CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Land:
East of
24-30 Manor Hall Close
Gardener Street
Portslade
Sussex
BN41 2GD

Works:
4 x three bedroom, two storey detached dwellings, with associated access and landscaping works

Bailey Brothers Ltd
Sagsuri
The Street
Albourne
Hassocks
Sussex
BN6 9DJ

August 2023
R01 June 2024
R02 July 2024

REVISIONS

Rev 00	15th August 2023	Original
Rev 01	14th June 2024	Amendments requested by Bailey Brothers in email 13th June 2024. See amendment in blue print within the document. Site Plan C deleted
Rev 02	8th July 2024	Amendments as requested by highways/Planning and instructed by Bailey Brothers. Amendments in Green print within document. Site Plan B Revised to R01. See new Paragraph 34

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INTRODUCTION

This Construction Environmental Management Plan has been compiled in respect of Planning Application no AWDM/1859/22*

* Condition no. 22 below with corresponding page numbers where addressed in this document.

QUOTE
No development, including demolition, shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. It shall include:

a. The phases (if applicable) of the development hereby permitted, including the forecasted completion date. Paras 3 & 4
b. A scheme setting out how the contractors will minimise disturbance to neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site, resident liaison before and during the development. Paras 9, 13, 14, 15, 22, 24
c. Details of proposed site accesses and any pitlanes or loading / unloading areas within the highway, which shall be sufficient to allow all vehicles to enter and exit these in forward gear without reversing on the highway. Paras 27-32
d. Details of hours of demolition and construction including all associated vehicular movements. Para 33
e. Details of the demolition and construction compound. Paras 8, 32 and Site Maps B & D
f. A plan showing demolition and construction traffic routes and the type and the number of vehicles forecast to use these. Site Plans and Paras 7, 22-32
g. Details of measures to protect highway assets and to mitigate impacts on public transport and emergency services and provide for their continued operation during the works. Para 28
h. Details of vehicle cleaning facilities to prevent mud and dirt being trafficked onto the highway from the site or being washed onto it. Para 19 & Site Plan D
i. Details of any temporary traffic management and signage along the construction routes, at site access and elsewhere in the vicinity of the site. Paras. 8, 9, 11
j. Details of employee and contractor parking. Paras 11, 22, 25 Site Plans B & D
k. Details of security hoarding Para 8 & Site Plans B & D
l. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works. Para 21

The demolition and construction works shall be carried out in accordance with the approved CEMP and no part of the development hereby approved shall be occupied until the approved highway works have been carried out in accordance with the agreed details.

Approved CEMP shall thereafter be implemented and adhered to throughout the entire site preparation and construction period.

UNQUOTE

The Plan should be read in conjunction with the following Appendices:

Appendix 1 – Location Plan

Appendix 2 –Site Plans A, B, D *Rev 01 *** Site Plan C deleted Rev 02 Site Plan B Revised*

This Plan should not be construed as either the Pre-Construction Information, or the Construction Phase Plan as required by the Construction (Design & Management) Regulations 2015, although it may form part of either or both of these documents, and the contents of this Plan must be considered and incorporated into plans for the construction phase of the project for the compliance with the CDM Regulations.

Although the site is not registered under the Considerate Constructor's Scheme the contractor will run the site in accordance with the Code of Considerate Practice in that they

- will ensure the appearance of the site is conducive with good professional site management
- will take measures to ensure the impact on neighbours and the wider community are kept to a minimum
- will take measures and put procedures in place to protect and enhance the environment
- ensure the highest levels of safe working practices are maintained throughout the construction process
- ensure that the workers are considered and valued and that they are supported adequately and appropriately, including the provision of adequate welfare facilities

Directory:

Client/Developer:
Bailey Brothers Ltd, Sagsuri, The Street, Albourne, BN6 9DJ
Phone: 07970730872
Email: lee@baileybrothersltd.co.uk

Principal Contractor:
Bailey Brothers Ltd. Sagsuri, The Street,Albourne, BN6 9DJ
Phone: 07970730872
Email: lee@baileybrothersltd.co.uk

The Works:

4 no. three bedroom two storey detached houses with associated roadways, soft and hard landscaping, plot boundaries and including new access road to the site from Gardener Street and alterations to public footpath.

Health & Safety, Environment and Waste Management Approach

The applicant will commission competent and trained persons at all times and is committed to management of the site and construction works being in compliance with the Construction (Design & Management) Regulations 2015, encompassing supplementary regulations as applicable to the activities on the site.

The applicant realises the objectives set by environmental legislation and aims to be considerate of the impact the construction site may have on the surrounding environment. The applicant will ensure that all reasonable steps are taken, so far as it is able, to prevent any form of damage, pollution, harm or danger to the environment, and will, where possible, contribute to the protection and enhancement of all such environments.

All reasonable measures will be taken to correctly plan, co-ordinate and control all site activities to prevent potentially injurious material and equipment from contaminating any land, water or air. The applicant will use their best endeavours to ensure operations on site have minimal impact on the environment. It is aimed to carefully monitor and review site activities to ensure any matter likely to adversely affect the environment is eliminated or controlled.

The applicant is committed to efficient Waste Management and Site Managers will be required to minimise waste and boost levels of re-use and recycling of goods and materials. Licensed Waste Removal contractors who are dedicated and set up for recycling will be employed.

