Site Manager & Office Number), so that the public can contact them in the event of any issues or complaints.

2.1.4 Signage

Appropriate health and safety signage will be placed around the construction site guiding traffic and pedestrian routes, giving warnings of hazards and potential dangers (such as "Danger: Keep Out" etc.) and instructing conduct within the site boundaries (such as "Appropriate PPE must be worn..." etc.). Public routes and crossings will be fully signed.

2.1.4 Inductions

The Principal Contractor's Site Manager is responsible for project induction training and will ensure each site worker receives induction training specific to the site and to the type and place of work. This will take place before the site operative commences work for the first time on site.

The induction will concentrate on the Principal Contractor's management provisions, site rules, safety provisions as well as the particular site risks involved with the project and the environmental and ecological considerations of the project. Evidence of all induction training carried out and names of personnel, who have undertaken formal induction training together with when they were inducted, will be recorded and filed on-site.

During the induction process, operatives will be informed of housekeeping matters, particularly the need to respect surrounding neighbours to the site and the need to keep noise to a minimum; particularly when entering and leaving the site. Working hours and restrictions on timing/method of deliveries will be clearly explained. They will also be informed of the necessity to ensure all parking is within the site boundary, and will be given clear instructions on how to deal with deliveries of materials etc., to prevent any congestion on the public highway.

Contractors working on-site employed by others (e.g. Utilities), will be inducted as all other site operatives and visitors. Information concerning their works and co-ordination / co-operation with other site operatives will be discussed and agreed with the Project Manager / Site Manager prior to commencement of their works on-site, as appropriate. Tool Box Talks will be held by contractors and the Principal Contractor regularly (as appropriate), and these will be recorded by the Principal Contractor.

2.2 CONTROL OF ON-SITE WORKING CONDITIONS

2.2.1 Site Working Hours & Deliveries

Working hours will be restricted to 07:00 – 18:00 Mondays to Fridays and 08:00 – 13:00 Saturdays with no works permitted on Sundays or Bank Holidays.

No work, audible or otherwise (including site clearance and deliveries), will be undertaken outside the hours agreed.

The Principal Contractor(s) will ensure that these working hours are communicated to all contractors and site operatives during the Site Induction and are strictly enforced throughout the works.

Where possible, deliveries will be coordinated to avoid peak traffic times and school opening/closing times to minimise disruption to the local area. At point of placing orders, suppliers will be informed of this restriction, and will be requested to deliver outside of peak hours. In the event that any deliveries arrive at site prior to works commencing at 0700, delivery vehicles will be permitted entry to the site to avoid any disruption to local roads, however no unloading or loading will be permitted to take place until work commencement at 0700, and any idling HGVs will be instructed to have their engines switched off.

Where possible, the Site Manager will coordinate deliveries throughout the day to avoid the need for multiple HGVs to access the site at the time. There will be a designated materials storage area provided within the site compound with sufficient space for loading and unloading HGVs deliveries. No HGVs will be permitted to load or unload from public roads at any time.

2.2.2 Control of Noise & Vibration

Construction works, by their very nature, can generate noise levels which can present a nuisance to the surrounding areas when works are being carried out. In recognising this, BDW expects all contractors to adhere to (so far as is reasonably practicable) with Arun District Council's Construction Code of Practice which sets out minimum requirements for reducing and controlling noise created during the works.

No works will be carried out on the site outside of the allowed working hours – specified in Section 2.2.1. All activities will be assessed for anticipated noise levels prior to works commencing, taking into account the potential for amplification of noise due to the layout of the site. Further, all plant and equipment brought to site will be well maintained and operated in accordance with the manufacturer's instructions and will comply with the Control of Noise at Work Regulations 2005.

BDW recognise that maintaining good relationships with those living and working in the vicinity of the site is important. Identifying noise levels as a risk to the surrounding area (whether nuisance or safety) as early as possible in the process is a priority for BDW, in order to ensure that any issues can be dealt with fairly and expeditiously. Local residents and businesses will be kept regularly informed of progress of works. The Site Manager will be available for contact for any interaction with the public during the works.

