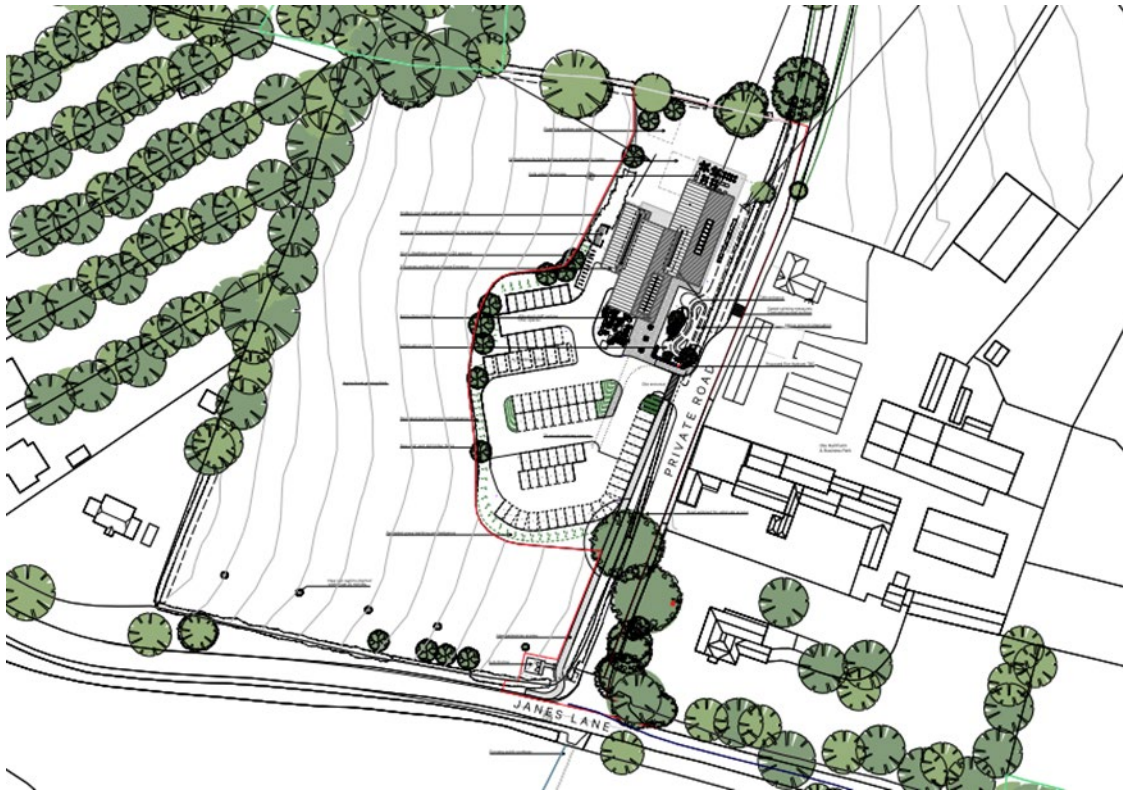




Construction Management Plan



Ote Hall Farm

Janes Lane, Burgess Hill, West Sussex RH15 0SR

Issue	Description	Approved By	Signed	Date
001	Pre – Contract Issue	S. King	S King	18.12.24

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1	Site Address
Ote Hall Farm Janes Lane, Burgess Hill, West Sussex, RH15 0SR	

2	Working hours
Monday to Friday - 8am to 6pm Saturday - 9am to 1pm Sunday and bank holidays – No working permitted without formal consent	

3	Relevant Planning permission
Mid Sussex District Council – Application number DM/21/3607. Decision notice 13 th January 2022 (Obtained by Crowther Associates)	

4	Description of works
Proposed new Farm Shop and Café/Tea Room.	

5	Client Details
<u>Client</u> Carola Godman Irvine, Ote Hall Farm, Janes Lane, Burgess Hill, West Sussex RH15 0SR <u>Agent / Designer</u> Crowther Associates Architects LLP, 101 Queens Road, Brighton. BN1 3XF <u>Principal Contractor</u> Cheesmur Building Contractors, Cobbe Barns, Beddingham, Lewes, East Sussex. BN8 6JU Contact – Steve King 01273 858600	

6	Noise, Dust and Vibration
The site will operate within the specified hours and be surrounded by a secure boundary to offer protection from noise, dust and vibration and minimise disturbance. Tools, plant and methods will be selected to minimise impact and generate the lowest noise, dust and vibration levels possible Dust suppression techniques will be adopted at all times in accordance with task specific method statements. Water suppression will be used when cutting masonry and concrete	

products, dampening down will be employed externally if vehicles are causing dust to be drawn from external surfaces or in high winds and extraction will be used when cutting timber and the like during construction.