OVERVIEW

1. The Existing Site:

The land is a former nursery which lies to the East and rear of nos. 24-30 Manor Close with sloped access from the Westerly end of the cul-de-sac Gardener Street. Gardener Street and the surrounding streets are two way traffic but quite narrow streets and generally there are resident's parked cars in the streets reducing traffic flow to single lane.

A public footpath runs along the Easterly boundary of the site which crosses the access from Gardener Street. The development area is shown on the attached location plan (Appendix 1) as submitted with the Planning Application.

Close boarded fences have already been erected to the North, West and South boundaries of the site. Heras fencing will be erected to the East boundary to allow the continued use of the footpath once initial access works have been carried out. See also Section 8 Boundaries and Site Plans at Appendix 2.

2. Construction Method:

The dwellings will be constructed of traditional foundations with block and block cavity external walls, rendered and painted, with pitched tiled roofs.

The access roadway and footpath will be re-modelled to reduce the slope into the site, which will also reduce the level of the footpath with associated footpath works.

Demolition works involve the removal of existing roadway in Gardener Street in front of nos. 36/36A, 34, 32 and 57A.

3. Sequence of works / Phases:

Phase 1 Access from Gardener Street (approx. 4-5 weeks):

- Close off footpath and redirect pedestrians (See Site Plan A Rev 01 – Appendix 2)
- Cordon off area of works for the roadway (See Site Plan B Rev 01 – Appendix 2), allowing continued pedestrian access for residential properties 36/36A, 34, 32 and 57A
- Reduce levels and provide new roadway to specification and provide new access road and footpath

Phase 2

- Erection of site boundaries (as Site Plan D – Appendix 2)
- Enabling works and site cleared.

- Establish roadway on the new dwellings parking areas and set with sub-base in order to accommodate site parking, materials storage, welfare/office cabin and waste management on stable ground.
- Site set up, including welfare/site office cabin
- Foundations
- Ground works including new drainage
- Floors
- Walls up to wall plate
- Roofs
- Windows
- Internal drylining and finishes, including first and second fix plumbing, heating and electrics
- Parking and outbuildings
- Landscaping

4. Programme / Expected Timescales:

Construction will commence in October 2023. The project is expected to take 12-15 months and complete between October 2024-January 2025.

5. Working hours:

As Stated in Planning Condition No. 11 the Contractor will work to the following hours:

08:00-18:00 Monday to Friday.

Saturday working, by arrangement with the site manager, will be kept to within 08:30-13:00.

No Sunday or Bank Holiday working will be allowed.

6. Regulatory Compliance:

Building Regulations

Construction (Design & Management) Regulations 2015

Appointment of Principal Designer

Appointment of Principal Contractor

Pre-Construction Information

Construction Phase Plan

Health & Safety File and Operation & Maintenance Manuals

Other Regulatory compliance or approvals required

Health & Safety at Work Act 1974

Noise at Work

Others as appropriate to site activities

MANAGEMENT OF THE WORKS

7. Access to the Site:

Access to the site is via Gardener Street which is a residential street with properties either side of the road, reducing generally to one way traffic due to parked cars in the street.

The access will be re-modelled (See Architects drawings and further details to be approved by Planning as part of the Planning Consent and as required in the Decision Notice under Condition).

8. Site Boundaries, Security & Hoarding:

THE DEMOLITION/ACCESS ROADWAY AND FOOTPATH WORKS – Site Plan B Rev 01 – Appendix 2.

A solid hoarding of no less than 2.4m will be erected as Appendix 2 to incorporate the end of Gardener Street (as shown) and the section of public footpath (as shown). A diversion will be set up, and signposted, for the public pedestrians during the footpath closure, anticipated to be 4 weeks, but 5 weeks maximum. Pedestrian access will be maintained to nos. 36/36A, 34, 32 and 57A Gardener Street for the duration of the works.

THE CONSTRUCTION PHASE (ONCE ACCESS ROADWAY AND FOOTPATH WORKS ARE COMPLETE).:

Boundary treatments will be as follows: (see Site Plan D – Appendix 2)

The Northerly Boundary: A new close boarded fence has been erected to delineate new site. This will be added to in order to achieve an overall height of 2.4m.

The Westerly Boundary: A new close boarded fence has been erected to delineate new site. This will be added to in order to achieve an overall height of 2.4m.

The Southerly Boundary: A new close boarded fence has been erected to delineate new site. This will be added to in order to achieve an overall height of 2.4m.

The Easterly Boundary: This boundary runs alongside the existing public footpath and will form the entrance to the site at the junction with Gardener Street. Continuous heras fencing will be erected with signage stating emergency numbers and safety warnings. There will be lockable heras gates at the junction with Gardener Street to allow access to the site from Gardener Street once the preliminary works are completed to the entrance roadway and footpath.

9. Neighbouring Properties & Protection of amenity and continuance of enjoyment:

There are a number of measures that will be undertaken to ensure neighbouring properties are protected from damage, nuisance and disruption. The applicant is committed to

ensuring the construction works are carried out safely and with due regard to the continuing enjoyment of neighbours in their respective properties, as far as is reasonably practicable. Some particular measures which will be in place are described below, but the applicant/Principal Contractor will monitor the site operations continually to uphold this commitment.