Methods for reducing noise levels as far as practicable by the use of attenuation materials or such like, will be specified, and remain in place for the duration of the works. Specifically, the following areas will be required of all work activities;

- Comply generally with the recommendations of BS 5228: Part 1, clause 9.3 for minimising noise levels during the execution of the works.
- Noise levels from the works will be kept to a minimum.
- Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
- Do not use or permit employees to use radios or other audio equipment in ways or at times which may cause nuisance. Any radios/entertainment devices will only be used at a level which will not cause undue disturbance to the neighbouring areas
- Every care will be taken to avoid unnecessary noise when carrying out manual operations and when operating plant and equipment.
- All plant will be switched off or reduced to idle when not in use.
- Noise producing plant will be sited as far as possible from dwellings, offices and other noise sensitive premises. Where the latter are particularly noise sensitive e.g. hospitals, schools, etc. then a further reduction in sound emission may be required and will be achieved by the use of barriers or acoustic housings.

2.2.3 Compound Position, Site Car Parking, Visitor Provisions, Plant and Equipment

The site compound, materials storage areas, welfare facilities, parking areas and sales areas will all be located within the site boundary. Detailed plans showing these areas will be made available to Arun District Council on request.

All visitors will report to the Site Office for an appropriate induction by the Site Manager. Parking facilities will be made available for visitors to site, and clearly signposted.

All large building materials will be stored within the site, within the vicinity of housing plots as they are being constructed – smaller materials and particularly any which represent a hazard to health, will be stored in the locked compound area. Waste segregation, silos and storage containers will be provided within the compound, to be arranged in line with the provisions set-out in [Section 3.5](#).

2.2.4 Road Cleaning Regime

BDW as Client will ensure that pro-active measures are taken to prevent slurry/spoil from vehicles leaving site during the works being deposited on the public highway.

When required, a wet wheelwash facility in the form of a manned jetwasher will be positioned at the site egress point, so that any muddy vehicles can be washed down prior to leaving the site.

BDW, and their appointed Groundworker, will ensure a roadsweeper is available when required to ensure the roads are kept free of mud throughout the S278 Works.

The Site Manager will regularly monitor Drove Lane for dirt and debris, and will arrange for road sweeps when necessary – this is likely to be more frequent during Groundworks (when there are more earthworks being carried out) and during periods of inclement weather.

Road sweepings and debris will be disposed of through the Principal Contractor's own waste management arrangements – road sweepers will either be discharged off-site, or if on-site will be discharged using appropriate methods in compliance with the [Environmental Protection Act 1990](#).

2.2.5 Welfare Provision

The Principal Contractor(s) will provide full welfare facilities in accordance with Schedule 2 of the CDM Regulations 2015 – these facilities will be in place prior to construction works commencing on-site and this will be confirmed by the Principal Designer to the Client, following review of the Construction Phase Plan.

All welfare provision will be provided in accordance with BDW's Minimum Requirements for Site Accommodation and Welfare which sets out the minimum requirements for:

- | | | |
|--------------------------|---|-----------------------|
| - Toilet Facilities | - Temporary Portable WC / Wash-stations | - Facilities for Rest |
| - Drinking Water | - General Site Accommodation | - Electrical Supplies |
| - Cleaning of Facilities | - Facilities for Changing Clothes | |

2.2.6 Monitoring Arrangements

The Site Manager will be responsible for the day-to-day management of the works area, and will ensure that all restrictions / provisions noted in this CMP are undertaken. The Site Manager will conduct a monthly review to ensure that the provisions are adhered to.

2.3 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

The works area will be accessed from the north via North End Lane from Yapton Lane which is in turn accessed from the north-west via the A27.

Drove Lane is a very quiet narrow road. The road provides access to the Yapton Scout Hut, Potters House Pre-School and Drove Lane Farm.

The A27 is a relatively busy route and provides connections to the neighbouring cities such as Brighton and Chichester.

