CHARLES CHURCH

Land at West Sompting

Phase 1 – West Street, Sompting, Lancing, BN15 0GN
Phase 2 – Dankton Lane, Sompting, Lancing, BN15 0EA
Phase 3 – Loose Lane, Sompting, Lancing, BN15 0DQ

Construction Management Plan (CMP)

Revision C
(Revision B shown in red, Revision C shown in blue and Revision D is shown in Green)
5th December 2023

Charles Church
Charles Church House
Knoll Road Camberley Surrey
GU15 3TQ
Tel: 01276 808080

1. Introduction

The Construction Management Plan (CMP) sets out the management measures to be adopted and implemented for the construction of the proposed development at **Land at West Sompting.**

The CMP has been prepared by Charles Church in order to satisfy the Local Planning Authority that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with the National Planning Policy Framework

The CMP aims to include details of:

- *the anticipated number, frequency and types of vehicles used during construction,* **(detailed in Section 5)**
- *the method of access and routing of vehicles during construction,* **(detailed in Section 5)** • *the parking of vehicles by site operatives and visitors,* **(detailed in Section 7)** • *the loading and unloading of plant, materials and waste,* **(detailed in Section 9)** • *the storage of plant and materials used in construction of the development.* **(detailed in Section 6)**
- *the erection and maintenance of security hoarding,* **(detailed in Section 12)** • *the hours of construction,* **(detailed in Section 4)**
- *the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),* **(detailed in Section 6)**
- *measures to control dust, and* **(detailed in Section 11)**
- *details of public engagement both prior to and during construction works.* **(detailed in Section 14)**

The purpose of the CMP is to ensure the development will not prejudice highway safety nor cause inconvenience to other highway users and local residents.

All contractors, sub-contractors and suppliers will be provided with a copy of the CMP and will be required to comply with its contents. Contractors will be required to comply with all relevant environmental legislation and to take account of published standards, accepted industry practice, national guidelines and codes of practice appropriate to the scheme.

2. Development Proposal

The proposed development includes:

- Construction of highway improvement works to the access on **West Street, Dankton Lane, and Loose Lane, as well as the A27 / Dankton Lane junction**.
- Protection of trees on land.
- Forming the estate roads and associated infrastructure (drainage and mains utilities). • Forming the construction compound for house build phase.
- Minor earthworks (site strip, relocation of various topsoil heaps less than 3m in height) • Construction of surface water attenuation basin and associated drainage pipe network. • Construction of traditional low rise domestic residential dwellings.

- Installation of new paving and finished surfaces.

• Installation of new services connections and street lighting.
• Erection of boundary treatments (close boarded fence and retaining walls). • Public open spaces, areas of play, and soft landscaping works.

3. Contacts

Office Address:

Charles Church
Charles Church House
Knoll Road
Camberley
Surrey
GU15 3TQ
Tel: 01276 808080

Site Address:

Phase 1 – West Street, Sompting, Lancing, BN15 0GN
Phase 2 – Dankton Lane, Sompting, Lancing, BN15 0EA
Phase 3 – Loose Lane, Sompting, Lancing, BN15 0DQ

Contracts Manager:

Name: To be confirmed.
Email: To be confirmed.

Site Manager:

Name: To be confirmed.
Email: To be confirmed.

4. Working Hours

- Monday - Friday, 8am - 6pm
- Saturday, 8.30am - 1pm
- Sunday and public holidays - no work

No deliveries to site before 7.30am.

The use of radios is moderated during normal working hours and at controlled volumes.

5. Site Access and Construction Vehicles

For Phases 1 and 3, access and egress for construction purposes is proposed from **Loose Lane** along the existing private access as shown on the Construction Access Plan in **Appendix A**. Strictly no access to construction traffic on West Street, primarily due to an existing 7.5t weight limit on West Street located west of Loose Lane. New access on West Street for the use of general public and new residents, to provide safe segregation with construction traffic.

For Phase 2, access and egress for construction purposes is proposed from **Dankton Lane** along the

existing highway and the new bell mouth development access as shown on the Construction

Access Plan in **Appendix A.**

Appropriate signage will be erected at the site entrances advising contractors that they are leaving via an established residential area and main road.

Heavy Goods Vehicles Heavy Goods Vehicles (HGV's), including that typically used for construction related traffic, are permitted to use any classification of road for access and deliveries, hence it is difficult to restrict their movements. The situation is made increasingly more difficult due to HGV's being operated by other companies, suppliers and organisations out of our direct control; who may not fully understand or appreciate the potential consequences and impacts of their HGV movements. However, this CMP and supporting appendices will be issued to appropriate third parties who will be directly involved in the development, on how best to manage their HGV movements, to ensure minimal impact on the surrounding highway network. As a main through route, HGV's are directed to use the most appropriate route via motorways, dual carriageways and main roads.

Large Tipper Vehicle Details

Specification (units)	**Large Tipper**
Overall Length (m)	10.201
Overall Width (m)	2.500
Overall Body Height (m)	2.893
Min. Body Ground Clearance (m)	0.343
Track Width (m)	2.500
Lock to Lock Time (seconds)	6.00
Kerb to Kerb Turning Radius (m)	11.550

Schedule of Estimated Primary Deliveries

Materials	Stages Required	Estimated Frequency
Large Plant and Equipment	E and Completion	2 per day
Aggregates	E, SS	6 per day
General Contractors Materials	E, SS, L	6 per day
Fuel Deliveries	SS	1 per week
General Deliveries	E, SS, L	4 per day

E = Enabling Works; SS = Substructures and Superstructures; L = Landscaping

There is anticipated to be a maximum of 40 operative vehicles on site in any given phase and the CMP drawings have been revised to show up to 40 parking spaces to accommodate this maximum.

Enabling Works, first 8-12 weeks:

- 15 – 20 operatives
- 10 – 15 vehicles

Main Site Works, bulk duration of site.

- 50 – 60 operatives
- 30 – 40 vehicles

Charles Church intend on delivering the S278 highway works associated with Phase 1 being both West Street and Loose Lane development accesses as soon as legal agreements are engrossed and road space is booked with WSCC highways.

WSCC highways team have issued technical approval for both of these highway schemes and Charles Church have submitted the TRO in relation to Loose Lane yellow lines and parking.

The existing farm access which has been historically suitable for large farm vehicles will be utilised to access the site in the interim via a temporary haul road that will connect back up to the development roads, so turning on the development will be facilitated.