The direct neighbouring properties are particularly, 36/36A, 34, 32, 30, 57A and 55 Gardener Street who have the potential to be affected by the works, extending to no43 Gardener Street.

a. Public Engagement

The Principal Contractor will contact, in writing and in person, residents of nos. 36/36A, 34, 32, 30, 57A, to give details of start date, works being undertaken, anticipated end date and contact numbers. He will also visit close neighbours to liaise with them on any specific concerns and activities during construction. Close liaison will be maintained with these and other residential neighbours along Gardener Street throughout the construction phase.

b. Protection and Safety of General Public:

Adequate boundaries will be erected or existing maintained, (as detailed above and in the Site Plans B and D – Appendix 2), and adequate signage warning 'Danger – Construction Site', or similar, will be displayed on the site boundaries, with emergency contact numbers.

10. Use of Mobile Phones:

Mobile phones are permitted on site but may not be used in such a way as to be construed as cameras, except for express purposes for the construction works.

11. Preparation of Site:

The process will broadly be :

Phase 1: Roadway entrance and footpath works. Approximately 4-5 weeks

- Obtain any necessary licenses for temporary footpath/roadway closures from Local Authority.
- Erect site boundaries as described above.
- Cordon off Westerly end of Gardener Street (as Site Plan B Rev 01 – Appendix 2) to enable roadway entrance works, maintaining pedestrian access for residents to adjacent properties.
- Close off footpath (as Site Plan A Rev 01 – Appendix 2) and erect signage for diversion of pedestrians.

- Clear adjacent hedging and remove roadway and dig out to form less sever slope to site entrance. Reduce level of footpath and provide slope up to existing level either side (as plans submitted).
- Lay sub-base to site entrance roadway and footpath.
- Complete roadway and footpath surface, along with associated hard/soft landscaping works, as agreed with close neighbours.
- Remove footpath closure and provide chicane barriers in same position to slow pedestrian traffic. Erect signage on footpath warning of site vehicles crossing path ahead. NOTE: Pedestrians must always take priority during the construction phase. All workers will be trained in maintaining vigilance and in regard to safe passage over footpath.

Phase 2 - Construction Phase

- Prepare/finalise site boundaries and fencing.
- Clear overgrowth and debris and level site ready for construction.
- Lay sub-base for new site layout (parking/turning etc) to be used a site vehicle access, parking, turning and materials delivery/drop down area.
- Deliver site cabin for materials/tools and site welfare/office
- The site will be kept as tidy as possible, with materials being sorted and removed from site in a timely manner.
- Precautions as detailed below will be in place to avoid dust, noise, odour nuisance to neighbours.
- Develop the 3 houses to the Southerly part of site first (plots 1, 2 and 3) including drainage, followed by Northerly plot (plot 4) including drainage.
- Complete associated outbuildings, soft/hard landscaping, fencing to plots, site lighting, signage etc.
- Remove all temporary fencing and signage.

12. Lighting of the site / temporary lighting:

The Site Manager will monitor the site lighting and if thought necessary he will consult with the Applicant/Client to arrange effective lighting with minimal affect to neighbouring properties. Neighbouring properties will be consulted should temporary lighting become a necessity. No lighting will be left on overnight and all lighting would be turned off during non-working hours.

13. Control of Noise:

Operations involving equipment or activities which may cause a noise nuisance to neighbouring residents and general public will be kept to a minimum by careful planning of work. Noise control and monitoring will be continuous and working on noisy activities will be coordinated with the Site Manager who will assess the impact on neighbours.

Close liaison will be maintained with neighbouring property residents when such work is unavoidable and mitigating measures undertaken. Such mitigating measures may include:

Segregating the noise by erecting barriers, or closing doors were possible.

Dampening machines or tools to reduce noise

Ensuring silencers are fitted where appropriate to the machinery/tools.

Deliveries to site will only be during the working hours stipulated by Planning in the Planning Decision and as noted in this document. Materials will be ordered in bulk so as to minimize the number of deliveries per week. See 'Access, Turning and Routing of vehicles, Traffic Management and Worker's Parking & Travel Plan' in this document.

All operatives working on site will be advised of the policies in regard to noise avoidance and the mitigating measures which are appropriate in regard to their own health & safety and appropriate PPE will be worn, and mitigating measures taken.

14. Control of Vibration:

Operations involving equipment or activities which may cause risk of vibration injury to operatives will be kept to a minimum by careful planning of work. The Principal Contractor and Site Manager will be required to monitor working methods on such activities and will be coordinate safe working methods. Any heavy duty machinery, such as excavation diggers, causing vibration near boundaries, will be controlled and hand digging implemented where necessary to avoid nuisance or damage to neighbouring properties.

Mitigating measures may include:

Use of handheld tools instead of heavy machinery if necessary

Well maintained equipment will be used at all times

Machinery and tools fit for purpose to avoid over-working machinery or operatives on the task, will be used.

Activities causing vibration will be kept to short bursts rather than long continuous periods

Operatives will be competent and trained in the use of machinery and tools in order that the machinery/tools are used in an effective, efficient way.

All operatives working on site will be advised in regard to vibration avoidance steps and the mitigating measures which are appropriate in regard to their own health & safety and appropriate PPE will be worn, and mitigating measures taken.