To protect pedestrians from possible contact with vehicles, there will be designated pedestrian walkways which will be physically segregated from the road using traffic barriers. The pedestrian walkways will consider access for mobility impaired and will be clearly signposted, well-lit, and will be free from any debris/materials storage to allow their continued, unobstructed, safe use. Pedestrians will cross the roads at designated pedestrian crossing points only, where pedestrians will have right of way over construction vehicles. The walkways will be regularly checked and maintained as necessary, to ensure they provide safe access and egress at all times.

Construction traffic will be directed to the site by road signage placed at key junctions around the area – BDW will agree the position of signage with the Local Highways Authority and/or Highways England prior to commencing works.

Vehicle Movements and Deliveries will only access the site during operational site hours: 07:00 – 18:00 Mondays to Fridays and 08:00 – 13:00 Saturdays. No delivery vehicles will be permitted to wait outside the site outside these hours; drivers will make alternative arrangements when waiting for access, and suppliers will be informed of these restrictions at point of ordering.

To protect pedestrian operatives from possible contact with vehicles, there will be designated pedestrian walkways which will be physically segregated from the road using traffic barriers. The pedestrian walkways will be clearly signposted, well-lit, and will be free from any debris/materials storage to allow their continued, unobstructed, safe use. Pedestrians will cross the roads at designated pedestrian crossing points only, where pedestrians will have right of way over construction vehicles. The walkways will be regularly checked and maintained as necessary, to ensure they provide safe access and egress at all times.

To minimise vehicular movements through the residential area, and to minimise any disruption to local residents, BDW will encourage all site operatives to share cars and utilise public transport where possible to keep site traffic volumes to a minimum.

The largest vehicle anticipated to be on site will be HGVs (around max. 18.5m in length) which will facilitate in delivery of plant and machinery. A limited number of HGVs movements will be required for the S278 Works (anticipated at 1-2 per day max for material and plant deliveries).

All loading and unloading from delivery vehicles and construction traffic (including building materials, finished or unfinished products, parts, crates, packing materials and waste) will take place inside the site compounds only.

The surrounding roads will be kept clear at all times with clear access for fire appliances and emergency services.

