HOWARD KENT DEVELOPMENT

Construction Environmental Management Plan



SEPTEMBER, 2024

ACCEL CONSULTING LTD

Rev 1

Land at 5 Brighton Road Construction Management Plan

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Land at 5 Brighton Road Construction Management Plan

1 Introduction

1.1 This CEMP has been prepared by Accel Consulting Ltd for Cayuga Developments Ltd in conjunction with the above development.

1.2 Accel Consulting Ltd were appointed by Cayuga Developments Ltd to provide a Construction Environmental Management Plan (CEMP) as required by Adur District Council to satisfy planning condition 4 of planning application AWDM/1962/22

1.3 Condition 4 states:

Construction Environment Management Plan and Hours of Work:
Prior to commencement of enabling works no development shall take place, until a Construction Management Plan in respect of these works has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
a) the anticipated number, frequency and types of vehicles used during construction;
b) the method of access and routing of vehicles during construction;
c) the parking of vehicles by site operatives and visitors;
d) the loading and unloading of plant, materials and waste;
e) the location of any site compound and site office;
f) the storage of plant and materials used in construction of the development;
g) arrangements for efficient construction waste management;
h) measures to minimise risk of and respond to any accidental spillages including containment and clear-up;
i) a Dust Management Plan incorporating the dust control measures;
j) a commitment to no burning on site;
k) the erection and maintenance of security hoarding, including provision of public information about the development and viewing ports;
l) 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);
m) Arrangements for regular and responsive traffic management liaison with other imminent or active development sites in the Western Harbour Arm and A259 Brighton Road;
n) details of any external lighting during the construction period, including provisions to avoid any hazards to shipping and activities at Shoreham Harbour Port, in liaison with the Shoreham Port Authority;
o) details of public engagement both prior to and during construction works including neighbouring and nearby residents (including those at Shoreham Beach), businesses and other occupiers.

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:
Monday - Friday 08:00 - 18:00 Hours

Saturday 08:30 - 13:00 Hours
Sundays and Bank/Public Holidays no work is permitted.

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

1.4 This CEMP seeks to address points raised in condition 4 including the management of construction traffic and detailing proposals to mitigate the impact of the development on the users of Brighton Road. It will ensure the site layout, logistics and traffic management issues are addressed prior to the start of the construction works.

1.5 Appropriate advanced signage will be installed to ensure drivers are aware of the site's location and alert motorists of the likelihood of emerging HGV's. A site operator will also be located at the access point to direct delivery vehicles

1.6 Cayuga Developments Ltd and its contractors ensure all its site operatives will always maintain safety for the road users and seek to make improvements where appropriate.

Site Context

1.7 The development site is located on land at 5 Brighton Road, Shoreham by Sea, BN43 6RN.

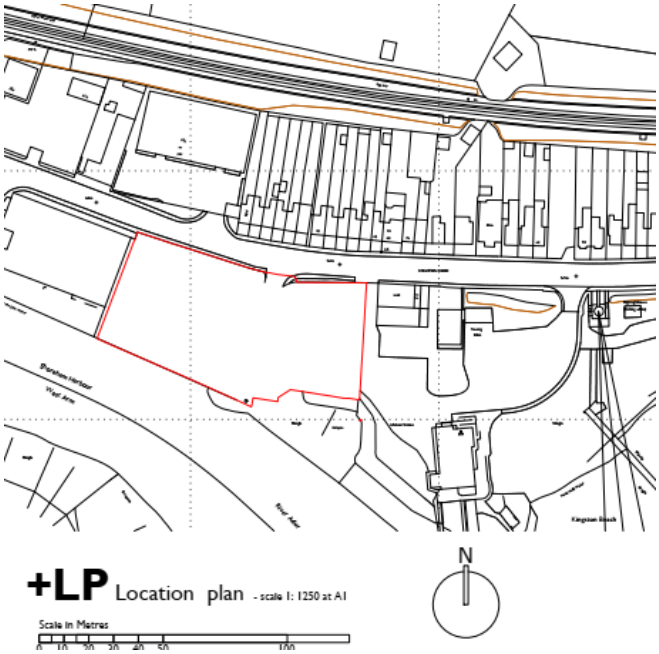
1.8 Brighton Road is at the north of the site, timber hoarding and lockable gate run along this boundary. To the west is the Hyde development and on the east is the Lifeboat station, Kingston Beach and associated parking – timber hoarding will be erected along these boundaries. To the south there is an existing harbour wall which is due to be replaced as part of the development.