15. Control of Dust & Air Pollution:

External works, excavations, block and brickwork, cutting operations may all give rise to dust and air pollution in the atmosphere. This will be kept to a minimum by undertaking the following measures and precautions.

Apply water or binding agents to those areas / activities that are likely to produce dust wherever practical to do so.

Maintain good levels of housekeeping on site during the construction process. This will also include regular reviews of the public highway / footpaths and cleaning if found necessary.

Ensure that materials that may generate dust are correctly stored and covered in practical locations.

Ensure that vehicles entering or leaving the site are covered correctly and that any spillage that occurs is promptly cleaned up.

Ensure that Sub-contractor Risk Assessments and Method Statements give due consideration to the possibility of creating dust or causing other nuisances. Such Method Statements will be required to address such issues and incorporate the use of appropriate plant and / or tools to minimise any dust arising. Sub-contractor's Risk Assessments and Method Statements will be reviewed by the Principal Contractor and any appropriate amendments deemed necessary during this review will be made.

Suitable covers will be applied to skips to ensure that emissions of dust and debris from general day to day waste arising from the works will be kept to a minimum.

Bonfires will not be allowed on site, thus avoiding any dust, soot or other wind transported debris arising from burning of materials.

Suitable screening to be applied where activities likely to cause dust.

Close liaison with neighbours when activities or conditions where dust may be unavoidable. Discuss timings and additional screening, and any additional cleaning with neighbours.

All tools used in cutting (causing dust) will have dust extractor or water dampener attached as appropriate and will be well maintained.

Avoid work likely to cause dust during windy weather.

Air pollution and odour:

16. Control of Odour:

The use of solvents and materials containing chemicals could give rise to odour escaping into the atmosphere. The Contractor will be committed to eliminating this occurrence by the following:

Use of non-solvent products (ie. using water based products where possible)

Any use of materials/products causing odour will not be carried out in windy weather

Although it is not appropriate to confine workers in rooms when using solvents, etc., they must always use recommended face masks and PPE.

Use of solvents etc., when unavoidable, will be kept to a minimum by using as little of the product as possible.

WC facilities will be kept regularly cleaned and portaloo's will be changed regularly so as to avoid unpleasant odours emitting from them.

No fuel will be allowed to spill on site. Any unforeseen spillage will be cleaned promptly. If it is unavoidable to keep fuel on site, this will be stored in locked, bunded containers.

Work on excavations where exhaust fumes and odours could cause nuisance will be monitored. Machinery will be well maintained.

The site manager will, at all times, monitor the situation and will arrange measures and working practices with individual workers to prevent the escape of odours.

17. Site Welfare:

A dedicated 'site hut' will be provided by way of a proprietary site cabin combining office and welfare facilities. Running water and power will be provided from new temporary site supplies in order that heat, light and hot & cold water can be provided, as well as seating for the workers. Portaloo will be placed on site in the compound and will be regularly serviced by the provider. See Site Plan D at Appendix 2

18. Site Drainage, Storm Water and Sediment Control:

Measures will be put in place to prevent the pollution of existing and new storm water drainage systems. These will include:

- Minimise excavation and movement of loose materials on site during inclement weather
- Materials will be stored well away from existing and new drainage systems and residential boundaries, in areas designated by Site Manager
- New drainage systems will be installed to suit the new site layout and care taken not to allow debris to enter the new system
- New drainage runs which are to connect to existing will be cleared of any un-avoided debris prior to connection and commissioning
- Re-fuelling of plant will be carried out away from drainage systems. Any spillages will be immediately covered with sand and removed to appropriate skip
- Good Housekeeping on site monitored by the Site Manger

19. Prevention of Mud on Road:

Vehicle access to the site and Gardener Street will be controlled. Site Manager will arrange all deliveries and collections so as to enable banksmen to monitor vehicles arriving, manoeuvring and leaving the site. All areas where vehicles are required to go will be covered with sub-base where practicably possible. The Principal Contractor will employ workers to sweep and wash the roads where necessary. A wheel wash point will be provided at the entrance to the site. The majority of vehicular movement on site will on the new parking/hard landscaping areas which will have been laid with sub-base for the start of construction. This situation and the roadway will be monitored daily and any further road

cleaning or sweeping will be undertaken to maintain a clear carriageway for general public vehicles and pedestrians.

20. Storage of Materials:

Materials will be stored on site under the direct control and instruction of the Site Manager. See Site Plans B & D – Appendix 2

21. Waste Management & Recycling:

Effective waste management will be applied on the Site by way of the following measures:

1- re-use as part of the permanent works;
2- re-cycle off site;
3- landfill

In addition to the above, measures will include:

waste reduction

- Consider installation of standard size of products to minimise offcuts where possible.
- Aggregate washdown and spoil re-used in oversite where possible.
- Efficient stacking of materials to avoid damage
- Good housekeeping
- segregation of waste

Discussions with Waste Collections and Recycling Contractor to provide appropriate skips as works progress on site.

