

Discharge of Conditions The Steddles, Yapton

Condition: 12

Planning ref Y/158/21/PL

Date: 9 March 2022





The Steddles

Construction & Environmental Management Plan

Document Issue Date: 9 March 2022

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Construction Management Plan

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1 INTRODUCTION

During the construction period on site Pallant Homes Limited will be the Principal Contractor.

This construction & environmental management plan (CMP) will remain a live document throughout the duration of the project and will be reviewed by Pallant Homes Construction Manager on a monthly basis.

The main aim of this report is to demonstrate that there will not be a detrimental effect on the roads directly adjacent to the construction area, the highways in the wider area and local community in Yapton.

The project comprises of the construction of 11 private sale units. The development site is of a small size and will require management to ensure that the impact of the development on the local area is minimised.

The location of the site and entrance will be directly off the B2132 North End Road. The site will benefit from sufficient space to allow deliveries to be taken into the development prior to off-loading. Delivery vehicles will not be permitted to park/wait on North End Road.

Pallant Homes Construction Manager will manage the plan during the life of the project. Any issues arising from mishaps, nuisance or non-compliance with the CMP will be dealt with promptly. Pallant Homes management will always be available for impromptu meetings to discuss any aspect of the CMP.

Pallant Homes are committed to ensuring that their operations cause the least disturbance possible to the residents directly impacted by the construction works and the wider community for the duration of each project.

2 HEALTH & SAFETY

The Construction & Environmental Management Plan integrates with all other documentation pertaining to Pallant Homes overall planning for the project. In accordance with CDM regulations, a detailed strategy for managing Health & Safety (H&S) has been developed by Pallant Homes and their external commissioned Health & Safety Consultants. This document is referred to as the "Construction Phase H&S Plan".

Pallant Homes appointed Health & Safety Consultants are;

N Brion BSc(Hons) Dip2.OSH MIET CEng CMIOSH
Complete Health & Safety Ltd
Unit 4 Elm Business Units
67 Chartwell Road
Lancing Business Park
Lancing
West Sussex
BN15 8FD

Tel 01273 833919
Mobile 07985 378150
H&S Services website www.complete-hs.co.uk
ISO Management Systems website www.complete-iso.co.uk

The Construction Phase H&S Plan will be formally issued and held on site for the duration of the project. It will be available at all times during the construction works for inspection if required.

Pallant Homes are committed to operating safe, well run sites - the management structure for H&S is clearly set out within the Companies Health & Safety Policy.

All Health & Safety documents will at all times be available in the site office for inspection / review at any time.

3 ANTICIPATED NUMBER, FREQUENCY, AND TYPES OF VEHICLES USED DURING CONSTRUCTION.

The number and frequency of vehicles on the site will fluctuate during the year and will be influenced by build programme and date specific requirements. The figures shown below are based on an assumed worst case scenario situation:

Cars, Vans and other lightweight vehicles = 8 per day

Site deliveries from large vehicles = 3 a day

Site operated crane – 1 day per calendar month

Temporary parking areas will be provided on site to ensure wherever possible vehicle parking is within the confines of the application site.

4 THE METHOD OF ACCESS AND ROUTING OF VEHICLES DURING CONSTRUCTION

All site traffic will enter and exit the site via the site entrance. The site control gates will remain closed except when vehicles need to pass. These gates will be set back from the highway boundary allowing a holding area for delivery vehicles off the public highway, whilst drivers attend the site office. Pedestrian access will be gated to prevent unauthorised access onto site.

‘Site Entrance’ signage will be located on the hoarding at the main bellmouth junction for all deliveries drivers to view. As an added precaution, the Pallant Purchase Orders will have a footnote stating all delivery drivers will phone ahead 30 minutes prior to arriving on site. Drivers must park on the site access road and not the public highway and report to the Site Office. If multiple deliveries do occur, the Banksman will allow the entering delivering vehicle priority over the exiting vehicle. This will be explained during the Banksman site induction.

Traffic will be routed from the site onto the A27 north of the site to ensure Yapton Village and the local school are not disrupted. Site location and access directions will be issued to all contractors and suppliers during the construction phase.

All company Purchase Orders for material deliveries will include site location and access directions instructions including advice to ensure all deliveries are outside the Primary School drop off and pick up times (8.30-9.00am and 2.45-3.30pm).

5 THE PARKING OF VEHICLES BY SITE OPERATIVES AND VISITORS

Attached is a site plan detailing the positioning of onsite car parking for operative's and visitors. Vehicles should avoid parking on North End Road and this will be overseen by the site manager and communicated to site operatives.

Hardstanding's will be installed on site as detailed in the attached plan.