Traffic Management for Drove Lane S278 Works

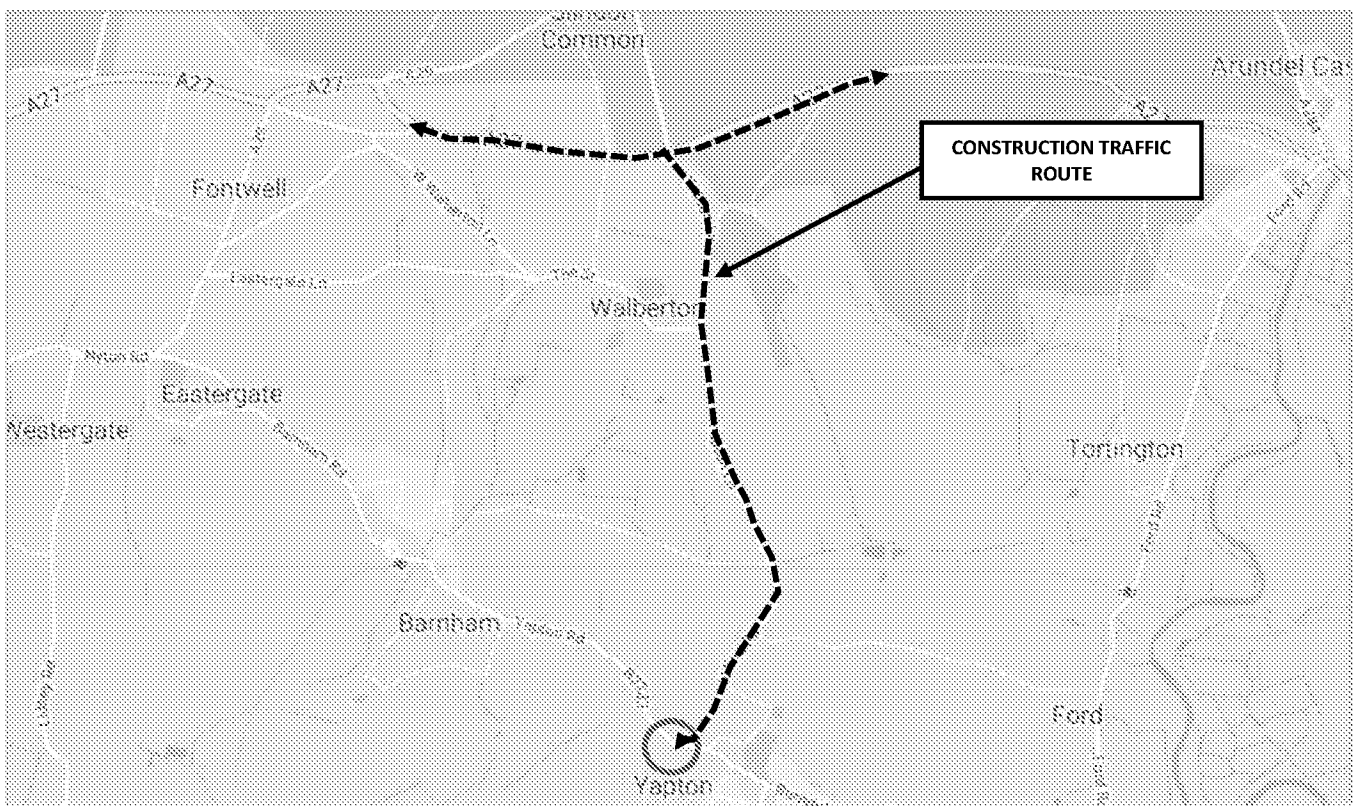
During the S278 Works a road closure will likely be required to construct the permanent entrance into the main development site as Drove Lane is a narrow road. Road closure arrangements will be agreed in advance with Arun District Council.

To safely manage the works while ensuring disruption to the surrounding roads is minimised, BDW will appoint a skilled, qualified and experienced Contractor to safely manage the temporary traffic management arrangements necessary while carrying out the works to construct the junction. An operative registered on the Street Works Qualifications Register will be designated to control and supervise the works. All other operatives working in the public area will also have street works training as a minimum requirement to work in the area.

Prior to the S278 Works commencing, the S278 Works Principal Contractor will prepare a detailed phased Traffic Management Plan, which will clearly demonstrate how the public traffic will be managed.

Temporary traffic signs and information boards will be placed along Drove Lane and Yapton Road (B2233) to alert motorists and pedestrians to the road works and diversions.

The S278 Works will be completed as soon as possible to minimise disruption to motorists and pedestrians.