Consideration will be given to separate skips where possible for :

- Wood
- Metal
- Brick/rubble
- Plasterboard
- Paper/card
- Household/canteen waste

Hazardous Waste (see below)

Disposal of waste

- Only fully licensed Waste Disposal and Recycling Contractors will be used for the disposal and recycling of waste
- Spoil will be transferred on max 35cwt or 3.5 ton tippers to local licensed waste disposal yard, and by 14ton truck
- Skips will be provided by licenced Waste & Recycling Contractor and emptied in a timely manner to avoid overfilling and spillage
- Recycling

- All operatives to be trained in the site rules and guidelines, skip filling and recycling of materials.
- The use of separate skips will be reviewed and monitored where they are available.
- Skips may be located at various places on site as works progress but will be located appropriately for filling and collection. Skip will always be located within the site.

See Site Plan D at Appendix 2 for area of Spoil on site

Access and restrictions for waste vehicles

Access to the site for waste management vehicles will be Gardener Street with at least one banksman in attendance.

Hazardous Waste Management:

Where any of the following are to be disposed of, the Contractor will be required to segregate the waste and commission specialist licensed waste disposal contractor. All operatives on site will be inducted and trained as to site rules and procedures regarding hazardous waste. None of the following is expected to occur on the site

- asbestos
- chemicals, eg brake fluid or print toner.
- batteries.
- solvents.
- pesticides.
- oils (except edible ones), eg car oil.
- equipment containing ozone depleting substances, eg fridges.
- hazardous waste containers.

22. Access, turning and Routing of vehicles, Traffic Management and Worker's Parking & Travel Plan: (see Site Plans at Appendix 2)

Site traffic will be controlled and the guidelines listed below followed for all site traffic and activities:

- Managing both vehicle movements and pedestrian movements on site
- Eliminating the need for reversing where possible.
- Safe driving and the use of banksmen
- Ensuring public are protected.
- Monitoring the pedestrian passage along the public footpath and ensuring pedestrians are either given preference, or, using banksmen to halt pedestrians temporarily if necessary loads are in the progress of delivery.
- Adequate vision and site lines are maintained
- Signage and barriers are erected appropriately
- Parking of vehicles on site – see Traffic Management also

- Parking and offloading/storage are strictly controlled and monitored and within the normal working hours (as stipulated by Planning).
- Parking of workers vehicles will be within the site compound to ensure neighbouring residents are not obstructed or caused nuisance.
- Gardener Street is a narrow restrictive street, generally with cars parked in the roadway. ~~Where larger delivery vehicles (above Transit size) are unavoidable they will be required to park in nearby wider streets (Wolseley Road or Shelldale Road, where the materials will be offloaded onto Bailey & Sons (or their contractor's) smaller vehicles up to Transit size vans/trucks. Banksmen being engaged for all such manoeuvres~~
  ***Rev 01-All materials will be collected from Builders Merchants by Transit sized vehicles and unloaded within the site boundaries. Collection of materials from merchants will take place by calling in to Builders Merchants on the way to site in to keep congestion down on the adjacent roadways.

23. Access and restrictions:

Access to the site for all vehicles and pedestrians will be from Gardener Street and directly on to the site. All visitors and delivery/collection drivers must report to the Site Manager on arrival and follow his instruction. Deliveries/collections will be pre-arranged with the Site Manager.

24. Deliveries to Site:

Deliveries will be made during normal site working hours.

~~Large delivery vehicles will not be able to access the site so a system of unloading/transfer to smaller vehicles for delivery to site. (maximum transit size trucks) will be implemented on neighbouring wider roads. At least one banksman will be engaged at all times during the unloading/transfer of materials by this procedure to minimise disruption to traffic and pedestrians.~~ All deliveries will be pre-arranged with Site Manager.
***Rev 01 No deliveries will be unloaded or transferred from vehicle to vehicle on adjacent or nearby roadway/highways. All deliveries will be delivered and unloaded within the site boundaries.

Neighbours will be suitably notified of any deliveries which might cause inconvenience and the Principal Contractor will ensure timings and length of any disruption is kept to an acceptable minimum. See Movement of traffic onto and off site,

25. Operative/visitor/client parking

Ample parking on site in the compound. See Site Plan D

26. Movement of traffic on Site

Traffic on site will be kept to a maximum speed of 5 mph. Banksmen will be used for deliveries and collections.

27. Movement of traffic onto and off of Site

Prior to delivery vehicles arriving on to the site an assessment will be made as to the space available for turning within the site and access road. It will be possible to move smaller vehicles around the site to facilitate access and manoeuvring of larger vehicles. Vehicles will then be asked to enter and leave by forward gear.

In all cases banksmen will be employed to see vehicles off the site to protect general public and public highway traffic and to check for mud on wheels and utilise wheel wash facility.

Site Manager will note and monitor the busiest times on the access road so as to organise deliveries and collections outside of these peak hours.

28. Protection of Highway assets, public transport and emergency services

Highways assets will not be affected with the exception of the entrance to the site which is to be realigned and re-surfaced as Planning documents/plans show. An S278 has been agreed with Highways in relation to the works. All deliveries will be pre-arranged and at least one banksman will be engaged at all times during deliveries. Public transport and emergency vehicles would always take priority over site traffic and vehicles. Access will be possible to all properties in Gardener Street at all times.