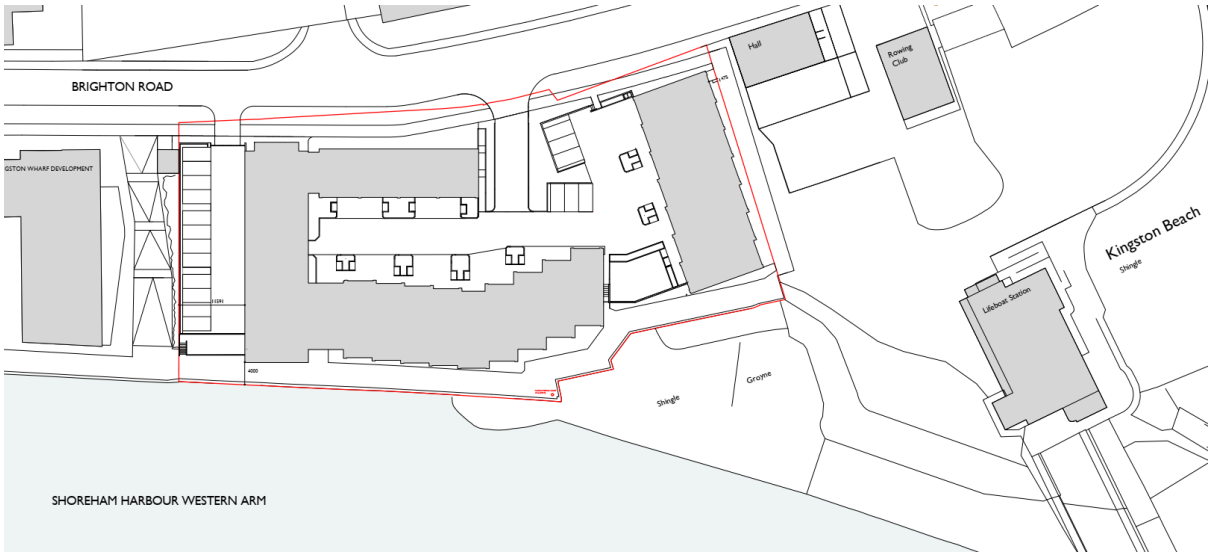
1.9 The only residential premises are on the northern side of Brighton Road, another key principle of the CEMP is to mitigate the effects of construction on these sensitive receptors.

Land at 5 Brighton Road Construction Management Plan

1.10

Figure 1.1 Site Location Plan





1.11 CEMP responsible parties –

Developer
Cayuga Developments Ltd – 01273 556109

Contractor
TBC

2 Project Overview & General Arrangements

2.1 Full details of the proposed development were provided with the full planning application and supporting documentation. The following section sets out the anticipated methodology and programme of enabling, river wall, construction works and phasing for occupation. It is an appropriate basis on which the contractor can reasonably undertake the works, although as the contractor is responsible for delivering the plan any changes will need to be agreed as suitable with Adur District Council either prior to or during the works if required

2.2 A construction contractor has not yet been appointed, however they will undertake the work and CEMP responsibilities on behalf of Cayuga Developments Ltd. The appointed contractor will introduce themselves to publichealth.regulation@adur-worthing.gov.uk. The enabling, river wall survey and investigatory work is expected to begin in the summer of 2024. The estimated construction period is 24 months with an expected start date of November 2024

2.3 The site working hours will be between 08:00 – 18:00 Monday-Friday and 09:00 – 13:00 on Saturdays, unless separately agreed. No work to take place on Sundays or Bank Holidays.

2.4 Prior to commencement on-site, subject to the approval of details contained within this CEMP, the contractor will meet the following initial requirements:
• The notification of neighbours and councillors (typically by post) at 74 to 104 (evens) Brighton Road and the warehouse at 106-114 Brighton Road, The Old Customs House, The Rowing Club and the LIfeboat Station all Brighton Road, 219-231 (odd) Harbour Way and 1-11 (consec) Kingston Bay Road and the Shoreham sailing club. As well as relevant ward councillors for Southwick Green, Robina Blaine and Jude Harvey and for Marine ward Joss Loader and Julia Watts. When appointed contact information for those listed in paragraph 1.11 including details of timing and coordination of works will be issued
• Arranging for temporary builders services to the site, consisting of electrical and water supplies that will be required for welfare & the works
• Ensure all permits, licences and agreements for on and off site / external works are in place, covering hoarding, Temporary Traffic Regulation Orders (TTROs), river wall works & drainage prior to commencement of each element
• Erecting hoarding and effective barriers at the site boundary, including additional barriers where required around dust / noise generating activity.

2.5 All contacts and emergency numbers will be provided to local residents by post. Local residents will be supplied with the construction programme information in order to keep them informed of the different phases and dates or the works. Complaints will be reviewed and recorded, managed by the contractor.

2.6 Construction deliveries will be made by varying types of vehicle including transits, flatbeds, HGV's, concrete mixers and singular mobilisation and demobilisation of self erecting cranes. It is expected that at every phase of the development delivery vehicles will be able to drive directly on to the site off of Broighton Road to unload, limiting disruption to the public.