7	Hoarding, fencing and phasing
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See the layout plans within Appendix A

The project is to be secured using a combination of timber hoarding and anti-climb mesh fencing for both security and visibility. The boundaries will be inspected on a daily basis for security and safety. Additional pedestrian style barriers will be used within the main confines of the site to segregate site pedestrians from site plant and may also be used within the car park areas if frequent removal of fencing is required during the course of the working day.

Site welfare and accommodation will be situated within the confines of the sites.

See markups in appendix A

8	Construction vehicle routes
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A traffic management plan will be in place and sent to all those expected to make deliveries and collections from the site. Vehicles will approach from the West via Janes Lane and enter the site via the existing private access road. Vehicles will leave heading East in accordance with the existing road layout and flow. Deliveries and collections are to be managed to avoid the peak times of 8-9am and 5-6pm Monday to Friday. A banks person will be in place to assist with vehicle movements and minimise disruption to local traffic flow and to minimise interaction with the maintained parking for the adjacent buildings.

Significant deliveries and collections are to phone ahead. Vehicles are to enter the site and leave the main carriageway immediately to avoid blocking or restricting traffic.

See markup in appendix A

9	Deliveries and collections, loading and unloading
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The access to the site is limited to the temporary crossover on to the site which accessed via the private road off of Janes Lane. Within the site compound, there will be a designated loading / unloading area. The adjacent buildings will remain in use during the construction phase and safe access will be maintained at all times.

A traffic management plan will be in place and sent to all those expected to make deliveries and collections from the site and vehicles will be encouraged to approach from the West as noted in Section 8 above

Deliveries and collections are to be managed, to occur outside of the peak traffic volume times of 08.00 – 09.00 and 17.00 – 1800. Suppliers are requested to call ahead to ensure the situation can be managed and that time slots are adhered to.

The main road adjacent to the site (Janes Lane) is moderately busy and there is insufficient room to stop a vehicle for loading / unloading without causing disruption. The intention is for vehicles to enter the site via the private access road immediately on arrival.

This process will be management by the site manager and / or traffic marshal and drivers will be encouraged to call ahead to give warning. Vehicles will be loaded and unloaded with mechanical means where possible and by hand if safe to do so. On completion, the vehicle exit will be safely managed and the site re-secured.

10	Wheel washing
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Should it become necessary, vehicle wheels will be washed using dedicated pressure washers, hoses and water as required.
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11	Pedestrian diversions
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No existing pedestrian routes are within the confines of the site or adjacent however, signage will be erected to inform any potential visitors or passers by of the works and hazards in the area.

Site welfare and accommodation will be situated within the confines of the sites.

12	Material storage and waste removal
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Materials will be unloaded and stored within the site boundaries
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Arisings from demolition, groundworks and waste materials will be managed so that waste removal is minimised. Hardcore and waste material will be removed from site as necessary using a grab lorry, metal skips or tipper trucks.
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13	Scaffolding
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Scaffolding is required to the full perimeter of the building for access to the roof and the external envelope. No licences are required but careful consideration is required during the installation to maximise space for access

14	Site Parking
There will be limited parking on site for site vehicles. Vehicles will pull up temporarily to unload materials and tools and leave site to park using the temporary car park. During the site induction, information will be provided on the location of any street parking and local car parks and the need to give due consideration to residents and business users who share the local facilities and staff will be encouraged to be courteous.	

15	Public engagement
A letter will be delivered to nearby properties and businesses to introduce the main contractor and provide contact details and a brief project description. Updates will be issued as required and the public will be encouraged to contact site with any queries or concerns.	

16	Implementation of plan
This plan will be implemented by the main contractors' Contracts Manager and Site Manager and adopted by all site staff, visitors and suppliers.	

Appendix A

- **CMP App A Site Layout 18.12.24**

Site Layout Plan (Subject to review as works progress) – Ote Hall Farm