29. Number of workers:

Maximum number of workers anticipated on site at one time - 10

Maximum number on site at one time - 5

30. Vehicle sizes & frequency: ***Rev 01 (Paragraph revised)

Workers transport 3-5 Vans up to Transit size, daily

Transit sized vehicles will collect materials direct from merchants on their way to site and will unload only within site boundaries. Deliveries with transit sized vehicles will be 10-12 times per week, reducing to 3-4 times weekly

14 Ton skip lorry, approximately once weekly during main period of construction. May be 2-3 times a week during site clearance and roadway/footpath works.

Boom pump truck for concrete pouring. Required for 1-2 days

31. Control of traffic.

Deliveries/collections will always be arranged with the Site Manager who will oversee (or delegate competent person to oversee) the delivery. Banksmen will be employed during deliveries and collections at all times in order to control passing traffic and lifting operations and protect traffic/road users and passing pedestrians. Skip lorries will generally be collecting from the compound, with at least 1 banksman. Pedestrians and passing traffic will take precedence over lifting, delivery and collection operations.

32. Turning:

It will be possible for vehicles to turn on site. See Site Plan D

33. Demolition

The site is free of buildings so no demolition of building structures will be necessary for the site. However, the entrance to the site in Gardener Street will be realigned entailing the removal of hedging and removal of road and footpath surfaces and oversite. This will be done in normal working hours. Removal of spoil will be by maximum transit sized trucks by licenced waste collection company. See Also Working Hours , para 5. Traffic control details etc. Paras. 27-31. See Site Map B at Appendix 2

Monitoring of Site Safety and CEMP

The measures and processes outlined in this document will be incorporated into the Principal Contractor's Construction Phase Plan.

This CEMP will form part of the Construction Phase Plan for reference and guidance. The Site Manager and/or an external Safety Advisor will inspect the site regularly to confirm that the measures outlined in the CEMP are implemented and adhered to throughout the construction stage. Reports will be inserted into the CPP for record.

34. REV 02
    Additions in Rev 02 in respect of Access Road works (as requested by Highways in their comments 4th July 2024 (response number 3 to AWDM/0235/24)

- Materials and spoil to be stored on main site until such time as access road is complete and redundant materials and spoil can be removed
- The site compound for Phase 1 (access road) will not extend more than 3m beyond the edge of the Public Right of Way.
- The works to create the access will take no longer than 2 days, after which the main site will be readied to take all site traffic, parking, materials, spoil etc. (as described in the main body of this document) within the main site. (As Site Plan D)
- Working Hours for the works to create access will be restricted to Monday – Friday 9.30am-4.30pm

- All vehicles leaving the site must do so in forward gear. No vehicles will be allowed to reverse in Gardener Street.
- Parking: There will be 3 x private parking spaces available in Barnes Road. These spaces are provided by Mr Lee Bailey (partner in Bailey Brothers Ltd) who has owned a set of double garages and a double driveway in Barnes Road for over 20 years. These spaces are primarily for use during construction of the access, but may be used throughout the construction period of the main site.

APPENDIX 1 – LOCATION PLAN



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LOCATION PLAN 1:1250

Print - 1:1250 at A4

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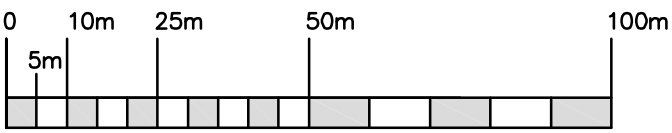
CLIENT:
Bailey Brothers Ltd

DRWG TITLE:
Location Plan

PROJECT TITLE:
Land east of 24 to 30 Manor Close
Gardener Street Portslade Brighton & Hove



scale 1:1250

DATE: August 2022

SCALE: 1:1250

DRAWING NO. 1298/25

REVISION NO.

