
CONSTRUCTION MANAGEMENT PLAN

**LAND AT HURST WICKHAM BARN
COLLEGE LANE
HURSTPIERPOINT**

REQUIRED FOR THE DISCHARGE OF CONDITION 10 FOR THE PROPOSED
RESIDENTIAL DEVELOPMENT CONSENTED UNDER DM/22/1616

January 2025

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INTRODUCTION

The requirement for a CMP was imposed by condition 10 as part of the consent granted by Mid Sussex District Council (MSDC), under planning reference DM/22/1616, which reads as follows:

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction.

This shall include details for method of access to the site during construction, all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access and to accord with Policy DP21 of the Mid Sussex District Plan.

Scope

The purpose of this report is to advise and provide confidence to the local planning authority, MSDC and their statutory consultees.

It aims to demonstrate that this development proposal will satisfy the requirements of Condition 10 and can be delivered without causing nuisance to local residents and without detriment to highway safety.

Site Location

The development site, known as 'Land at Hurst Wickham Barn' is located to the east of College Lane, Hurstpierpoint, approximately 100m north of the junction with Wickham Lane.

Postcode: BN6 9AD

OSGR: 529240 116300

A site location plan is provided in Appendix A.

Proposed Construction Programme

At the time of writing, construction on site is expected to commence in the spring of 2025, subject to the satisfactory discharge of pre-commencement conditions.

LOCAL CONSIDERATIONS

Public Relations/Engagement

The Hurstpierpoint & Sayers Common Parish Council and the local Highways Office will be notified prior to the commencement of site construction and provided with a copy of the Construction Management Plan.

They will be provided with the contact details for an on-site representative who will be the main point of contact for concerns or complaints regarding the site.

Site Working Hours

To safeguard the amenities of nearby residents and as required by the Environmental Protection Act 1990 with regard to the duty of care not to cause the neighbours of the site a nuisance, no work for the implementation of the development shall be undertaken on the site on Public Holidays or at any other time, except between the hours of 8 am and 6 pm on Mondays to Fridays and between 9 am and 1 pm Saturdays.

Considerate Contractors Scheme

This project will be registered with the Considerate Constructors Scheme.

This is a voluntary scheme which audits the site to ensure that it is being managed with consideration to neighbours and local residents.

Registered sites take appropriate steps to reduce any negative impact that they may have on the area in which they are working. Sites therefore aim to leave a positive impression on all those they affect.

General information regarding the scheme will be provided to all neighbours affected by the work. Regular communication with neighbours, including adjacent residents, traders and businesses regarding programming and site activities will be maintained from pre-start to completion via a nominated point of contact.

A site information board will be located at the site entrance displaying general information relating to the development, including name, telephone number and address of the senior manager on site should member of the public wish to make contact.

In addition to the above a Considerate Constructors information poster will be displayed in a location where it is clearly visible to the general public.

Response to Complaints

Any complaints will be logged on site and where necessary, reported in accordance with the Considerate Constructors Scheme.

The Considerate Constructors procedures will specify the roles and responsibilities of the developer and the local authority in respect of breaches and complaints from the general public. The required actions will be different on each specific case, depending on the operation, equipment or location or applying additional controls.

CONSTRUCTION OPERATIONS

Nature & Frequency of Construction Traffic

The nature and frequency of construction traffic will change during the various stages of the build programme, but the site will be properly managed to ensure that the number of vehicle trips generated will be minimised as far as practicable. Numerous types of delivery vehicles will be used to bring materials to and from the site. These include:

- Skip lorries. These will include standard 8 yard skips for waste (approx. size 5m long x 2.4m wide)
- Ready mix lorries (approx 8.25m long x 2.45m wide)
- Flat bed delivery vehicles for the delivery of various plant and materials including scaffolding, steelwork, bricks/blocks, timber, roofing materials, plaster, joinery etc. (approx. 8.5m long x 2.45m wide)

The average projected vehicle movements are between 5-10 per day.

Site Access

All vehicles will access/egress the site from the new access to be constructed onto College Lane. This access will comply with the minimum visibility requirements of 2.4m x 43m to ensure safe usage.

There is no footway on College Lane at the site access location, so no interaction with pedestrians is envisaged.

In all cases, access/egress for delivery and removal of materials will be planned, scheduled and co-ordinated by the site manager and all vehicle movements both on and around the site will be controlled by competent banksman.

Warning signage will be placed on College Lane either side of the site access to warn highway users of construction traffic movements.

