

Construction Management Plan

Application reference: AWDM/1433/24

Site: Land between 8 and 9 Holmbush Close, Shoreham by Sea

Development: Construction of 1 detached chalet bungalow with associated works

1. Purpose and Scope

This Construction Management Plan sets out how construction activities will be managed in order to minimise impacts on neighbouring properties, the public highway and the local environment throughout the construction period.

2. Site Management and Responsibility

A principal contractor will be appointed prior to commencement. The appointed site manager will be responsible for day to day compliance with this plan and will act as the primary point of contact for construction related matters.

3. Site Description and Context

The site comprises a clear development plot accessed from Holmbush Close. The client owned paddock adjacent to the site will be used for material storage, welfare facilities and contractor parking. The nearest residential property is No. 8 Holmbush Close, which is adjacent to the site but set back from the boundary, with the proposed dwelling also set back.

4. Construction Programme

The anticipated construction duration will be approximately 9 to 12 months. Works will be programmed to minimise disruption to neighbouring occupiers.

5. Working Hours

Construction works audible at the site boundary will be undertaken between 8am and 6pm Monday to Friday and between 8am and 1pm on Saturdays. No works will be undertaken on Sundays or public holidays.

6. Deliveries and Access

Access to the site will be taken from Holmbush Close. Deliveries will be managed to enable vehicles to unload within the site or adjoining client owned paddock wherever practicable, with deliveries coordinated to prevent waiting or queuing on the public highway.

7. Plant and Equipment

Plant use will be limited to standard domestic scale construction equipment. An excavator will be used for foundations and drainage works only. All plant will be well maintained and switched off when not in use.

8. Noise, Dust and Vibration Control

Measures will be implemented to minimise noise, dust and vibration, including sequencing of works, damping down in dry conditions and adherence to working hours. No piling or unusually noisy activities are anticipated.

9. Mud and Highway Cleanliness

Wheel cleaning facilities will be provided as necessary to prevent mud and debris being deposited on the public highway. Holmbush Close will be regularly inspected and any mud or debris arising from the works will be promptly removed.

10. Site Layout, Welfare and Storage

All welfare facilities will be provided on site within the paddock. Materials will be stored securely within the paddock and site boundary at all times. The proposed site setup, access arrangements, welfare facilities, material storage areas and contractor parking are shown on the Site Setup Plan included at Appendix A.

11. Temporary Lighting

Temporary or security lighting may be required during winter months. Any lighting will be low level, directional, time limited and positioned to avoid light spill to neighbouring properties.

12. Community Liaison and Complaints

The appointed site manager will manage liaison with neighbours. A light touch log of any complaints received and actions taken will be maintained.

13. Monitoring and Compliance

Compliance with this Construction Management Plan will be monitored throughout the construction period and corrective action will be taken where required.

14. Appendices

Appendix A – Site Setup Plan (showing access, material storage, welfare facilities, contractor parking and unloading arrangements).