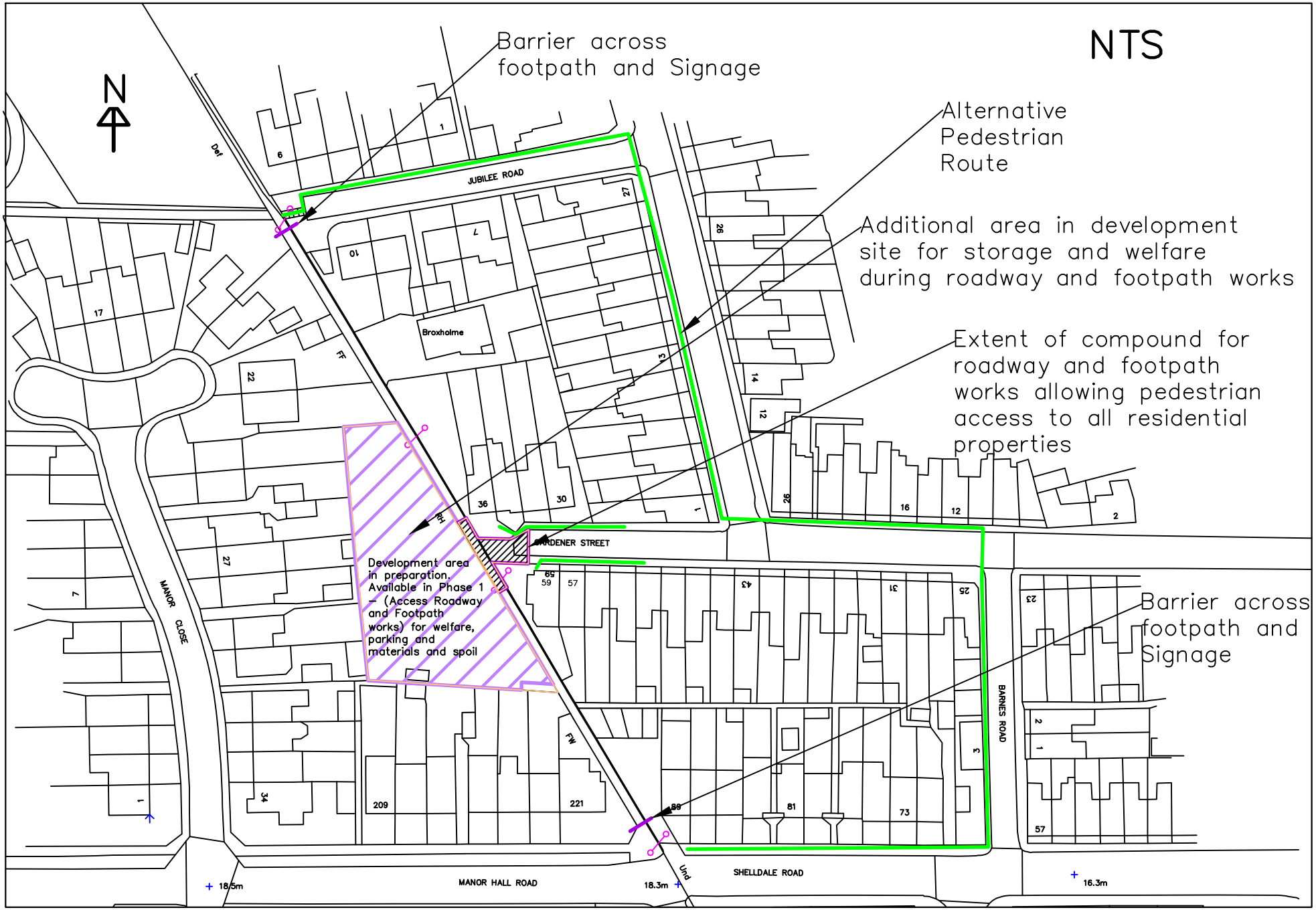
APPENDIX 2 – SITE PLANS (not to scale)