As far as reasonably practicable, construction traffic will endeavour to avoid using the Strategic Road Network during the network peaks of 08.00-09.00 and 17.00-18.00. This is also reiterated further in Section 8 with respect to deliveries being outside of the peak highway network hours Monday to Friday AM peak (08:00 to 09:00) and PM peak (14:45 to 15:45) periods, unless there is no alternative.

6. Site Compound

The site entrance is to be hard surfaced and kept clean and clear. There will be on-site wheel washing facilities to prevent soil and materials being taken from the site on to **Loose Lane and Dankton lane respectively** and the surrounding highway network. This will be in the form of a jet wash operated as required in a designated area.

In addition, road sweeping will be arranged as the need arises to ensure that the adjoining highway is maintained in good order. A permanent site compound and storage area will be established as indicated on the Construction Management Plan attached in **Appendix B**.

Initially the compound will be powered by a generator, however this will be replaced by mains operated temporary building supply as soon as is practical.

No security lighting is required.

Metal storage containers for materials will be provided with racks for timber and lintels. A bunded diesel tank will be provided on an appropriate base. Two silos for the provision of mortar will be erected within the material storage area.

Storage for large plant such as forklifts will be provided in the site compound area which will be hard surfaced. Other large plant such as excavators and dumpers will be parked in a designated area on the site and left securely locked.

7. Site Parking

Provision is made within the site for adequate parking of operative and construction workers vehicles together with parking for the site management team and other visitors to site. As far as possible, contractors and trades will be strongly encouraged to share transport to reduce vehicle movements. Contractor parking is to take place wholly within the site. Parking areas are to be clearly signed and surfaced to an appropriate standard. Details of the parking provision are shown on the Construction Management Plan attached at Appendix A.

8. Deliveries

All deliveries will be scheduled to arrive outside of the peak highway network hours Monday to Friday AM peak (**08:00 to 09:00**) and PM peak (**14:45 to 15:45**) periods, unless there is no alternative. Through organised project planning by the Site Manager vehicle/HGV deliveries can be scheduled to stagger throughout the working day, particularly avoiding peak hours, as well as avoiding deliveries on site at the same time.

9. Loading and unloading

All unloading of plant and materials will take place within the site and not in occupied areas. As noted above adequate material storage is to be provided within the site compound/materials area, with additional material being transported direct to the build zone.

Appropriate provision is made for the delivery vehicles to stand within the site whilst being unloaded / loaded without impeding access to/from the site. In addition, appropriate turning is to be provided to enable delivery vehicles to enter and exit the site in the forward direction.

Any standing or waiting must be within the site and no delivery vehicles will be permitted in occupied areas.

10. Noise

No works will be carried out on site outside of the allowed working hours.

All plant and equipment on site will be maintained and operated in accordance with the manufacturer's guidelines and will comply with the Control of Noise at Work Regulations 2005.

The following will be required of all work activities:

- Comply with the recommendations of BS 5228: Part 1, clause 9.3 for minimising noise levels • Fit compressors, percussion tools and vehicles with silences of a type as recommended by manufacturers
- Ensure care is taken to avoid unnecessary noise when carrying out manual operations and when operating plant and equipment
- Switch of all plant when not in use

11. Dust Control

As far as is reasonably practicable, dust control procedures will be implemented to avoid the emission of dust and other particulates that would adversely affect the air quality to ensure there is no significant deterioration of current air quality as the result of the works.

The emission of dust and other particulates will be controlled by implementing the following measures:

- Ensure no burning of waste materials takes place on site;
- Ensure an adequate water supply on the site;
- Ensure disposal of the run-off water from the dust suppression activities, in accordance

with the appropriate legal requirements;

- Keep site fencing, barriers and scaffolding clean using wet methods;
- Provide easily cleaned hard standings for vehicles;
- Ensure regular cleaning of hard standings using wet sweeping methods; • Not allow dry sweeping of large areas;
- Provide and ensure the use of wheel-wash facilities near the site exit wherever there is a potential for carrying dust or mud offsite;
- Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits;
- Ensure all vehicles carrying loose or potential dusty material to or from the site are sheeted;
- Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of materials and overfilling during delivery;
- Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out;
- Minimize the amount of excavated material held on site;
- Sheet, seal or damp down unavoidable stockpiles of excavated material held on site, when required;
- Avoid double handling of material wherever reasonably practical;
- Considerate location of grinding and cutting activities and only use when fitted with or in conjunction with suitable dust suppression techniques such as water sprays or local extraction;
- Ensure that any plant, identified above, is operated in accordance with the conditions set out in the permit and a copy of the permit held on site;
- Seal or re-vegetate completed earthworks as soon as reasonably possible after completion; • Ensure equipment is readily available onsite to clean any spillages and clean up spillages as soon as is reasonably practicable after the event using wet cleaning methods; • Where appropriate use increased hording height to protect receptors; • Seed or seal medium or long term excavated material and stockpiles;
- Ensure slopes on stockpiles are no steeper than the natural angle of repose of the slope of the material and maintain a smooth profile;
- Avoid carrying out earthworks during dry weather if reasonably practicable having regard to programme and contracting arraignments for the relevant works or provide and ensure appropriate use of water sprays to control dust.

12. Water Pollution Control

It is noted that there are no water courses or ponds in the immediate location of the site and therefore any

impact on these features has a low likelihood of occurrence.

All surface run off from the workings of the site will be de-silted and allowed to permeate into the surrounding areas in a controlled manner.

13. Security Hoarding

As far as is reasonably practicable, the visual intrusion of the construction sites on nearby residents and users of local facilities and amenities will be contained and limited. The hoarding will accord with the following principles:

- The standard hording will be of suitable height, plywood faced, timber framed hording

suitably painted or alternatively metal “Block and Mesh” type hording;

- Suitable measures will be used for tree protection, in accordance with the relevant British Standard and Arboricultural Method Statement;
- Notices will be displayed on all site boundaries to warn of hazards on the site such as deep excavations and construction site etc.;
- Appropriate sight lines/visibility splays will be maintained to ensure safety of both vehicles and pedestrians;
- Temporary fences may be used in certain areas such as for short term occupation. These will be in the form of “Block and Mesh” type fencing suitably braced;
- All hoarding and security fencing will be routinely inspected by the site management team.

14. Monitoring and Review

Monitoring and review of all these procedures will take place on a quarterly basis, or when it is deemed necessary to implement a change. The CMP will be updated as required and re issued to relevant parties.

