PROJECT No: 071KH

PROPOSED EXTENSION TO OAKDEAN, OLD SALTS FARM ROAD, LANCING, WEST SUSSEX, BN12 8JQ.
Planning Reference: AWDM/0328/22

CONSTRUCTION MANAGEMENT PLAN

07-09-2022

This management plan shall be implemented and adhered to throughout the entire construction period.

Anticipated number, frequency and types of vehicles used during construction

The construction will be undertaken by the applicant's husband, who is a contractor. Thus it is anticipated that Mr. Houlgate's van shall be at Oakdene on a daily basis. He will thus be bringing with him a lot of construction materials. Therefore the arrival of HGV's will be limited to larger deliveries, such as bricks, roof tiles etc.

Mrs. Houlgate's car will also be there regularly and on occasion a subcontractor's van.

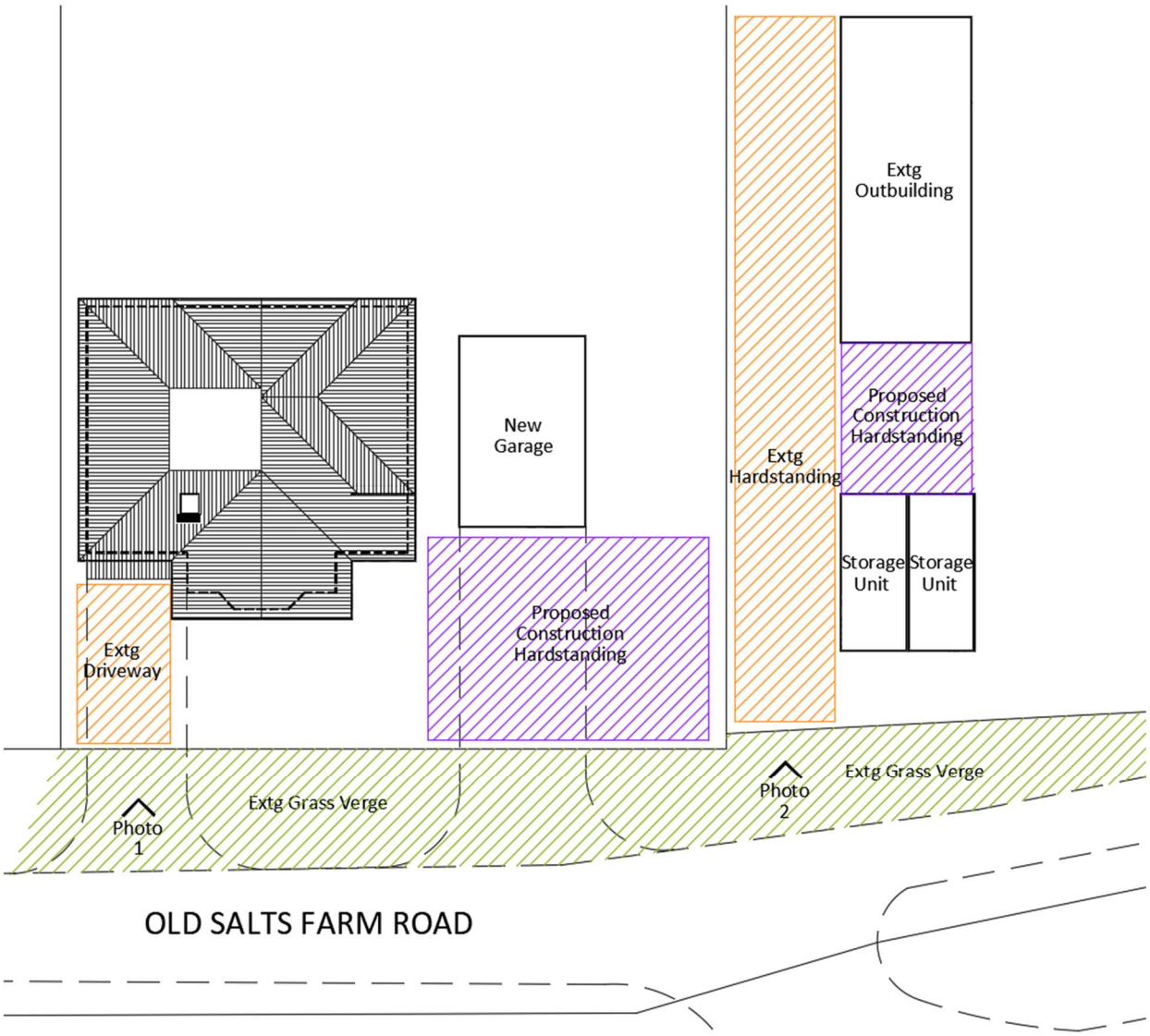
HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's.

Construction traffic is only able to approach the site via the use of Old Salts Farm Road, which is a private single track road with passing areas. Thus the shortest traffic route is already determined and cannot be improved.

Parking of vehicles by site operatives and visitors.

Areas for parking are as follows:

1. The original driveway when not used for waste disposal. See the site plan below and photo 1.
2. The grass verges in front of the house.
3. Existing hard standing that runs South to North (the depth of the entire property). See the site plan below and photo 2.



Method of access and routing of vehicles during construction / Loading and unloading of plant, materials and waste.

1. The original driveway is particularly suitable for waste disposal and provides a turning head for skip lorries. See photo 1.
2. Existing hard standing that runs South to North (the depth of the entire property) can be used for unloading of plant and materials See photo 2.
3. The boundary wall in front of the new garage location will be removed allowing an area of proposed construction hard standing to be introduced. This will enable deliveries to be made and provide a vehicle turning head.

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Photo 1	Photo 2
	

The storage of plant and materials

It is proposed to use the existing outbuilding and 2no. storage units as secure storage. Plant and materials that are safe to be stored externally will be located on the existing hardstanding that runs South to North. See photo 2.

Erection and maintenance of security hoarding

Where it is necessary to secure either the building or stored materials, it is proposed to erect temporary Heras fencing to create a secure area around the construction works, which will be maintained until there is no longer a need.

Commitment to no burning on site

Burning on site is to be prohibited. All waste is to be disposed of via licensed operators.

Provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway

It is not anticipated that vehicles will need to access the remainder of the site where there is no hardstanding and ground conditions could become muddy. Therefore it is not proposed to provide any special measures for wheel washing.

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Details of public engagement both prior to and during construction works.

The applicant will notify neighbours as necessary of when noisy operations will be undertaken or large deliveries will take place.

Methods to control dust from the site

Plant that may produce excessive amounts of dust, e.g. disc cutters, are to be used in a controlled area that can be screened off to limit the amount of dust released. One such area is the proposed construction hardstanding in between the existing outbuilding and the storage units. This can be screened and enclosed at the top to create an enclosed area for dusty operations.

The plant itself will be fitted, where possible, with a water sprayer to contain the dust produced.

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