

CONSTRUCTION MANAGEMENT PLAN FOR DEVELOPMENT AT 2 THE SPINNEY, EASTERN ROAD, HAYWARDS HEATH, WEST SUSSEX

Planning application DM/22/3087 – Condition 5

Description of the works

Erection of 1 x 3 bed and 1 x 2 bed semi-detached chalet bungalows

The land is to the side of 2 The Spinney, off Eastern Road. Access is via a shared drive.

The site is occupied by a chalet bungalow with land to the right.

The surrounding area is residential and Eastern Road has no parking restrictions. There is a school further down Eastern Road, St. Wilfreds, a primary school.

Steve Wood of (Wood & Company (Sussex) Ltd will undertake the role of Construction Project Manager and will be responsible for completing the development in line with the approved planning permission. It will be the responsibility of Steve Wood to adhere to the contents laid out within this document throughout the duration of the construction phase.

Steve Wood, a single point of contact, will be assigned to the development who will manage the project throughout design, construction and defects liability period.

Prior to commencing works and to specifically address planning condition 5 we set out below how we intend to deliver the project.

Parking of vehicles of site operatives and visitors

During site set up and mobilisation it will be possible to have some parking facilities within the site on the hard standing inside the site. This will accommodate key individual members of the site team and planned visitors.

The site set-up will allow for parking of around 4 vehicles for the site workers. It is anticipated that during the course of the entire build, site restraints will prohibit permanent parking for some sub-contractors. There is unrestricted parking in Eastern Road and surrounding road, a short walk from site. Sub-contractors will always be encouraged to car share and use of public transport. The scope of the works will mean limited off-site parking will be required particularly towards the end of the project when additional sub-contractors will be engaged. However, the project is relatively small and therefore the impact will be minimal.

The site is served by public transport with the nearest bus stop a short walk away. However, it is anticipated that most sub-contractors will use small vans to service the site.

Loading and unloading of plant and materials

Wherever possible our suppliers will be clearly advised the methodology of delivery of plant and materials. Time constraints, routes and unloading protocols on site will be made clear in advance of placing any orders. Delivery times will be arranged to avoid busy periods where footfall and cars for school drop off and pick-ups will occur.

Plant and material lorries will be able to offload to the roadside and materials will be carefully moved into the site.

There will be two access points:

- 1) The drive serving the site;
- 2) The side access to no 35 Eastern Road, adjacent to the site into the site as this property is owned by the developer.

A banksman will be used as required. Smaller vehicles will be able to enter forwards, turn and leave without reversing onto Eastern Road.

There will be a side access to the left of 35 Eastern Road into the site which will also be used to service the site. This will especially be useful to move waste, pump concrete and will be used as much as possible to reduce the use of the drive which serves the site to The Spinney.

Storage of plant and materials

There will be adequate room on site to accommodate the volume of materials needed throughout the duration of the build. Materials will be stored securely on clean hard standing within the site behind secure Heras fencing.

No 35 also has an off-road drive/parking area which will be used for drop offs and moving materials into the site. The residents access will be modified during the construction phase. This area will also house the site toilet so it can be serviced easily.

Storage is also to be in areas deemed to have as minor impact as possible on the neighbour's amenity while enabling construction to proceed. Whenever possible materials will be procured and delivered to site just prior to the proposed installation date.

Plant will always be parked within the confines of the site. We do not anticipate the need to locate skips/welfare facilities/materials on the highway, if it can be avoided.

Movement of materials around the site will be via dumper truck, wheelbarrow (manual and/or powered) and telehandler where appropriate.

Erection and maintenance of security hoarding

It is our intention to erect Heras fencing to the right side of no 2 The Spinney and an access gate to secure the site safely at the end of each working day and weekends. The surrounding areas are fenced/hedged so are secure. Any weak spots will be supplemented with temporary heras fencing.

Site representation will be available to handle deliveries, wheel wash and generally ensure public safety.

Due to site restraints and its 'set back' nature from the public highway there will be no facility for public viewing nor does the site lend itself to having any.

All hoarding will be inspected daily by the site manager. Defects will be repaired as a matter of urgency.

Wheel washing

All vehicles will be inspected by the site supervisor prior to leaving the site for signs of wheel and undercarriage defects. Vehicles not free from excessive dirt will be mechanically cleaned before leaving site. Facilities will be available where water and drainage are currently available. The drive and highway areas will be kept clean.

Measures to control the emission of dust and dirt during construction

We anticipate the demolition process to be relatively straight forward. This is only in relation to the concrete drive which it is proposed to replace with grasscrete in areas.

We envisage noise levels and vibration limits to be well within current legislation during the minor nature of the works.

The site foreman will be briefed to take all noise complaints seriously.

Dust emission and odours emanating from site are common issues that can annoy neighbours and even cause health risks at high concentrations. Steve Wood appreciates that under the terms of The Environmental Protection Act 1990 the company has a duty to avoid causing a statutory nuisance due to the creation of dust.

Dust control measures will be sought from relevant Sub contractors and be included within RAMS. The foreman will be responsible for ensuring these measures are followed on site. As a rule, the following strategy will be followed:

1. Identify sources of nuisance dust
2. Identify locations that could be affected by dust
3. Assess the chances of dust creation with consideration to weather and the type of materials involved
4. Implement the principles of good practice to avoid dust creation.

Examples of such good practise includes all dust generating materials to and from site to be covered by tarpaulins, wet cutting in lieu of dry cutting, debris netting fixed to perimeter fencing etc. Water will be made available if deemed necessary to dampen down site and immediate access.

Working hours will be from 8-6pm Mon – Friday and 9-1pm Saturday. All noisy works will be carried out during these hours in line with Local Authority recommendations. No work on Sundays or public holidays will be carried out.