15. Public Engagement

Public engagement will involve letter drops / newsletters to nearby residents prior to site commencement and prior to any off site works in accordance with the **Good Practice Guide to Public Engagement in Development Schemes** produced by Planning Aid. Subsequent letter drops / newsletters will be made available throughout the duration of construction works. This will include:

- Details of when the project will begin and of any proposals to close access roads / pathways or restrict access.
- Include details of how long work is expected to take.

The Site Manager and Emergency Contact details will be published on a site noticeboard at the site entrance. The Camberley office (01276 808 080) is also available for contact with respect any concerns, requests for information, or complaints.

Appendix A

Construction Access Plan

- 601-CAP-001 All Phases Construction Access Plan

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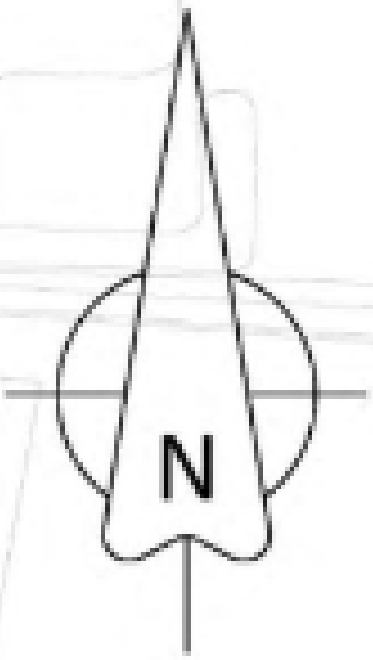

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TRAFFIC ON WEST
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Appendix B

Construction Management Plans

- 601-CMP-101 Phase 1 Construction Management Plan
- 601-CMP-201 Phase 2 Construction Management Plan
- 601-CMP-301 Phase 3 Construction Management Plan

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flint wall
wrapping
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Limit of adoption
between S278 and S38

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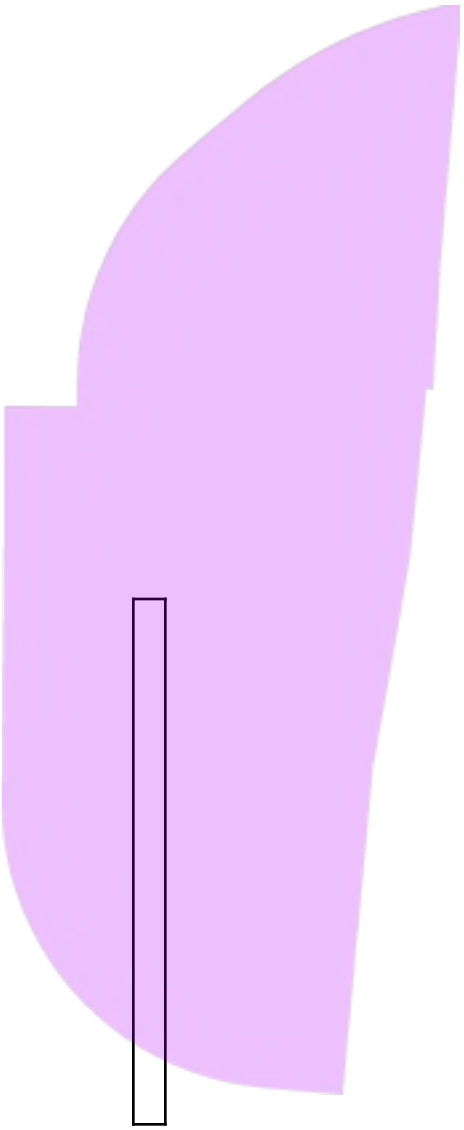

0.6m
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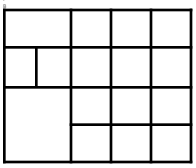

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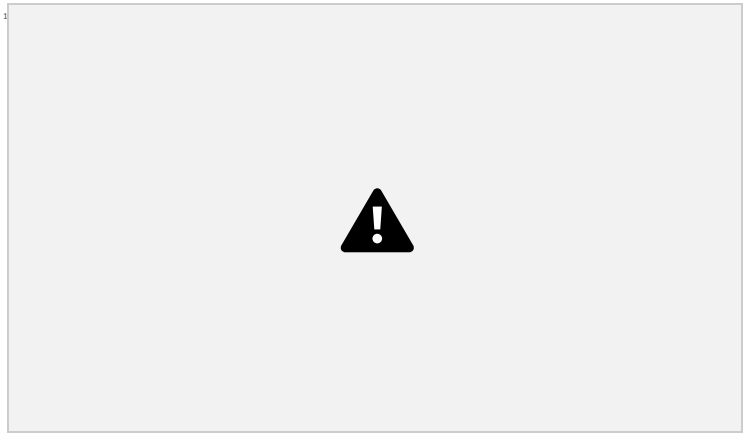

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Development Redline Boundary Phase 1 - 96 units

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Storage area

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Mortar Silo etc)

Total area approx. = 16.4m x 22.4m

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Site Compound and Office (Canteen/ Welfare/ Offices/ Drying Room/ Timber Racks/ Stores) Total area approx. = 23.0m x 25.0m

Parking for vehicles of site personnel,

operatives and visitors.

Total area approx. = (22.0m x 23.8m) + (22.8m

x 13.9m)

Provision for upto 40 car spaces. Build sequence number

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Proposed temporary site gate locations to

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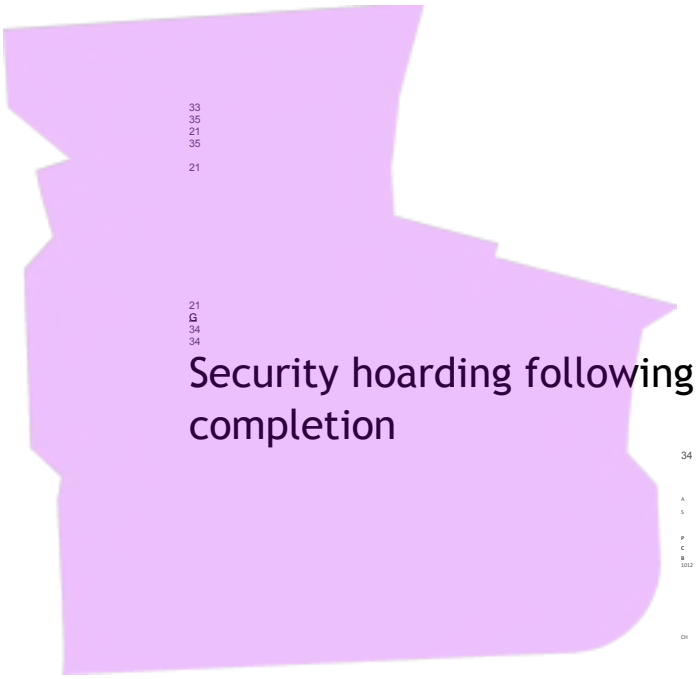

Security hoarding following sequence 1 and 2 completion

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Security hoarding following sequence 3 to 10

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Security hoarding following sequence 11 to 15

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Security hoarding for site to be provided through the construction of all build sequences

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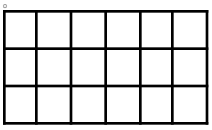
until completion of build sequences 19 and 20



Temporary haul road for easy access

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Refer to drawing 601-CAP-001 for construction access plan

showing construction traffic route outside development area.