6 THE LOADING AND UNLOADING OF PLANT, MATERIALS AND WASTE

All plant, material and waste will be loaded and unloaded within the site perimeter. Delivery vehicles will be "stacked" on site to prevent any disruption to or blocking of the highway.

Suppliers and contractors will be advised of the content and requirements of the CMP.

All lorry movements will be on hard landscaped areas. Vehicles leaving site will be checked for level loads and cleanliness.

Monitoring of the site access and egress for possible migration of site waste to be carried out regularly and cleaned as necessary.

Signage will be erected at the entrance to the development. This signage will instruct delivery drivers to report to the Construction Manager. The signage will include the mobile contact number of the Construction Manager.

7 THE STORAGE OF PLANT AND MATERIALS USED IN CONSTRUCTION OF THE DEVELOPMENT

Attached is a site plan detailing the material and plant storage areas.

Materials and plant will be delivered to and removed from site to minimise the requirement for large amounts of stored materials, this both reduces the requirement for large storage areas and reduces damage and potential theft of materials stored on site.

No materials will be stored outside of the boundary of the site.

Storage areas will be clearly identified and separated from pedestrian circulation areas.

8 THE ERECTION AND MAINTENANCE OF SECURITY HOARDING

Attached is a site plan detailing the position of the site perimeter fencing.

During the initial set up of the development the site will be secured with metal HERAS fencing panels.

Following the set-up period timber hoarding and/or HERAS fencing will be erected on timber posts concreted into the ground for the duration of the construction project. Construction access and pedestrian gate will be installed as detailed on the attached plan.

Site boundary lines where no timber hoarding is present will be secured by 2m high HERAS anti climb mesh panels secured with 2 clips per panel.

The lockable site access gates will be metal mesh & framed, hung from heavy duty posts and will remain closed except for vehicle movements.

All boundaries will be monitored on a regular basis and maintained in good condition.

9 THE PROVISION OF WHEEL WASHING FACILITIES AND OTHER WORKS TO MITIGATE THE IMPACT OF CONSTRUCTION UPON THE PUBLIC HIGHWAY

A wheel wash area will be provided adjacent to the site entrance with a portable jet wash facility, which will be used as appropriate to prevent excessive mud or dirt reaching the highway.

Visual inspections of the highway, the frequency of which will be determined by the weather and the works being undertaken, will also be part of the site managers daily routine.

The site programme details the construction of the road to a hard base as an early task to assist in the above.

Any works on the highway will be undertaken using Chapter 8 guidelines and will be completed as quickly as is practical.

10 MEASURES TO CONTROL THE EMISSION OF DUST AND DIRT DURING DEMOLITION AND CONSTRUCTION, LIGHTING FOR CONSTRUCTION AND SECURITY

Dust is particularly problematic for unpaved granular roads however roads are to be capped with a tarmac surfacing early in the construction programme to prevent fines from the subbase material from being airborne from vehicle movements.

Dust will be controlled by regular dampening down of demolition waste and site areas as required with the use of fresh water. If unforeseen fugitive dust occurs, then the generated dust will be mitigated in general accordance with BRE Report 456: Control of dust from construction and demolition activities.

PIR security lights will be fitted if required to provide temporary lighting for the works and security. All temporary and security lighting will be low energy LED and installed to ensure (a) all light direction is in a downwards direction and does not cause a nuisance to neighbouring properties and (b) directed away from trees and hedgerows to avoid any artificial light spill that will disturb nocturnal wildlife.

Wherever possible lighting will be connected to timed PIR's with timers set to avoid extended lighting times.

Temporary lighting will not be installed exceeding a height of 5 metres and not exceed 100W (LED) to control the intensity of illumination.

11 HOURS OF CONSTRUCTION

No construction activities shall take place, other than between;

Monday to Friday 8.00am to 6.00pm

Saturday 8.00am to 1.00pm

No noisy work involving any plant/machinery on Sunday's or Bank & Public Holidays.

12 DETAILS OF PUBLIC ENGAGEMENT BOTH PRIOR TO AND DURING CONSTRUCTION WORKS

Regular newsletters/updates will be circulated to adjoining properties to ensure residents are made aware of progress and anticipated commencement and completion dates. Any particularly disruptive works will be separately advised.

Signage will be erected at the site entrance advising the site managers name and contact details.

On commencement of the development the Construction Manager will arrange a 'meet the builder' meeting on the site and residents will be offered an open invitation to attend. The event will provide the residents with an opportunity to meet the Construction Manager and clarify any concerns they have regarding the construction of the development.

Prior to the commencement of the development the Construction Manager will arrange to meet and liaise with the direct adjoining neighbours to the new development.

13 SITE SECURITY ARRANGEMENTS

Site Security will be maintained as per Regulation 18 (2) (a&b) of CDM 2015.