Site Plan A – Rev 01 – Alternative Pedestrian Route

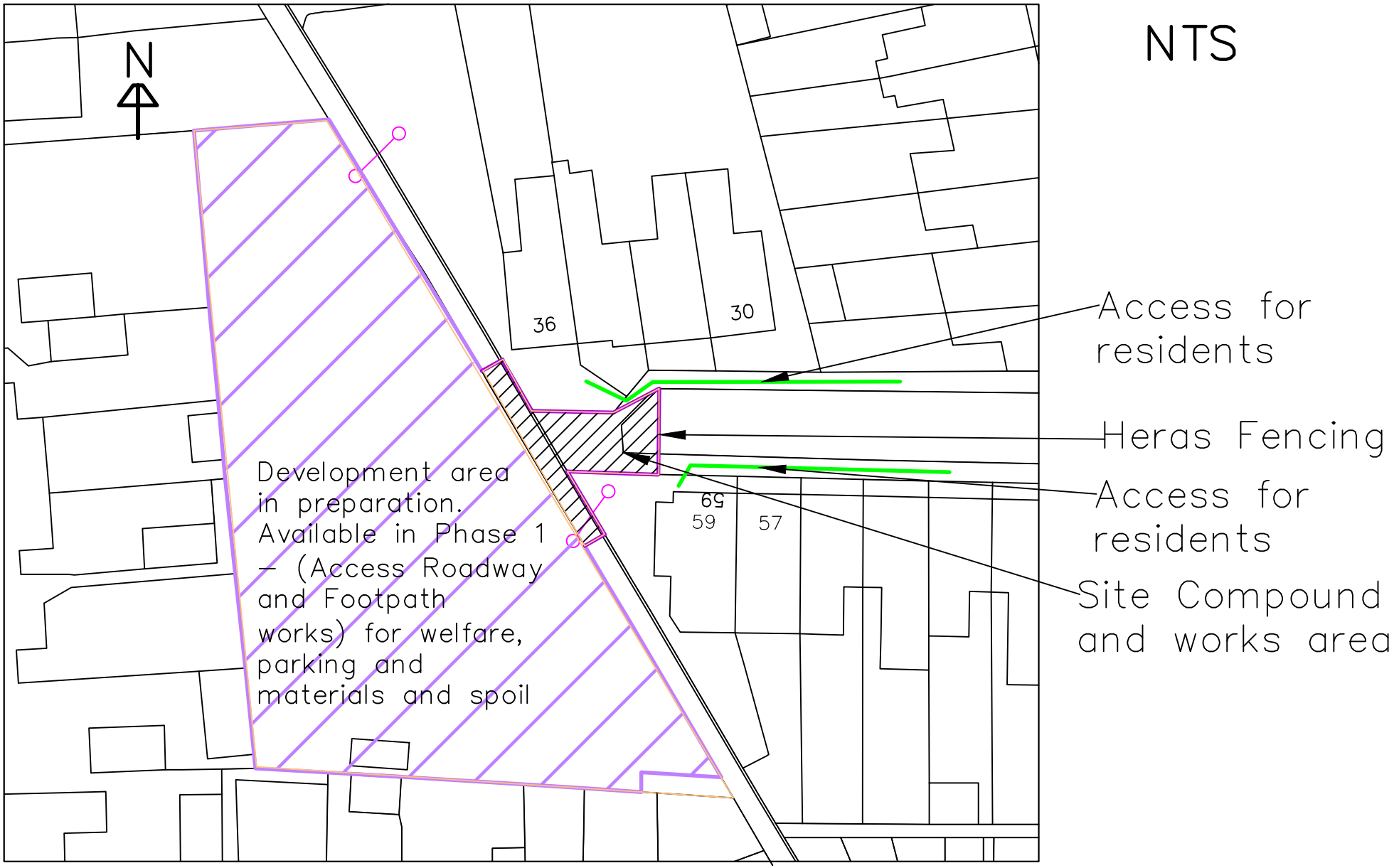
Site Plan B – Rev 01 – Phase 1 Compound

~~Site Plan C – Off-loading/transfer of materials off site, and route to site~~

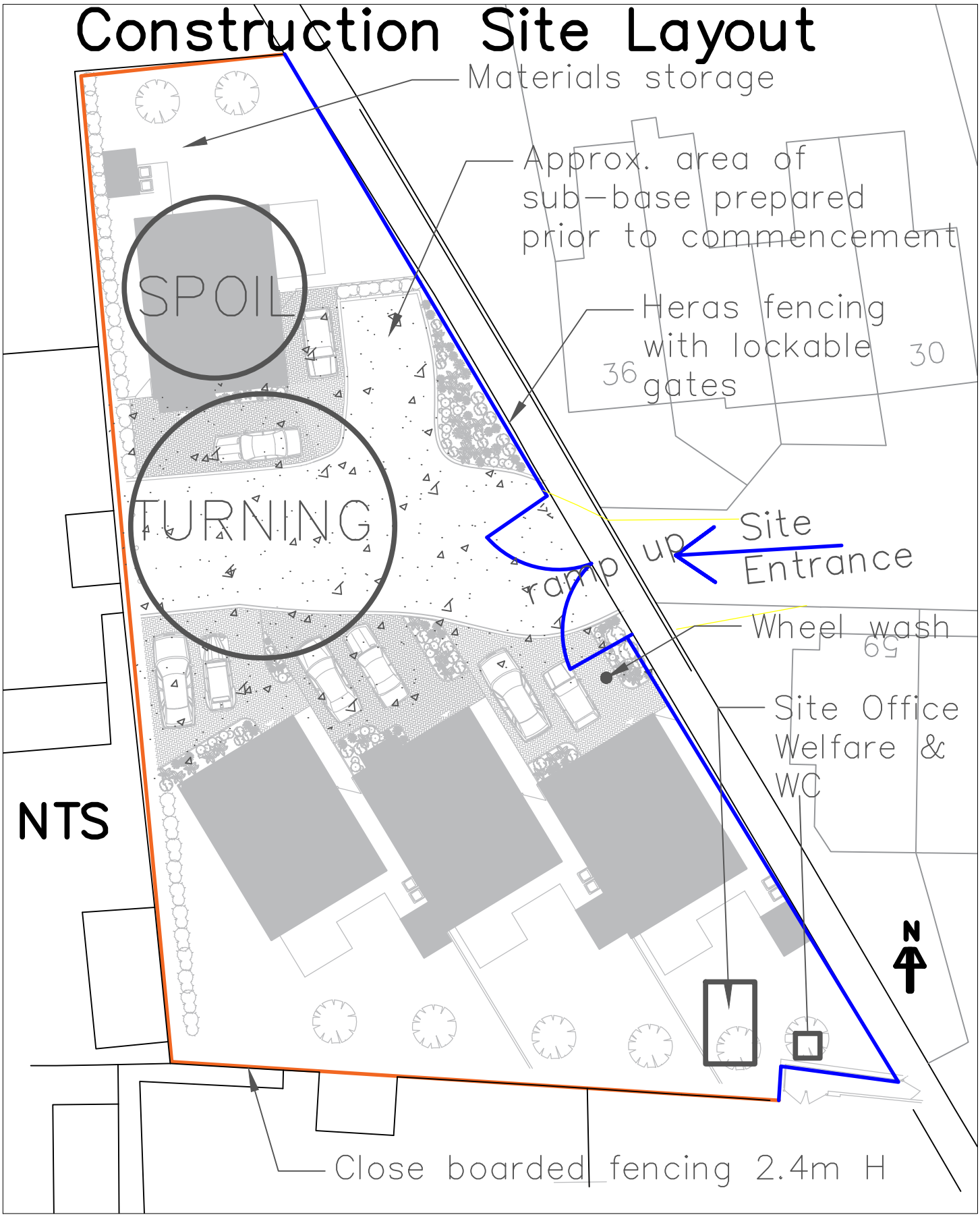
Site Plan D – Phase 2 (main works) Site Layout



SITE PLAN A Rev 01 Alternative Footpath



SITE PLAN B Rev 01- Phase 1 Compound (Access Roadway & Footpath Works)



SITE PLAN D – Phase 2 Construction Phase

(Note: Site layout is fluid and will be constantly reviewed by Site Management to suit progression of construction)