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Maximum size U9 - U10 Minimi Soccer Pitch (54.9m x 36.6m) Run Off (60.9m x 42.6m)

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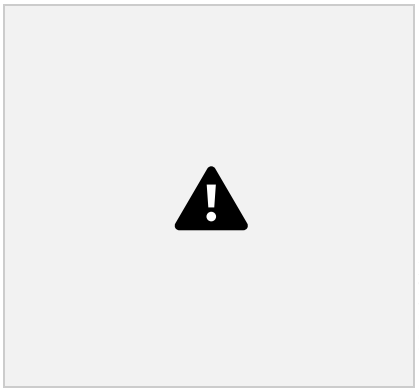



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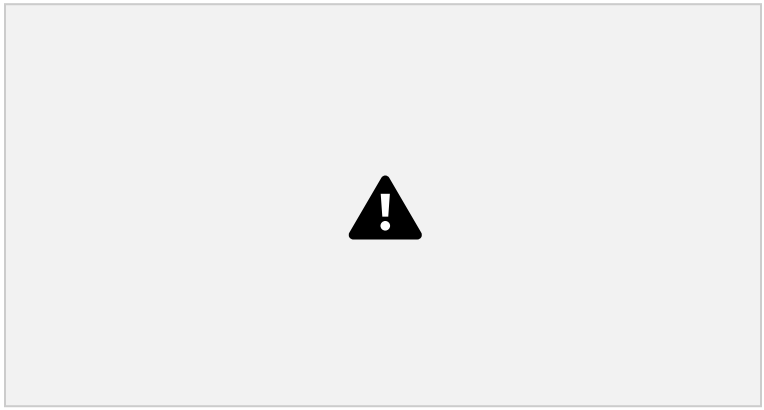

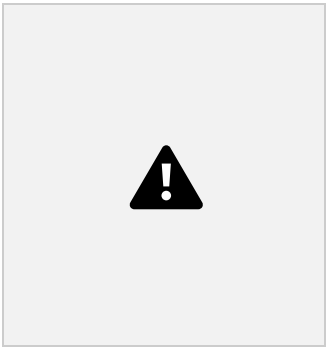

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Stacking Offices W elfare Facilities

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OFFICES / CANTEEN / W C WC Drying 83

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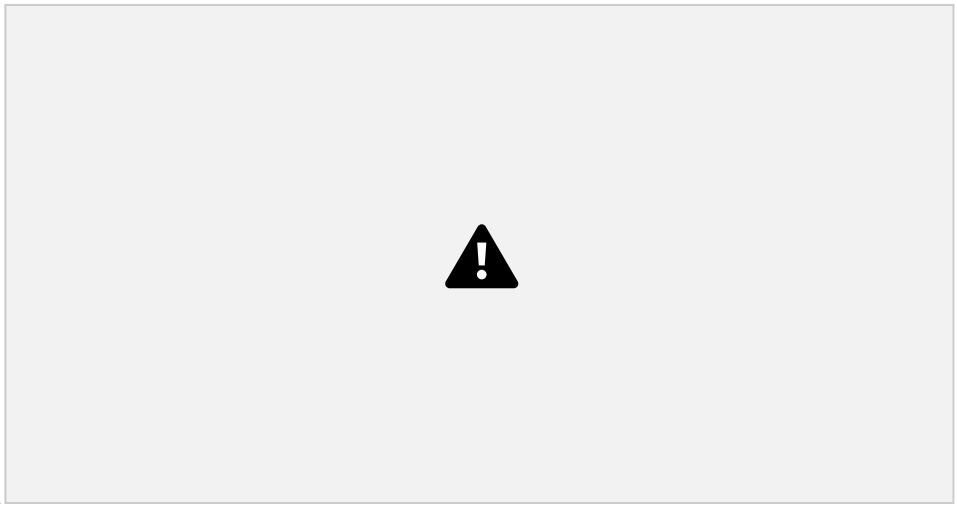