FACING WEST OUTSIDE DROVE LANE



FACING EAST OUTSIDE DROVE LANE

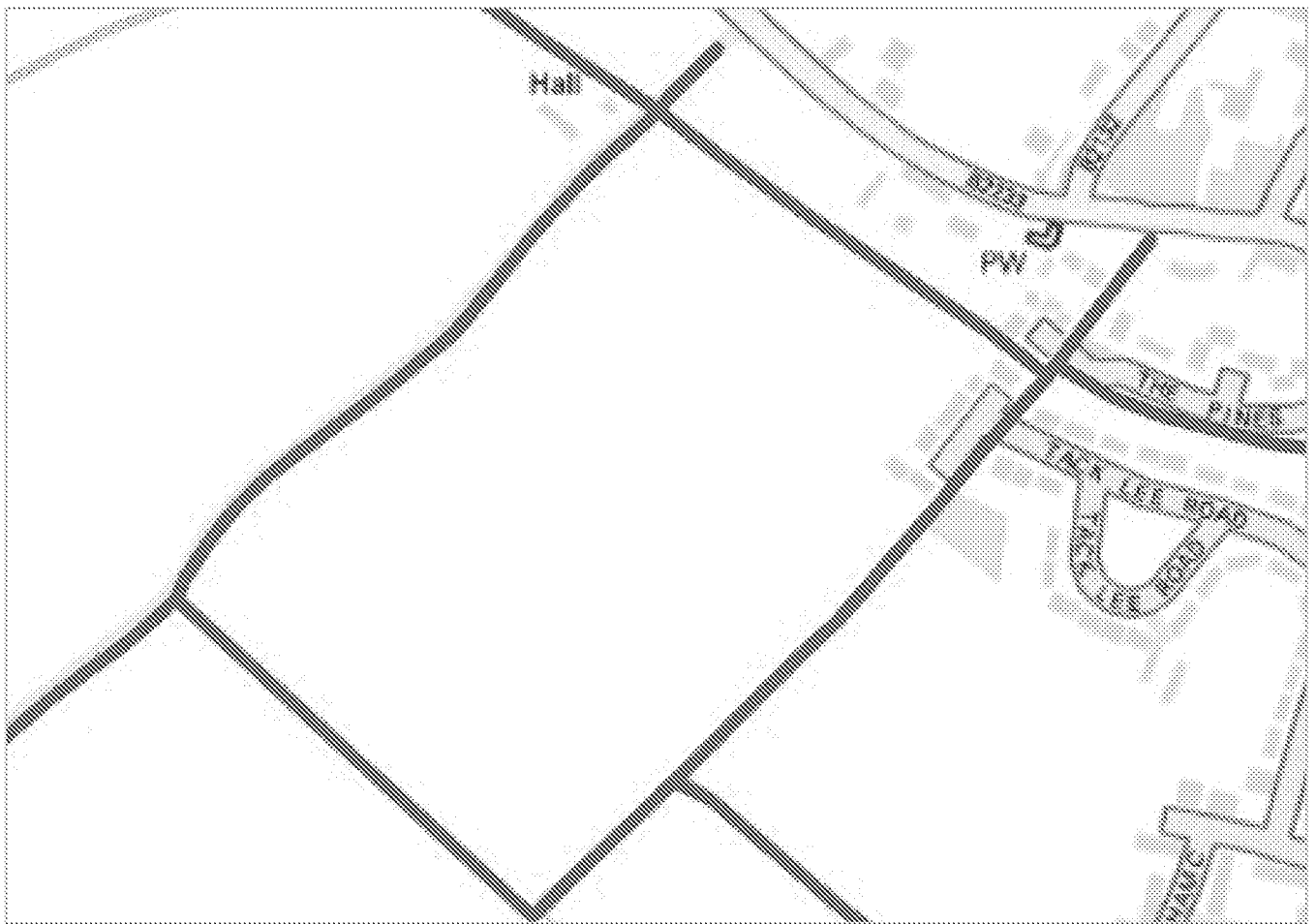
2.4 MAINTAINING ACCESS TO PUBLIC RIGHT OF WAYS

Public footpaths run along the west and southern boundaries of the S278 Works area.

The footpaths will remain open throughout the S278 Works. The S278 Works will be fully segregated with fencing adjacent to the footpath.

Appropriate H&S signage will be placed to clearly demarcate construction working areas beyond the fencing, giving warnings of hazards and potential dangers (such as “Danger: Keep Out”, “No public access beyond this point” etc.)

The Site Manager (or an operative instructed by the Site Manager) will conduct two visual checks (at the start and end of each working day) of the signage and boundary fencing each day, to ensure signage can be replaced if damaged / vandalised and any breaches in fencing can be dealt with quickly to maintain the security of the site and safety of members of the public.



FOOTPATH LOCATIONS USING THE ORDANANCE SURVEY MAP



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3.0 DETAILED ENVIRONMENTAL PROVISIONS

3.1 PROTECTION OF WATER, LAND ENVIRONMENT, AIR QUALITY & POLLUTION PREVENTION

The Client, Principal Contractor(s), and all Contractors on this project will ensure the protection and integrity of all watercourses and drainage systems and associated flora and fauna by preventing any surface water run-off or potential sources of contamination from reaching watercourses / drainage systems.