The site and the site compound will be secured with fencing of a type which will prevent unauthorised access and take into account the specific need to keep unauthorised visitors and children away from areas of construction.

Security is critical on this site due to the close proximity of existing houses, once the first homes become occupied the site manager will liaise closely with residents on security and traffic management matters.

Suitable signage will be provided at access and egress points to clearly indicate the actions and routes to be taken by visitors to the site.

Due consideration will be made for securing site plant and vehicles including storing vehicle keys off site to prevent anyone moving vehicles and creating a risk.

This provision and the overall level of both passive and active security measures on site will be reviewed throughout the construction phase of this project and will be varied depending on the risk at any one time.

14 A SCHEME FOR RECYCLING/DISPOSING OF WASTE RESULTING FROM DEMOLITION AND CONSTRUCTION WORKS

Construction phase – A Site Waste Management plan will be implemented on the development. A specific area will be set aside on site as a waste and recycling area.

Pallant Homes actively look to reduce waste created during the development works.

15 SITE WASTE MANAGEMENT PLANS

A Site Waste Management Plan (SWMP) will be managed on all Pallant Homes sites the key aims of the SWMP are:

To take reasonable steps to ensure waste management controls are observed including the duty of care

To minimise the amount of waste generated and maximise the amount of waste reused and recycled

To reuse as much waste as possible on site. Where reuse on site is not possible to identify the most appropriate waste management option in line with the waste hierarchy

To manage waste as close as possible to the site location

To provide training to improve awareness of waste management issues with all staff and sub-contractors and to ensure correct waste management practices are followed on site

The SWMP for this development will be produced, maintained and updated during the construction phase by the Construction Manager.

16 SITE NOISE AND VIBRATION CONTROL MEASURES

All works will be undertaken in accordance with the Control of Noise at Work Regulations 2005, including the associated lower exposure action value of 80dB, upper exposure action value of 85dB and exposure limit value of 87dB.

As approved for guidance by the Council of Noise (Code of Practice for Construction and Open sites) (England) Order 2015 statutory instrument, the British Standard BS5228 Code of Practice for noise and vibration control on construction and open sites Part 1: Noise, will be used to guide basic methods of noise control relating to construction.

Where the operative and or Site Manager believes a significant disturbance may be caused, the Site Manager will contact the nearby property owner or resident to inform them of the intended works and their duration, and if required what measures are being employed to mitigate the noise.

Any power tools that are used that cause vibration will be selected for the lowest emission possible and contractors will have procedures in place on site in accordance with the New Vibration at Work Regulations to reduce the exposure of operatives to any vibratory tools.

All contractors will be reminded of the need to select equipment and plant that reduces vibration and noise to the lowest achievable level. This is for exposure to personnel.

Contractors will also take into account when completing Risk Assessments that they must reduce noise and vibration exposure by such means as taking regular breaks, reducing the time of use on the equipment, enforce use of PPE for noise and vibration and encourage operatives to keep warm and promote exercise for better circulation in the body.

With noise, contractors must first consider reducing at source and selecting low emission equipment. Where noise levels cannot be controlled by the equipment selection process then noise mitigation barriers will be used.

When there is a need for health monitoring when carrying out specific work with noise producing plant or equipment or vibratory tools then evidence of this will be required from the contractor prior to commencing work on site.

If ground works involve piled foundations these will be designed to a depth to suit ground conditions. The required machinery will be small scale due to the nature of the development. All machinery used will comply with statutory and all other identified noise control limits.

17 HIGHWAY CONDITION SURVEY

Prior to commencing construction works a photographic record survey of the existing highway shall be taken.

18 PHASED CONSTRUCTION PROGRAMME & SITE SET UP PLAN

The attached construction programme details the development programme over two phases.

The site manager will undertake regular reviews of the timetable programme to ensure that the planning obligations are discharged as necessary where applicable in advance of the relevant phase.

19 DISTURBANCE TO WILDLIFE

Site ecologist consultants for the development are;

Nicholas Pincombe MSc CEnv MIEMA MCIEEM
Urban Edge Environmental Consulting Ltd
Unit 5 Westergate Business Centre
Westergate Road Brighton BN2 4QN

19.1 LIGHTING

All temporary and task lighting will be directed away from trees and hedgerows to avoid any artificial light spill that will disturb nocturnal wildlife.

Wherever possible lighting will be connected to timed PIR's with timers set to avoid extended lighting times.