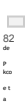

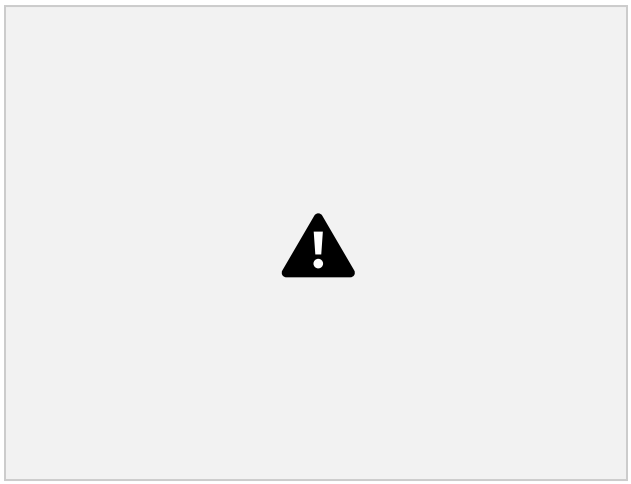





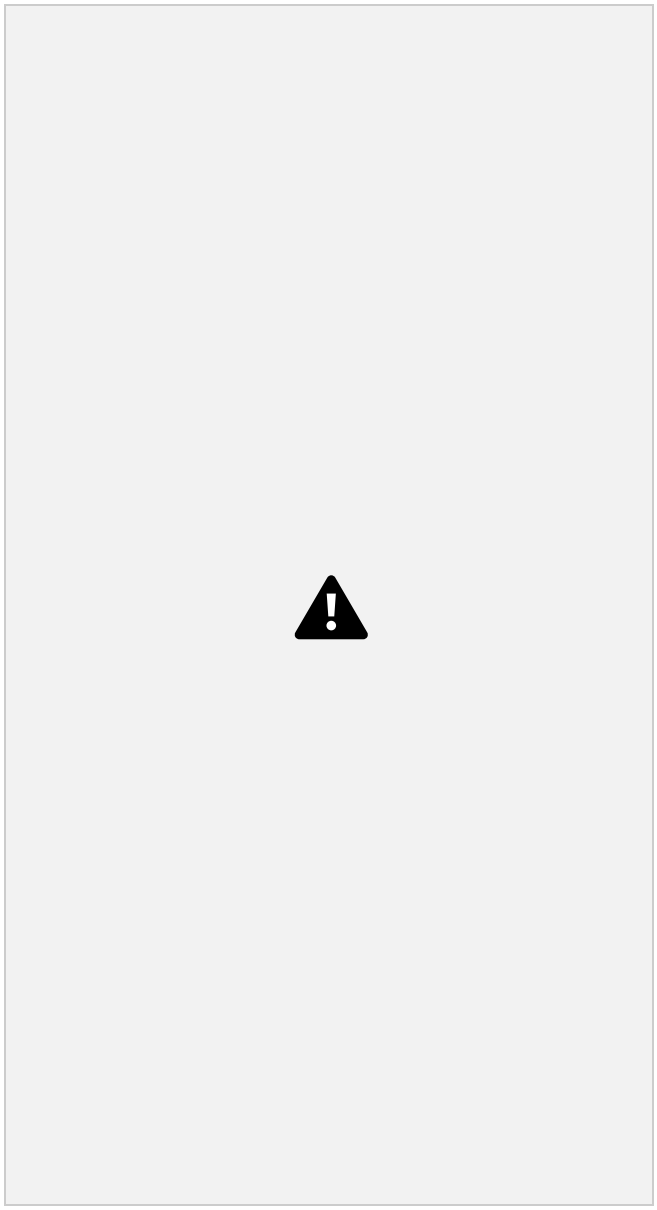

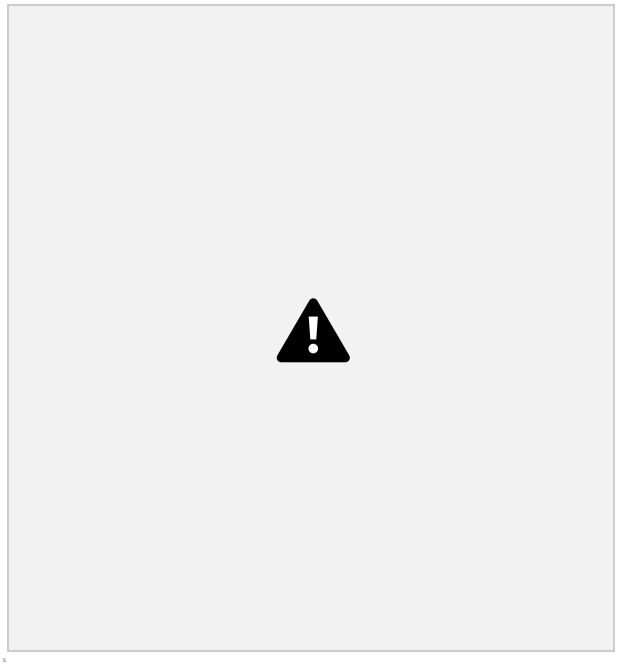

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Maximum size U13 - U14 Community Soccer Pitch (82m x 50m) Run Off (88m x 56m)

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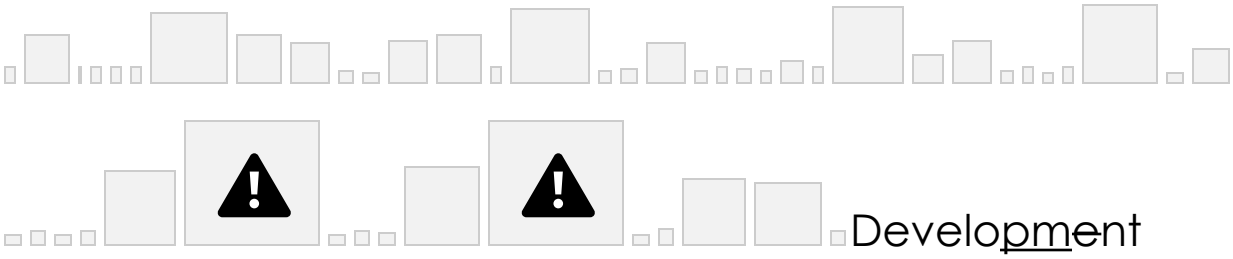

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Drawing Title Date Scale Drawn / Checked by

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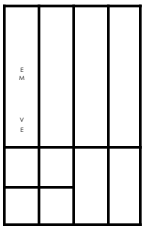

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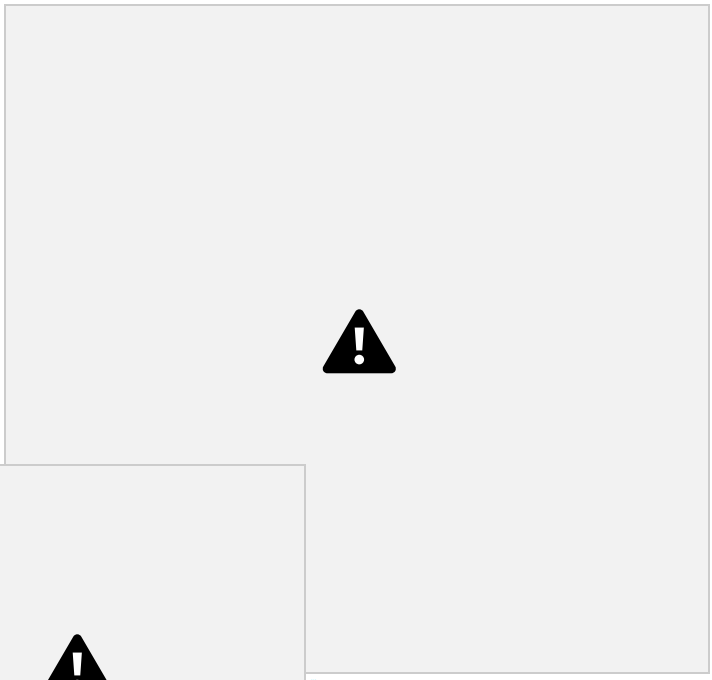