A turning area will be provided on site to ensure that all vehicles may access and egress the site in a forward direction.

Routing of Construction Traffic

All construction traffic will access/egress the site from the south via the B2116 Hassocks Road/Wickham Hill and College Lane. These roads are of a good standard and the construction traffic is not therefore regarded as extraordinary on this route.

All hauliers will be provided with clear delivery instructions and advice to ensure they can travel to the site directly and without error. This should avoid overshoots which could lead to unnecessary and potentially hazardous turning movements. The site access will be clearly signed from the south, subject to Highway Authority approval.

Vehicle Parking for Site Staff & Visitors

All vehicle parking for site staff and visitors will be contained within the site boundary. No parking by site staff or visitors will be permitted on the local roads.

Loading/Unloading of Plant & Materials

All plant and materials will be unloaded/loaded within the site boundary. No loading or unloading will be permitted on the local roads.

A delivery booking system will be produced and operated to avoid delivery vehicles queuing or waiting outside the site.

Storage of Plant & Materials

To maximise the available working space on the site, storage of plant and materials will be minimised and operated on a just in time basis.

No hazardous material, other than fuel/oil (see below) will be stored on site.

Fuel/Oil Storage

All fuel for plant will be segregated and stored in double bunded fuel storage containers with the provision of a fuel spill kit.

Oil will be stored in accordance with any specific UK Regulations e.g. The Control of Pollution (Oil Storage) (England) Regulations 2001 (OSR England)

Site Hoarding/Gates/ temporary contractors buildings

For public safety and site security, the construction site will be enclosed with a 2.4m high Heras fence with a gated entrance at the site access.

The gated entrance will be set back 10 meters from the edge of the carriageway to allow sufficient space for a pickup and trailer to pull off completely, thereby avoiding unnecessary obstruction of the highway when the gates are closed. There will be no temporary contractors buildings on site.

SITE CONTROLS

Site Cleanliness

The site manager will be responsible for maintaining the existing highway free from any soil spillage and causing mud on road during wet periods.

All contractors and sub-contractors will be instructed to ensure and take all necessary steps to control the mud or dust from all their operations associated with this project.

It is not envisaged that site operations will be sufficient to necessitate dedicated wheel washing facilities on the site, but if necessary a portable pressure washer will be used to wash down vehicle tyres before exiting the site.

Should any mud and debris transgress onto the highway, warning signs will be erected to inform road users and a road sweeper employed immediately to clean up the road surface.

Control of Dust and other emissions

The requirements of the Control of Substances Hazardous to Health Regulations 2002 will be met and wherever possible and practicable 'off site' pre-cut components will be utilised.

Local dust extraction equipment will be fitted to grinding machinery and masonry and silica-based materials will be cut using water suppression / wet cut methods. Concrete / mortar batching if required to be carried out on site will be done so in an area as far as possible away from neighbouring properties or public areas; Any such batching area will be kept clean to prevent build-up of potentially dust emitting waste.

During dry weather and in the absence of any local or national water restrictions in place, water suppression / sprays will be used for the damping down of any process likely to generate airborne dust.

Waste Management

The site manager will ensure that all waste generated by the construction operations is dealt with appropriately so as to avoid nuisance and litter.

All waste will be segregated in appropriate waste containers, such that recycling opportunities may be optimised.

During transportation, all waste containers will be covered, wheels will be cleaned prior to leaving site.

CDM Regulations 2015

In accordance with the CDM Regulations 2015, a Health & Safety File will be maintained on site throughout the construction phase. This will have identified and assessed all risks associated with the works, including site controls, and place further levels of control to ensure safe and nuisance reducing site operations.

