



CONSTRUCTION METHOD STATEMENT

Project Name

**'STETTON WORKS' TURNERS HILL ROAD, CRAWLEY DOWN.
RH10 4HQ.**

Prepared by	David Woodward	December 2024
Reviewed by	D.Woodward	January 2025
Rev A	D.Woodward	13.1.25

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Introduction

The purpose of this plan is to outline mitigation measures put in place to minimise the potential ecological and social impact of this development.

This management plan will be implemented throughout the construction process.

Neighbours

Neighbours who may be affected by commencement of site and all major works, including foundation and street works etc. will be notified in advance by letter drop on company headed paper.

Anticipated site programme.

WINTER 2024/25 Preliminaries – Gates / Hoarding / Site set-up / Demolition works.

SPRING 2025 - Setting out / Foundations to all plots.

SPRING – SUMMER 2025 - Construction of Super Structures / Drains / Services.

AUTUMN 2025 – Internal & External finishings.

SPRING 2026 – SALES.

Site working hours.

Site working hours are restricted to Monday – Friday 08.00 – 18.00 hrs, Saturdays 09.00 – 13.00 hrs with no construction or demolition work on Sundays or Public Holidays. Work is anticipated to only be carried out in daylight hours eliminating the need for any artificial lighting.

Site permitted delivery times.

Delivery times are restricted to the above [Site Working Hours](#).

Protection of retained features.

Tree protection zones will be established where required in accordance with the relevant drawings before any work commences to avoid damage to any retained trees and hedging.

Any clean topsoil arisings will be retained for future use by stockpiling in proposed garden areas.

Site Entrance/Security

The perimeter of the site is to be secured by secure fencing for the duration of construction works or until it is otherwise replaced by temporary hoarding or new boundary fences, or until it is deemed safe/secure enough to be removed.

Timber hoarding painted in JWS corporate colour and secure gates will be installed on the access road from Turners Hill Road. Existing entrance gates are adequate for preliminary works to commence. It is anticipated there will be a CGI of the development fixed to a hoarding / notice board with corporate and site safety signage to last the duration of development, or until it is deemed safe or necessary to remove them.

Surface Run-off and Water Bodies

The main potential sources of surface water run -off associated with this site are:

- Rainfall (Surface water).
- Concrete mixing.
- Wheel washing
- Equipment/Machinery washing.

Due to the reasonably flat nature of the site, and the length of the existing access driveway, there should be minimal surface water run-off out onto Turners Hill Road.

Existing hard-standing areas will be retained for as long as possible to facilitate movements of lorries and large plant, and to encourage a clean, tidy site.

Concrete to be delivered on Ready-mix vehicles.

Wheel Washing Facilities + Water Spray

A pressure washer will be situated near the existing gated entrance of the site as necessary to be used to clean off vehicle tires before they exit the site onto Turners Hill Road. This will also be used to clean plant and machinery and to wet down any aggregate deliveries as necessary to minimise dust.

During prolonged dry periods fine particles of aggregate are likely to become airborne and blown by the wind. This is an obvious health and safety risk which can be mitigated by spraying hardstanding's when they become too dry and dusty.

Onsite and offsite road conditions will be closely monitored and road sweepers will be employed as necessary.

Construction Machinery and Noise Nuisance

All construction machinery is to be inspected daily for leaks to make sure no contaminant reaches the ground. Emergency spillage kits are to be kept by the fuel tank (Bunded) in case of spillage.

All practicable means shall be taken to minimise noise on site through selection of appropriate equipment and procedures.

Deliveries/Vehicle Routing/Traffic Management

Existing hard standing is to be retained for all vehicle routes to minimise mud travelling around the site and spreading on to the highway. Vehicle routes will be marked and barriered to maintain separate pedestrian routes where possible.

Deliveries in and out of site will be during normal site hours, guided by a Banksman and where possible vehicles will turn on site and drive out forwards.

Sheeting of Lorries

Lorries delivering or removing any form of loose aggregate/materials/rubbish will be told to deploy their load covers to help prevent flying debris.

Material/Plant Storage

Materials are to be stored in an organised fashion as per the site management plan. Plant and machinery to be stored securely and the keys removed when not in use and removed from site each night for security.

Contractor Parking

To help minimise vehicles on site car / van sharing will be encouraged where possible. Existing concrete hard standings and out-buildings will provide contractor parking and storage of small plant. Additional / occasional visitors parking can be available along the entrance driveway.

General Housekeeping

The following areas have been identified as needing regular maintenance:

- Scaffolding - Dust/Materials/packaging left on the scaffold can be blown over to neighbouring properties, scaffold will be cleared of loose debris during, and at the end each working day.
- Hardstanding – Regular hand sweeping/road sweeping should be carried out to keep mud off and dust down. In prolonged periods of dry weather these areas will be spray with water to minimise dust.
- Canteen – A bin will be provided for disposal of personal waste and regularly emptied to avoid overflowing.
- Site waste -Skips will be routinely changed to avoid overflowing and be covered to prevent rubbish being blown on to neighbouring properties.
- Skip companies are carefully selected to ensure waste is dealt with in the most environmentally friendly way possible.

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

Site Boundary

Materials Storage

Mixing Area

Site Office and Welfare

Wheel Wash Area

Contractor Parking

Skip Storage

Plant Fuel Storage

Fire Assembly Point

Fire Extinguishers

First Aid Kit

Tree Protection Fences as required

Rev	Date	Revision Details	Dr	Ch
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