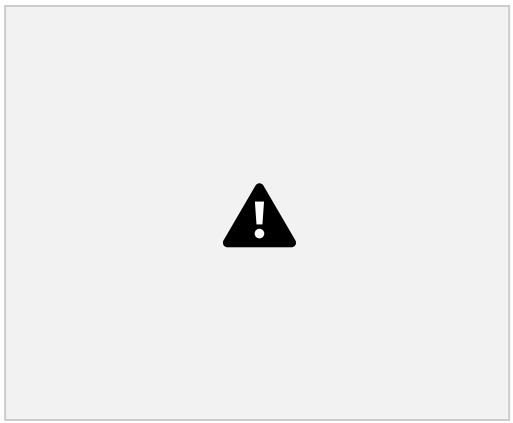

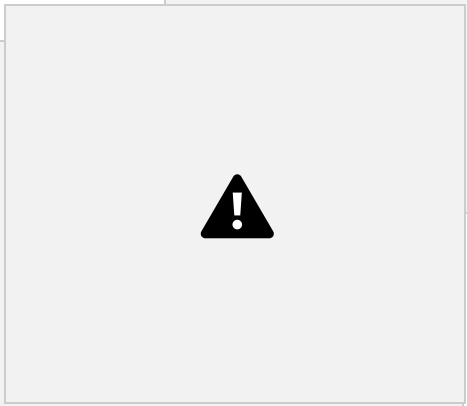

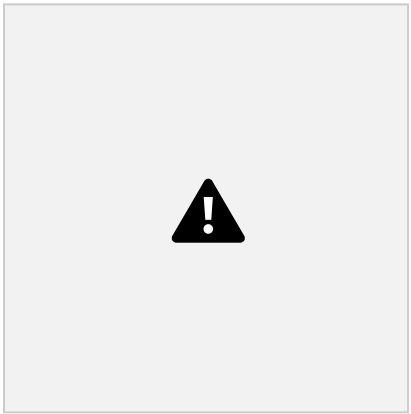

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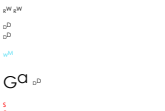

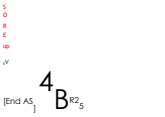



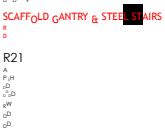

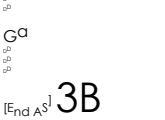



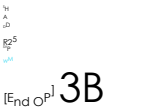







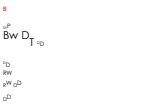



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[End OP] 2B

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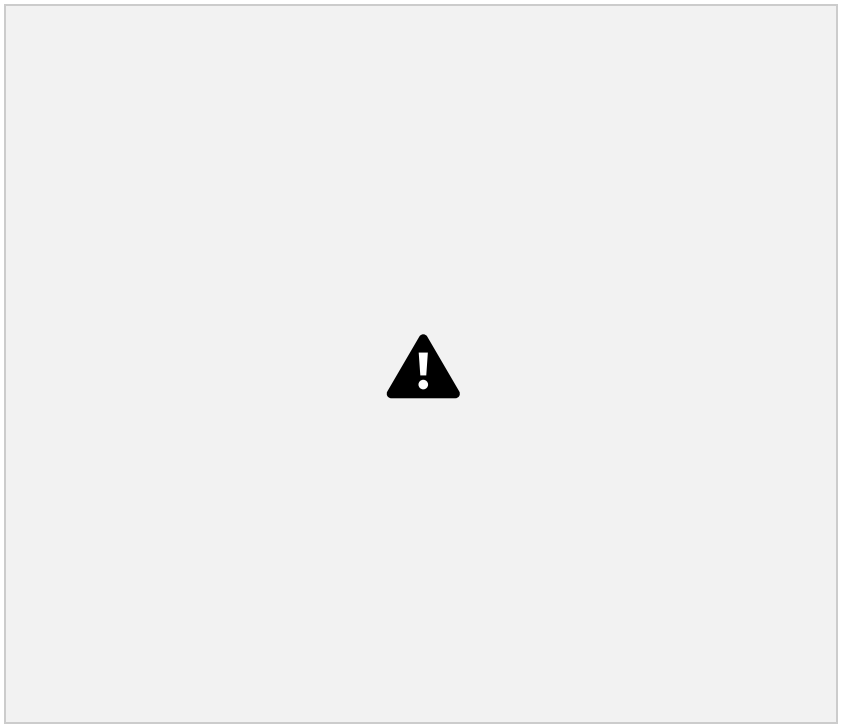