2.7 The contractor will operate a environmentally effective waste management system, separating waste materials into separate skips for collection and recycling. The development waste collection contractor will report of the recycling of materials throughout the project.

2.8 A collaborative approach with other developments along the Brighton Road will be adopted to minimise disruption to the public – these will include s278 works and any traffic management for utility connections.

Scope of Works and Methodology

3.0 Phase 1 Enabling & River Wall

3.1 The following section sets out the anticipated methodology for enabling and the construction of a new river wall, highlighting any potential conflicts to the users of the local highway network. Please refer to Accel drawing 220

3.2 The works in this phase are expected to take 12 weeks beginning in April 2024

3.3 This may change as the works & planning progress, therefore the CEMP will be updated accordingly and Adur District Council notified where significant changes are made

3.4 The development site currently comprises of an existing hardstanding over the majority of the area. A wheel wash will be in operation to stop site material from being driven onto Brighton Road. Periodic sweeping of the site entrance as necessary. The sequence of enabling, site set up and river wall construction is as follows:

- Identification of risks and hazards
- Install site welfare and office facilities including temporary builders supplies
- Ensure operatives are inducted and have appropriate PPE
- Install hoarding and access gates
  - i) Prior to the erection of hoarding the Council's Economy and Communities officers will be consulted regarding the appearance and alignment
  - ii) The hoarding is proposed to be painted with black anti-graffiti paint or another colour as agreed with the council.
  - iii) We acknowledge the site is the eastern gateway to the Western Harbour Arm regeneration area and will be considered during the hoarding CGIs
- Constructing the 1no new crossover from Brighton Road into the development site, this will allow single direction of traffic flow with one crossover for ingress and one for egress prior to superstructure
- Construction of the new river wall
- Piling platform
- Removal of waste material
- Installation of piling mat using onsite crushed material and imported material if required

- CCTV cameras may be placed around the site

3.5 Key environmental considerations for this stage of works are the suppression of dust, segregation and management of site waste to minimise vehicle movements and control noise. A number of key mitigation measure that will be incorporated are set out below:

- Only use cutting, grinding or sawing fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction.
- Ensure there is a suitable water supply for the suppression of dust
- Minimise drop heights from conveyors, loading shovels and other loading or handling equipment wherever possible
- Operation of plant only during permitted hours
- Careful management and stockpile of material until removed from site
- Deliveries / collections only during permitted hours
- Dampening down of crushed material during and the process and while stockpiled
- Crushing will be undertaken away from sensitive receptors

3.6 All necessary licences / permits will be acquired by the contractor in liaison with Adur District Council, Highways, Port Authority, Environment Agency and any other relevant 3rd Party as required

Prior to commencement on-site, subject to the approval of details contained within this CEMP, the contractor will meet the following initial requirements:

- The notification of neighbours typically by post as listed in section 2.4
- Arranging for terminating amenity services to the site, although temporary electric and water supplies will be retained for welfare and damping down dust;
- Erecting plywood hoarding and effective barriers at the site boundary, including additional barriers where required around dust / noise generating activities

Additional Mitigation Measures

3.7 Letter drop to residential & commercial neighbours informing them of the project commencement and site contact details as listed in section 2.4.

3.8 A notice board will be placed in a conspicuous position on the hoarding of the site informing all who may be affected by noise, dust or vibration arising from the works, proposed hours of work and their expected duration. Contact details for the contractor will be provided to allow any concerns or issues to be raised directly.

3.9 The site welfare and office will be in on site during the enabling stage

3.12 No waste material will be burnt on site

3.13 Construction vehicles entering / egressing the site will be supervised to ensure the safety of road users, pedestrians and cyclists

3.14 Space will be available to accommodate vehicle arrivals so there is no queueing on the public highway.

3.15 A site plan for the enabling works is shown on Accel's drawing no 220 Site Enabling & River Wall Construction

3.16 Contractor parking will be available on site. All operatives will be encouraged to use public transport or car share with colleagues.