19.2 GROUNDWORK ACTIVITIES

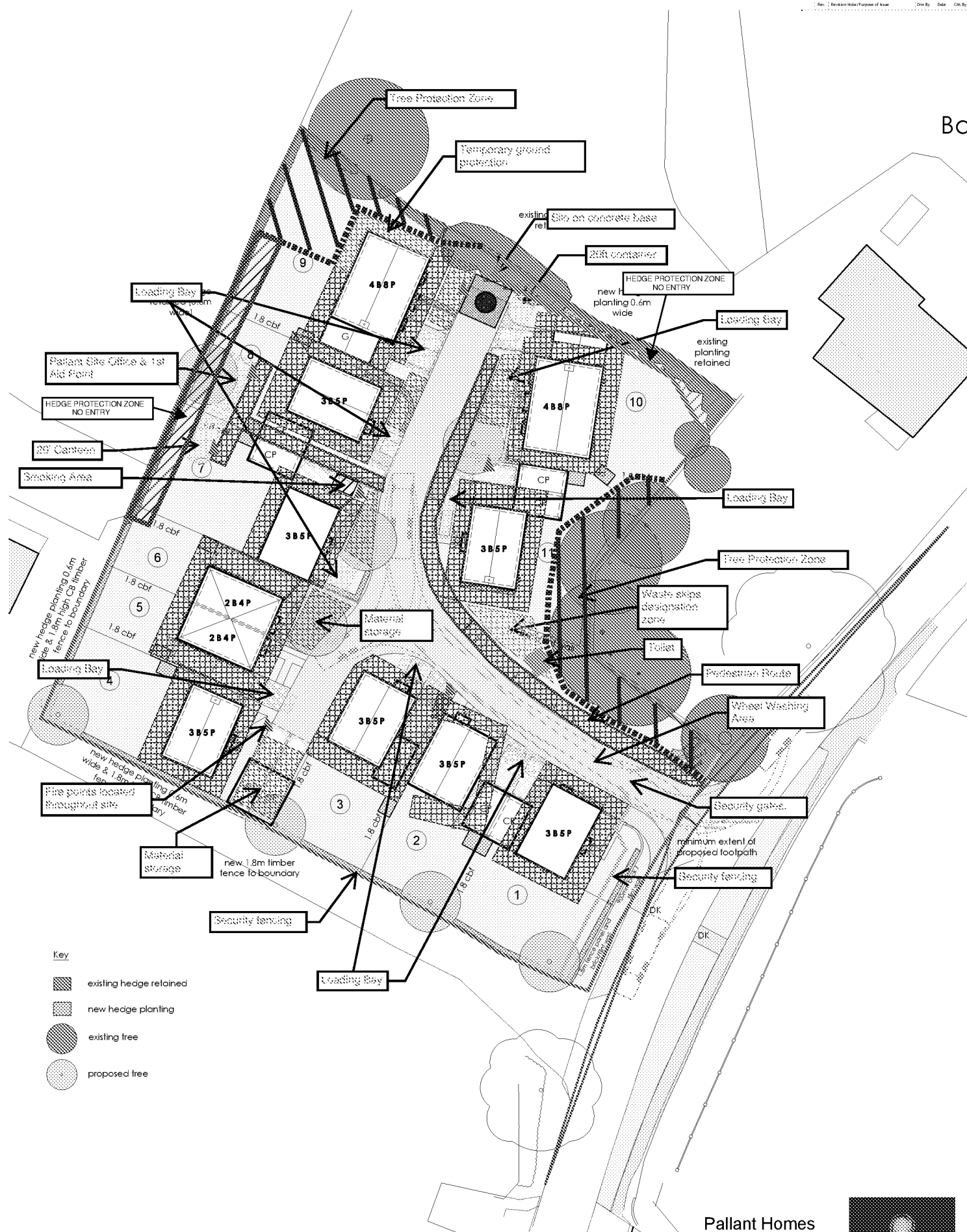
A means of escape will be provided to all deep pits/trenches/holes present on the development at night-time and all excavations will be checked each morning for the presence of any mammals or other species.

19.3 SITE INDUCTIONS

Every site operative will be inducted by the site manager and the induction (with respect to Wildlife Disturbance) will include;

Temporary and task lighting requirements as listed in 19.1 above –
applicable to all operatives

Means of escape for wildlife to excavations as listed in 19.2 above –
applicable to all groundworks operatives



Construction Programme - The Steddles

ID	Task Name	Duration	Start	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	PHASE 1	0 days																					
2	Site Security & Welfare	15 days																					
3	Demolition	19 days																					
4	Road Construction	50 days																					
5	Highways Foul connection	10 days																					
6	Off site service connections	15 days																					
7	Fencing	10 days																					
8	PHASE 2	0 days																					
9	Foundations	30 days																					
10	Substructure	40 days																					
11	Foul & Surface drainage	46 days																					
12	Superstructure	165 day																					
13	Roof Coverings	152 day																					
14	On site service connections	155 day																					
15	External ground works	178 day																					
16	Landscaping	136 day																					
17	Internals	204 day																					
18	Finals & Commissioning	172 day																					



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