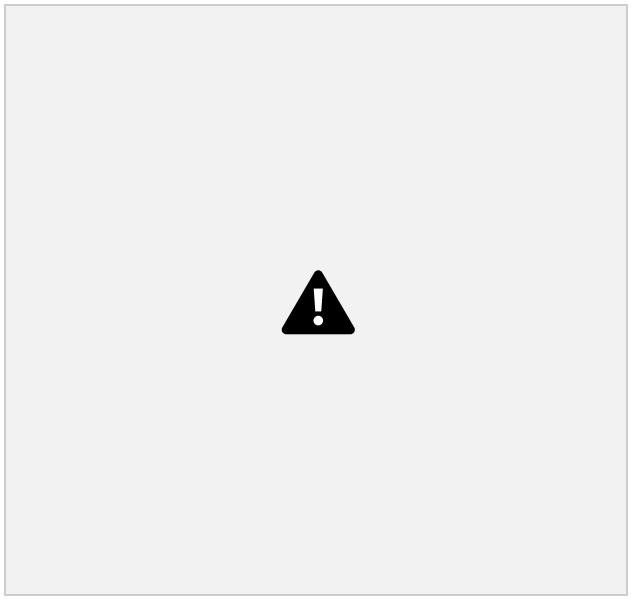

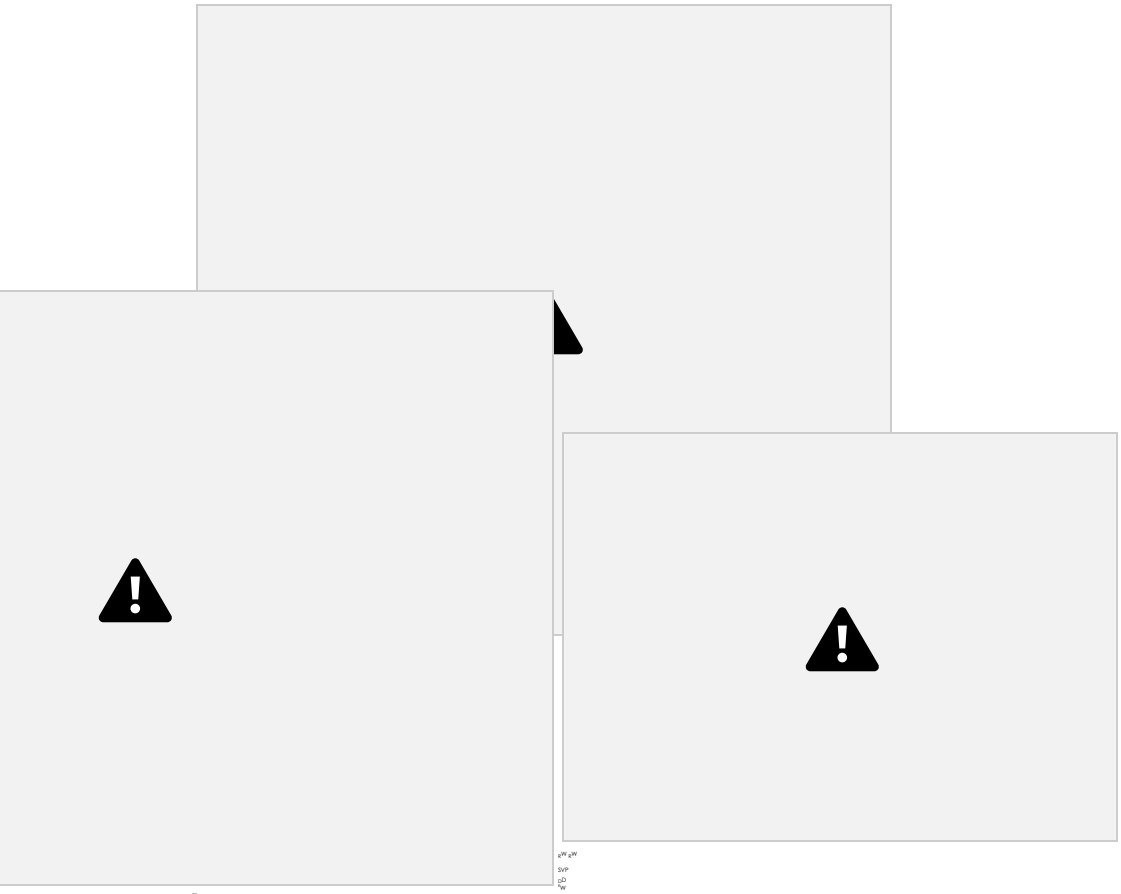

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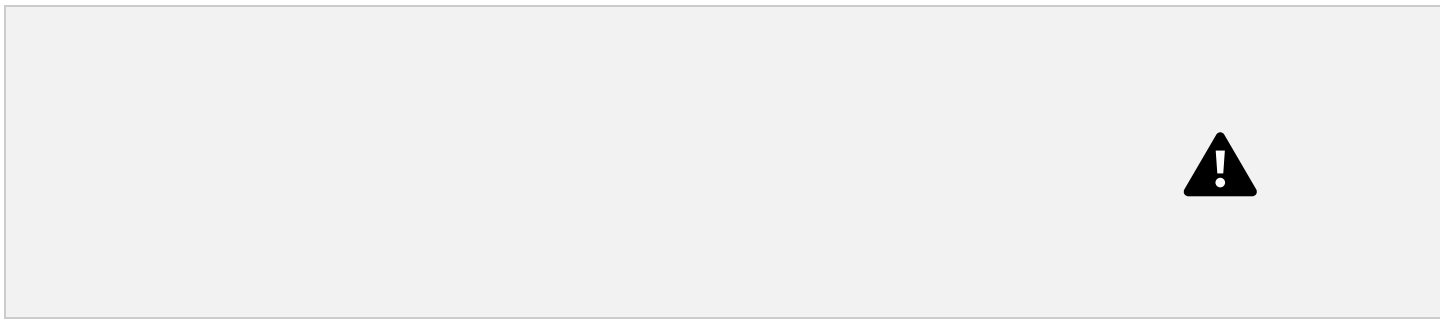



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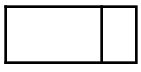

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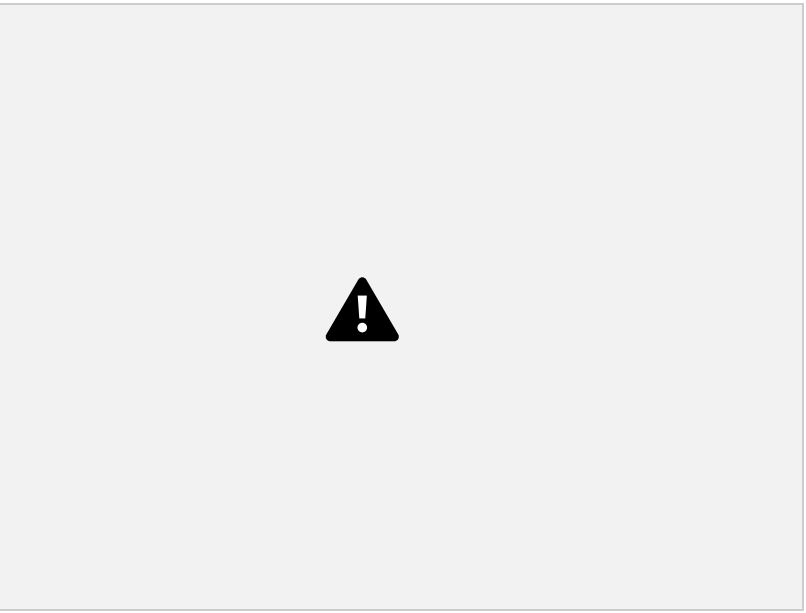

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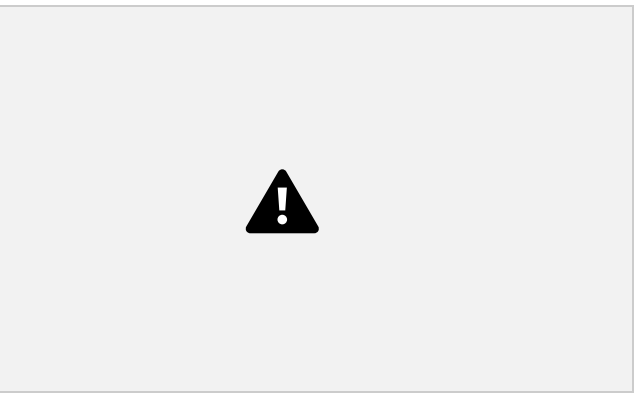



