Construction Management Plan Supplementary Statement

Land to the West of 2 Brighton Road, Lancing BN15 8RH

Appeal Ref: APP/Y3805/W/25/3374094

Condition 3

1. Introduction

This supplementary statement should be read in conjunction with drawing 0640.PL.1002 Proposed Site Logistics Plan (CMP). It provides further details in support of the discharge of Condition 3 attached to the appeal permission granted by the Planning Inspectorate under Appeal Ref: APP/Y3805/W/25/3374094.

Condition 3 states:

"*Development shall not begin until a construction management plan has been submitted to and approved in writing by the local planning authority, including the hours of working. The development shall be undertaken in full accordance with the details approved.*"

The purpose of this statement is to provide additional operational controls relating to construction activities, neighbouring amenity, highway safety and maintenance of access for the Environment Agency.

2. Construction Hours

Construction activities shall take place only during the following hours:

Activity	Hours
Monday to Friday	08:00 to 18:00
Saturday	08:00 to 13:00
Sundays	No working
Bank Holidays	No working

No deliveries, collections, loading, unloading, operation of powered plant or noisy construction activities shall take place outside these hours except in the event of an emergency or where otherwise agreed in writing by Adur District Council.

3. Site Management and Contact Arrangements

Prior to commencement, the Principal Contractor shall appoint a Site Manager who shall act as the primary point of contact for local residents, businesses, the Environment Agency and the Local Planning Authority.

A notice board shall be displayed on site showing:

- Site Manager contact details.
- Emergency contact number.
- Contractor name.
- Working hours.
- Procedure for raising complaints or concerns.

All complaints received shall be recorded and investigated promptly, with appropriate corrective action implemented where necessary.

4. Environment Agency Access

The appeal decision identifies the importance of maintaining access along the beach frontage for operational activities undertaken by the Environment Agency, including movement of plant and shingle replenishment works.

Accordingly:

- Access routes identified on the approved CMP shall remain unobstructed at all times.
- No materials, waste, plant or contractor vehicles shall be stored within designated access corridors.
- Construction activities shall be managed to ensure unrestricted passage for authorised Environment Agency personnel and equipment where reasonably within the contractor's control.
- Should temporary restrictions become necessary for health and safety reasons, they shall be minimised and coordinated with the relevant authority.

5. Deliveries and Vehicle Management

All deliveries shall, where practicable:

- Be scheduled between 09:00 and 15:00.
- Avoid school run periods and peak commuter traffic.
- Be coordinated through the Site Manager.
- Arrive only when suitable unloading space is available.

Delivery vehicles shall not wait with engines idling in the public highway.

Banksmen shall be present during all significant delivery and reversing operations.

The contractor shall ensure that neighbouring accesses, including those serving nearby residential properties and Drumconner Nursing Home, remain available throughout the construction period.

6. Highway Cleanliness and Wheel Cleaning

The contractor shall maintain the public highway in a clean and safe condition throughout the works.

Measures shall include:

- Regular inspection of access points.
- Sweeping of any debris deposited by construction vehicles.
- Immediate removal of mud, dust, stones or other materials tracked onto the public highway.
- Use of wheel brushing, wheel washing or equivalent measures if conditions on site create a risk of highway contamination.

Any accidental damage to kerbs, footways or highway surfaces resulting from construction activities shall be made good following consultation with the relevant highway authority.

7. Dust Management

Reasonable measures shall be implemented throughout construction to minimise dust emissions and nuisance.

These shall include:

- Damping down exposed surfaces during dry periods.
- Covering skips and loose materials where appropriate.
- Avoiding unnecessary double handling of dusty materials.
- Maintaining site access routes in a clean condition.
- Restricting cutting operations to designated work areas wherever practicable.

Particular care shall be taken during periods of high winds due to the site's exposed coastal location.

8. Noise and Vibration Control

Construction activities shall be undertaken in accordance with good practice guidance contained within BS 5228 (Code of Practice for Noise and Vibration Control on Construction and Open Sites).

Measures shall include:

- Proper maintenance of plant and equipment.
- Switching off engines when not in use.
- Use of modern low-noise equipment where practicable.
- Positioning stationary plant away from neighbouring dwellings where feasible.
- Avoidance of unnecessary shouting, radios or other avoidable noise sources.

The contractor shall seek to minimise disturbance to neighbouring residents and occupiers throughout the construction programme.

9. Waste Management

The contractor shall implement a Site Waste Management Strategy to maximise reuse and recycling of construction materials.

Waste materials shall:

- Be segregated where practicable.
- Be stored securely within the designated compound areas.
- Be removed regularly by licensed waste carriers.
- Not be burnt on site.

All waste handling shall comply with relevant environmental legislation.

10. Site Security

As identified on drawing 0640.PL.1002 Proposed Site Logistics Plan (CMP), the site shall be secured by hoarding and/or Heras fencing as appropriate.

The contractor shall:

- Maintain fencing and gates in good condition.
- Ensure the site is secured outside working hours.
- Display appropriate health and safety signage.
- Protect pedestrians passing the site.

11. Compliance

All construction activities shall be undertaken in accordance with:

- Drawing 0640.PL.1002 Proposed Site Logistics Plan (CMP).
- This Supplementary Statement.
- Relevant health and safety legislation.
- Relevant environmental legislation.
- Any additional requirements agreed in writing with Adur District Council.

Conclusion

The measures set out within this supplementary statement, together with drawing 0640.PL.1002 Proposed Site Logistics Plan (CMP), provide a comprehensive Construction Management Plan addressing construction hours, site operation, neighbour liaison, highway safety, environmental controls and maintenance of access for the Environment Agency. It is therefore considered that Condition 3 can be discharged.