3.17 Deliveries during this stage will consist of –

- River Wall Construction: sheet piles, concrete & rebar – There will be plenty of room during this stage for the large materials to be delivered off road and stored on site
- Imported material for backfill and the piling platform

4.0 Phase 2 Foundation, Superstructure and Fit-Out

4.1 The construction period is likely to be 22 months. The work is expected to commence August 2024.

4.2 It is important to note this CEMP is a working document. Therefore programme dates may potentially change.

4.3 The site layout for this phase can be seen in Accel's drawing no. 221 Phase 2, Foundation, Super Structure & Fit Out

4.4 Deliveries during this stage will consist of:

- Foundations: Expected design is CFA piles and ground beams, a pile platform, concrete & rebar deliveries will be off Brighton Road directly on site.
- All structural, cladding and fit out materials will be delivered and store on the development site

4.5 During the construction stage a wheel wash station will be in operation to stop site material from being driven onto Brighton Road & will be monitored by the gate person. The sequence of Construction (at this stage) is as follows:

- Piling and foundations
- Drainage and utilities
- Crane erection
- Superstructure – RC frame
- Cladding
- Internal fitout
- Hard & soft landscaping

4.6 Key environmental considerations during the construction will be the suppression of dust, segregation and management of site waste to minimise vehicle movements and noise control. A number of key mitigation measure that will be incorporated are set out below:

- Only use cutting, grinding or sawing fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction.
- Ensure there is a suitable water supply for the suppression of dust if required
- Minimise drop heights from conveyors, loading shovels and other loading or handling equipment wherever possible

- Operation of plant only during permitted hours, to be reinforced during inductions, subcontractor RAMS, tool box talks, daily briefings etc.
- Careful management of material
  - Ordering only when required for construction
  - Storage of dusty material away from boundaries
  - Diesel will be stored in double bunded tanks
- Deliveries / collections only during permitted hours

4.7 All necessary licences / permits will be acquired by the contractor in liaison with Adur District Council, Highways, Port Authority, Environment Agency and any other relevant 3rd Party as required

Mitigation Measures & Local Community Considerations:

4.8 The contractor will take a proactive approach to communicating planned works to local residents and businesses, typically this will be by regular letter drop informing of programme, scheduled works and contact information.

- If flood lights are required these will only operate during working hours

4.9 Control measure for noise and dust will include:

- All plant shall be regularly maintained with inspection sheets kept on site
- No plant to be operated outside of working hours
- Machines not in use will be shut down during those periods
- Mains electric will be used wherever practicable instead of generators
- Materials will be delivered in time for use on site to reduce site handling and multiple movements
- Dust extraction and wet cut is best practise and will be monitored on site and enforced
- Dampening down of dusty works, material movement & stockpiles
- Noisy / dusty operations will be undertaken where practicable away from sensitive receptors

4.11 Control measures for emissions and odours

- No fires on site
- Plant and machinery to be kept in good working order
- Deliveries to be brought onto site immediately when possible to minimise queuing
- Plant not in use to be switched off
- Refuelling away from sensitive receptors
- Chemical storage will be away from the public

4.12 Hoarding colour will be co-ordinated with the Council's Community Team and other construction projects along Brighton Road where practical

4.13 Co-ordination with existing developments in Shoreham Harbour along Brighton Road regarding highways works & traffic management will be undertaken to minimise disruption to the public

5 Phase 3 Block A, B & C Occupation

5.1 It is very likely that Blocks A, B and C will be marketed and potentially occupied before Block D is complete.

5.2 The site layout showing the segregation of construction to new dwellings is shown in Accel Drawing 222

5.3 Deliveries during this phase will be lower than at the height of construction, the superstructure of Block D will be complete and if required materials will be stored within the commercial space of the building.

5.4 the timber hoarding line will be aligned as shown in Accel drawing 222, there will be no construction traffic or operations outside of the new compound area.

5.5 Works during this phase will be limited to internal fitout which generate much less noise than earlier phases, however any noisy jobs will be undertaken during 09.00 – 15.00 to mitigate nuisance to Blocks B & C.

5.5 Many of the mitigation measure from previous phases will stay in force through to completion of Block D and its external landscaping.

5.6 The new residents of Blocks A, B & C will be included in construction notifications

6 Delivery and Plant Management During all Phases

6.1 Estimated average weekly frequency of deliveries and vehicle types:

Phase 1:

Flatbed van	5
8wheel tipper	10
Flatbed lorry	0.5

Phase 2:

Transit van	10
Flatbed van	5
8wheel tipper/ concrete mixer	15 (during foundations & frame) dropping to 5 thereafter
Flatbed lorry/ HGV	5 during peak of construction

Phase 3:

Transit van	10
Flatbed lorry	5

6.2 Appropriate advanced signage will be provided to ensure drivers are aware of the site's location and alert passing motorists of the likelihood of emerging HGV's.

6.3 A site operator will be required at the access point of the site to direct delivery vehicles.

6.4 Site operators are required to supervise and ensure the safe movement of plant and vehicles on and off site. A site operative will supervise vehicles egressing the site to minimise impact and ensure safety. They will also oversee the safety of pedestrians and cyclists.

7 Site Contacts

7.1 The contact for the developer of the site is Cayuga Developments Ltd, their primary contact number is 01273 556 109.

7.2 The Principal Contractor contact details will be provided once appointed

7.3 There will also be an out of hours contact once the contractor is appointed