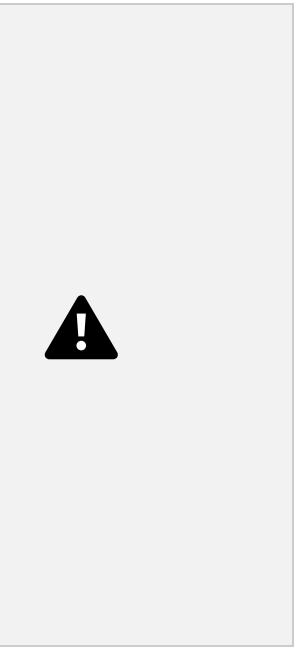

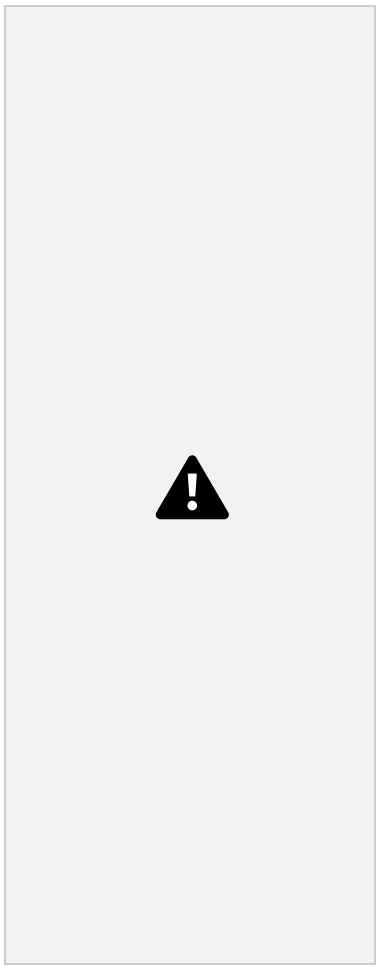

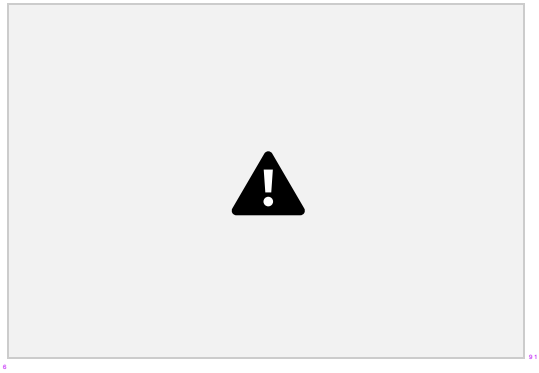

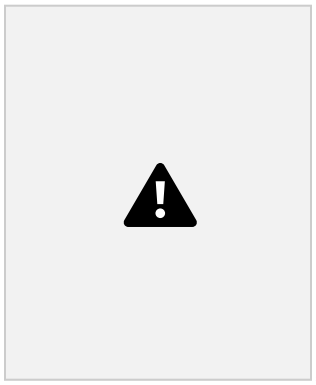



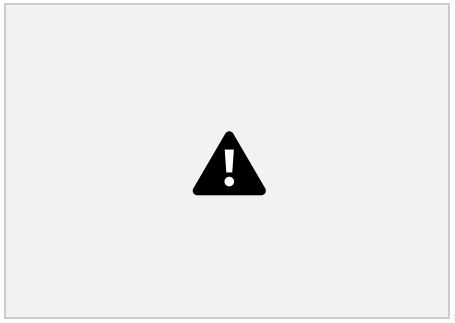

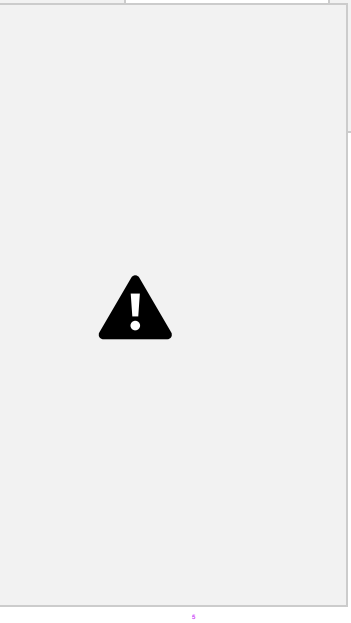





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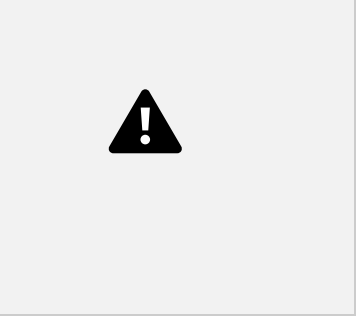



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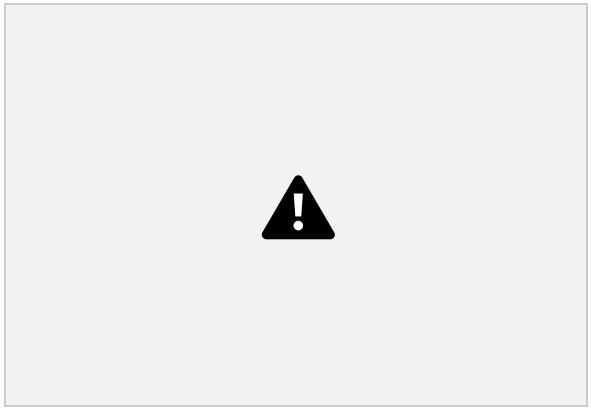

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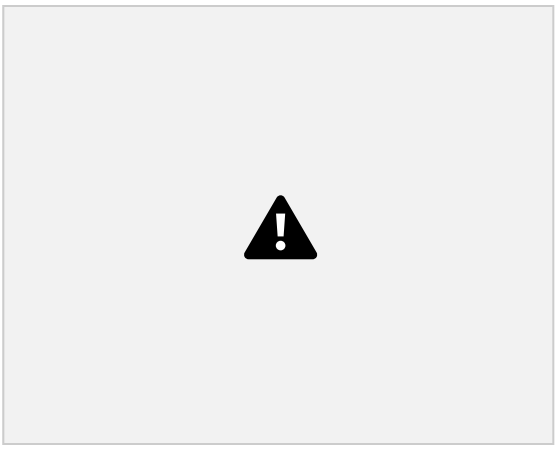

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