Scheme for recycling/disposal of waste materials resulting from demolition and construction of the works

Reduce:

The design will incorporate standard sizes of materials and off-site manufacturing to help reduce waste. Adequate secure storage will be available to ensure no materials are unnecessary wasted or damaged.

Re-Use:

It is common place for contractors engaged to have multiple construction sites active. As such it is encouraged to re-use excess materials on other sites to restrict them entering the waste management chain where possible.

Operatives are told to report excessive wastage (timber, drylining offcuts etc) to the site supervisor prior to being placed for waste removal.

Where possible clean construction waste can be crushed on site to be reused as a sub base both for temporary surfaces around site or ideally as part of permanent groundworks.

Recycle:

We always used / employ waste management contractors with a proven track record of recycling high proportions of mixed waste

Disposal:

Soil investigation reports have been conducted for muck-away purposes to ensure it is free from contamination. If Asbestos should be discovered on site during survey (Although initial investigations suggest this is unlikely) then standard protocols will be followed to see if the works are notifiable. All work of this nature will be conducted by Asbestos Licence holders. Independent Air Reassurance tests following the removal of any asbestos will be conducted if necessary.

Burning on site:

No burning of any nature will be permitted on site.

Anticipated number, frequency and types of vehicles used during construction (HGV Construction traffic routings to minimise journey through the AQMA's)

The maximum size of any HGV loading or unloading materials at the site will be restricted to a maximum of 8.7m long, 2.55m in width and to a maximum weight of 18 tonnes. Vehicles up to this maximum size can arrive at the site entrance on Eastern Road or at no 35 Eastern Road, as mentioned above.

Initially it is anticipated that a grab lorry used to facilitate the soil waste from excavations will be able to remove this from the front of no 35 Eastern Road's drive which will be made available for this purpose. During the ground works phase it will be possible for grab lorries park directly outside no 35 Eastern Road. We anticipate approx. 8 lorry loads of existing material will exit the site during the ground work phases. It is proposed to load this waste from the collection point at the front of 35 Eastern Road with grab lorries.

Vehicles involved with the groundworks will need to carefully enter into the site entrance driveway. A designated banksman will be employed during this period to assist drivers in this regard. They will subsequently exit site in forward gear.

Deliveries of this nature will be coordinated and sourced locally to prevent any queuing. It will be made clear to suppliers that holding facilities during this phase will not be available. Groundworks up to DPC level should take approx. 4 weeks. During this period, we anticipate approx. 4 x 6T concrete vehicles to attend site with the pump. The concrete will be pumped via no 35 Eastern Road.

Articulated lorries will not be permitted at any time.

Deliveries will be arranged to be outside of the busy period for school drop offs and pick ups.

Appendix:

1. Site Plan – site setup
2. Environmental Policy
3. Outline Construction Program

1. SITE PLAN SETUP



KEY:

- (1) ENTRANCE FROM EASTERN ROAD
- (2) ENTRANCE VIA 35 EASTERN ROAD - TO BE USED TO PUMP CONCRETE
- (3) SITE WITH NEW BUILD SHOWN
- (4) 2 THE SPINNER
-  - AREA TO BE USE FOR WASTE COLLECTION, DELIVERIES, SITE TOILET
- (5) TEMPORARY STREET ACCESS FOR 35 EASTERN ROAD
- (6) PARKING FOR SITE VEHICLES
- (7) MATERIALS
- (8) SITE HUT / OFFICE
- (9) SITE HOARDING / GATES

2 Environmental policy

Wood & Company (Sussex) Ltd's ENVIRONMENTAL POLICY STATEMENT

Steve Wood appreciates that our operations, while necessary, can have an impact on the environment around us. For this reason, we are committed to taking reasonable and positive steps to alleviate any harmful effects our works may have and strive to work in a sustainable and environmentally considerate way; concurrently with achieving our construction goals.

Where it falls within our influence or control we hereby undertake to:

1. Work with our sub-contractors and suppliers to monitor and improve our environmental performance and reduce our carbon footprint.
2. Ensure that the materials we use are from sustainable sources where possible and economic. Such as only using FSC certified timber.
3. Comply with all legal requirements including current and future legislation on environmental issues such as The Environmental Protection Act 1990 & The Control of Pollution Act 1974 and the current building regulations.
4. Comply with any planning conditions requirement(s) set out to safeguard the environment.
5. When necessary, work with professional consultants such as Ecologists and Arboriculturalists, and take care during site operations, to ensure that local wildlife and their habitats are not unduly affected by our work.
6. Take on all relevant considerations at design stage to minimise environmental impact of the building(s) throughout its (their) lifespan.
7. Recycle or reuse as much waste as possible & always aim to deliver a proactive and comprehensive Waste Management Plan on every site (e.g. segregated skips where feasible).
8. Be aware of environmental issues by using office and site based discussion and training methods to incorporate environmental practices into daily activities.
9. Adhere to section 60 working hours to reduce noise impact on our neighbours.
10. Monitor and record data and set targets to reduce wastage and environmental impact.

This statement will be reviewed annually by the Directors of Wood & Company (Sussex) Ltd and is to be communicated to all employees & sub-contractors at site induction.

S Wood

September 2025

3. Outline construction programme :

Oct/ Nov 2025 – Groundworks and build to DPC. Install Block and beam flooring

Nov / Dec 2025 – Build superstructure

Jan/Fen 2026 – Install 1st floor/ Roof/ Gables

March 2026 – Roof works

April – July 2026 – 1st and second fix

July – Aug 2026 – External works and services

Sept 26 – finishing up