CONSTRUCTION MANAGEMENT PLAN – REVISED 27/07/2025 (see red text)

AWDM/1150/22
PROPOSED NEW 2-BED FAMILY DWELLING WITH DIRECT ACCESS OFF NURSERY LANE WITH ASSOCIATED BIN AND CYCLE STORE. PART DEMOLITION OF FLAT 4 TO FACILITATE THE WORKS. RESUBMISSION OF AWDM/1943/21

Location of Development
50 ROWLANDS ROAD WORTHING WEST SUSSEX

INTRODUCTION
The scope of works includes the preparation of the existing site, part demolition of flat 4 to facilitate the works and the construction of a two-storey residential dwelling as per consent granted under the above mentioned application.
The CMP provides details relating to the construction works and for discharging of Condition 03 of the granted planning consent.
Notes to be read in conjunction with plan **DS/ROWLANDS/COND3**

The parking of vehicles of site operatives and visitors.
There is no parking available on site. Site operatives and visitors will use any legally available and suitable on-street parking on Rowlands Road adhering to time limits in force and/or obtaining any required permit for longer durations.
The contractors' parking may also be displaced into wider on street parking locations on the network as required.

Loading and unloading of plant and materials.
Materials will be loaded/unloaded from Rowlands Rd and carried to the construction site at the rear via the side access or access is available to the rear of the site off Nursery Lane if this option is practical (subject to size of vehicle/materials)
HGV vehicles will not be required – deliveries will be via flatbed/tipper trucks/smaller vans

Deliveries will be taken with the assistance of a banksman regardless of which delivery location is made use of - to ensure the safety of all road users at all times during the development.
The banksman will ensure that safe access and egress is made along Nursery Lane from Wordsworth Road through to Byron Road. Deliveries will also be pre-arranged and staggered to ensure that there is a Banksman available at all times and to ensure no stacking of vehicles on either road.

All as shown on plan **DS/ROWLANDS/COND3**

Due to the small scale of the development, materials are expected to be relatively small in size and quantities. The contractor will stage all deliveries so as to ensure minimum disruption within the street (ie small scale delivery vehicles and minimum unloading times etc)
Deliveries are anticipated at 1 to 2 deliveries per week

Storage of plant and materials used in constructing the development.
Contractor will ensure all materials are securely stored within the indicated storage area and secured via temporary fencing as marked on plan **DS/ROWLANDS/COND3**
Such fencing to be lockable and site access gate is also to be maintained as lockable during works. All materials will be 'tarpaulin' covered where appropriate to maintain a tidy looking site and to provide protection from weather, dust and theft.

The erection and maintenance of security hoarding.

Due to the low level of the existing boundary walling a Heras security hoarding is to be positioned on the site side of the existing walls to increase the boundary to a secure height of 1.8m. Any access points will be lockable where appropriate and proposed positioning is shown marked in blue on plan **DS/ROWLANDS/COND3**

To be implemented at the start of the build and maintained as secure and in position throughout via regular daily checks by contractor.

Wheel-washing facilities.

The contractor will ensure the site is kept clean and tidy at all times to minimize any issues with mud and dust etc.

Access to outside tap facilities will be provided for the cleaning off of any vehicles and a pressure-washer will be available for connection if required. The contractor will check daily for any residue requiring removal prior to leaving the site in order to ensure all public areas are kept clean and safe.

Measures to control the emission of dust and dirt during construction.

The works will be carried out as per 'The control of dust and emissions from construction and demolition' best practice.

All working methods employed on site will aim to minimize dust and air pollution.

No burning of materials or rubbish will be carried out on the site.

Demolition and excavation works will include screening off work areas as required and also the use of water to minimize dust pollution.

There will be no crushing of materials on site.

The public areas around the site will be regularly monitored and swept to prevent any build-up of dust/dirt/mud.

All vehicles removing waste materials from the site will be securely covered.

A scheme for recycling/disposing of waste resulting from demolition and construction works.

The removal of waste from the site will be via licensed transfer vehicles (ie skip/grab-lorry)

Any contaminated spoil found during excavation works will be reported to the Environmental Agency/Environmental Health Dept for consultation.

Confirmed contaminated spoil will be removed by a suitable licensed contractor and/or as advised.

Should any asbestos be found within existing structures on the site this will be removed by a licensed asbestos removal company adhering to all relevant regulations.

The contractor will check for any recyclable materials and waste throughout the excavation and construction works and ensure any such materials are disposed of correctly via local recycling facilities.

Noise

All noisy equipment will be situated as far as possible from buildings and/or will be acoustically protected via enclosure.

Electric and/or hand tools will be used where practical to do so, with petrol/diesel equipment being kept to a minimum.

All work times as specified under condition 5 are to be adhered to.

Delivery times for materials will be scheduled, as far as practical, to be sensitive to the local residents.

Drainage

Underground drainage runs connected to the public sewer will be capped off securely during the works to ensure no contamination from construction materials/spoil etc..
The use of impermeable surfaces during construction will be minimized and where required, these areas will be graded to direct water away from boundaries.

The appointed foreman will be responsible for regular inspection and maintenance of surface water management measures to ensure their ongoing effectiveness.

If required, temporary drainage solutions, such as shallow swales or interceptor drains, will be installed to control surface water runoff within the site boundary.

Health & Safety

The contractor will ensure a full understanding of and full compliance with all relevant Health and Safety Regulations pertaining to the site and the works involved.

Suitable first aid equipment will be available on site and maintained throughout the works.
Via regular safety inspections, the contractor will ensure all practical measures have been taken to protect the safety of those working on site, visitors to the site and the public.

All relevant safety training will be provided to those working on site.

All relevant PPE such as ear defenders and masks will be available to all site works/visitors where appropriate.

Neighbourhood

Prior to any works commencing, the contractor will inform occupiers of any properties which may be affected by construction works about the works to be undertaken.
This will include details of the works, hours of work, expected duration and contact details of the contractor.