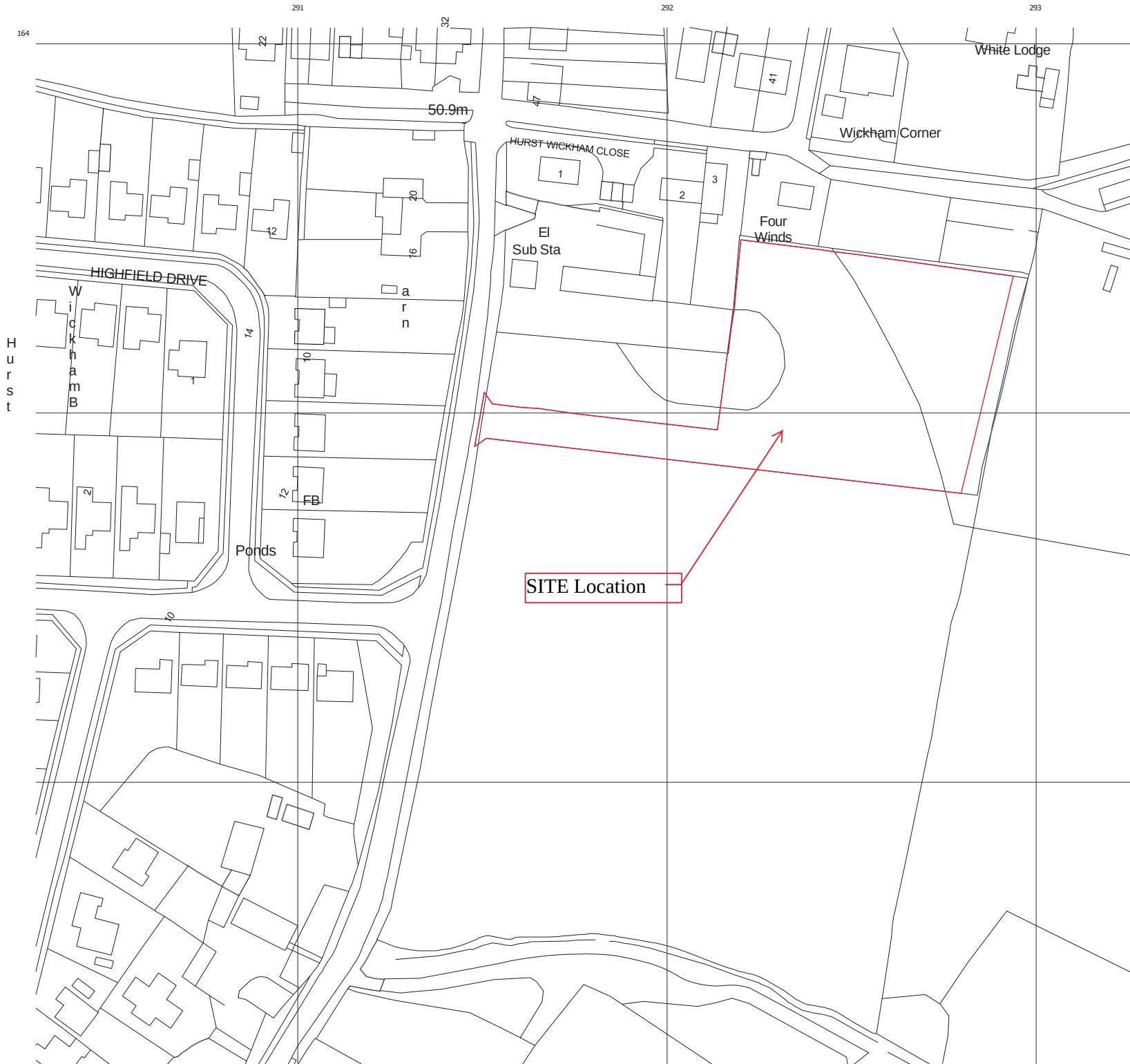
Control of Noise

Good working practices will be put in place to minimise generation of noise, vibration and dust, for example:

- All plant shall be switched off when not in use, or where this is not practicable, throttled down to a minimum.
- Wherever practicable, all plant and equipment shall be powered by main electricity in preference to locally powered sources such as diesel generators.
- All compressors and generators shall be ‘sound reduced’ models fitted with properly lined and sealed acoustic covers or enclosures, which shall remain closed whenever the machines are in use.
- All vehicles, plant and machinery used during the operations shall be fitted with effective exhaust silencers and all parts of such vehicles, plant or machinery shall be maintained in good order and repair and shall be in accordance with manufacturer’s recommendations.
- Wherever practicable, rotary drills and ‘busters’ activated by hydraulic or electric power shall be fitted with effective mufflers or silencers of the type recommended by the manufacturers.
- Noisy plant or equipment shall be sited as far away as possible from noise sensitive receptors with the implementation of suitable acoustic barriers as required.
- All site personnel will be inducted before commencement on site ensuring that they are briefed of all site rules and restrictions.

APPENDIX A

SITE LOCATION PLAN
(Size A4 Not to Scale)



Notes

All dimensions must be checked on site and NOT scaled from this drawing. Any discrepancies are to be reported to the architect prior to construction.

Hurst Wickham Barn

drg title GA
Existing
Location Plan
drawn UP/TR

checked MS

scale 1/1250 @ A3
date January 2025
status Planning Information