All surface water drainage from impermeable areas and roads will pass through trapped gullies prior to being discharged into any watercourse. As appropriate, gullies will be protected with terram, and will be regularly inspected and replaced or cleaned as necessary, with a record kept.

If silt spillage is identified, it will be treated as a priority to stop the flow and contain the spillage before it enters surface water drains or watercourses/ground. Road sweepings will be discharged safely as outlined in [Section 2.2.4](#).

To prevent polluting waters, there will be no discharge of foul or contaminated drainage or trade effluent from the works area into either groundwater or any surface waters, whether direct or via soakaways. No pumped water will be discharged into the live drainage system without having been filtered through a silt interceptor.

To control smoke and noxious fumes, there will be no burning permitted on-site and all plant will be maintained in good working order.

3.2 DUST SUPPRESSION & MONITORING

To ensure air quality, BDW as Client, will ensure adequate damping down and dust mitigation procedures are clearly specified within the Construction Phase Plan, and will ensure they are enforced on-site throughout the works.

These procedures will include managing loose materials (damping down / covered in windy conditions), and monitoring and recording dust levels during the site inspection process. All work areas will be well ventilated to prevent dust build up. Dust will be minimised during cutting operations of blocks etc. by ensuring use of equipment with on-tool water suppression.

All loose materials will be damped down and covered in windy conditions. Dust will be monitored and recorded through the site inspection process and water will be used for damping down when instructed by the Site Manager.

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 where necessary will ensure that suitable dust suppression methods are employed to deal with any residual issues in these areas.

Dust and dirt will also be controlled by the road cleaning and wheel wash measures outlined in [Section 2.2.4](#).

3.4 FUEL STORAGE AND USE

Any facilities for the storage of oils, fuels or chemicals will be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound will be at least equivalent to the capacity of the tank plus 10%.

If there is multiple tankage, the compound will be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%.

All filling points, vents, gauges and sight glasses will be located within the bund. The drainage system of the bund will be sealed with no discharge to any watercourse, land or underground strata. Associated pipework will be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets will be detailed to discharge downwards into the bund.

Tanks will be sited in a safe area, away from manholes and surface water gullies. Tanks will be double-bunded, non-gravity diesel tanks. The Fuel tank and hose will be locked secure when not in use and the site will possess a spill control kit. A clearly defined drip control area will be introduced around the tank. Tanks and surrounds will be regularly inspected for damage, spills or leaks as part of weekly inspection.

All measures to control chemical storage, discharge and spillage will cover;

- Oil Storage tanks in excess of 200 litres
- Double Skinned (twin-walled) tanks
- Proprietary Tank Systems
- Mobile Bowsers
- Security
- Dealing with Spills
- Prevention of Contamination of Rivers & Streams
- Storage and use of other chemicals (quantities less than 200L)

3.5 WASTE MANAGEMENT

As part of the detailed design process BDW will appoint a suitably qualified engineer to develop a Materials Management Plan for the development and will require each appointed Contractor to work within the requirements of this Plan.

All inert material will be retained and re-used on site where possible.

The management, handling and disposal of waste and classification of materials will be carried out in line with all current Environmental Legislation and requirements.

There will be no burning on-site (including waste, materials, undergrowth or other vegetation or refuse) during the S278 Works. This restriction is in place in order to protect the environment as well as to safeguard the amenities of occupiers of existing properties within the vicinity of the application site, and site staff.

When storing topsoil in stockpiles the main priority is to maintain soil quality and minimise damage to the soils condition. Stockpiles within the site will be no greater than 2 metres in height with at least 3 metres in width.

To protect the soil resources with which the Principal Contractor will work within, all works will be carried out in accordance to Department for Environment, Food and Rural Affairs [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#).



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APPENDIX ONE: SITE PLANS

1. Location Plan
2. Proposed Site Access
3. Section S278 Agreement Plan
4. Preliminary Sequence Plan