

Project: Market Garden, Lower Waites Lane, Fairlight, East Sussex, TN35 4DB

Date: 05/04/2022

Ref: Planning Application(s) Ref:APP/U1430/W/20/3265995 (Planning Application RR/2017/457/P)

Condition 5

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1. Site details and particulars

This document relates to a site whereby 16 dwellings shall be constructed, the core operations will include site wide groundworks, adjusting site levels, drainage works, general infrastructure installation and the construction of new dwellings comprising timber frame and masonry including, hard and soft landscaping, parking and amenity space.

Off site works include for limited widening of and resurfacing works to Smugglers Way pre commencement.

The works will be carried out progressively commencing on the ?????? and concluding by ??????

Anticipated dates (from and to):

Off site works 03-05-22

Site set up: 03-06-22

Groundworks generally: 03-06-22 to 15-09-23

Dwellings construction and associated works: 06-07-22 to 20-10-23

Landscaping operations: 05-05-22 to 20-10-23

Site Working times:

Off site works:

Monday to Friday: 08:00am to 17:30hrs

Saturdays: 08-00 to 13:00

Sundays: No working

Public Holidays, Bank holidays, including Christmas: No working

Site set up:

Monday to Friday: 08:00am to 17:30hrs

Saturdays: 08:30am - 13:00

Sundays: No working

Public Holidays, Bank holidays, including Christmas: No working

Groundworks generally:

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Monday to Friday: 08:00am to 17:30hrs

Saturdays: 08:30am - 13:00 Hrs

Sundays: No working

Public Holidays, Bank holidays, including Christmas: No working

Dwellings construction and associated works:

Monday to Friday: 08:00am to 17:30hrs

Saturdays: 08:30am - 13:00 Hrs

Sundays: No working

Public Holidays, Bank holidays, including Christmas: No working

Landscaping operations:

Monday to Friday: 07:30am to 17:30hrs

Saturdays: 08:30am - 13:00 Hrs

Sundays: No working

Public Holidays, Bank holidays, including Christmas: No working

2. Access, egress and vehicle routing

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Prior to appointment all material suppliers and subcontract organisations will receive a copy of this Construction Management Plan and be required to plan and arrange vehicle movements in accordance with its requirements. Due to the urban location and restrictive access route, all deliveries will be timed and phased as necessary to avoid busy and peak periods.

No delivery vehicles with a gross weight over 3.5 Tonnes will be permitted to arrive at or leave the site between the following hours:

08:30Hrs - 09:30Hrs

Due to restrictive access and available space, the following will apply:

- No Articulated vehicles are permitted to deliver to the site.
- All delivery vehicle operators will be required to make contact with the site manager at least 30 minutes before arrival to ensure that the site is able to accommodate the delivery.
- Only one delivery can be accommodated at any time regardless of vehicle size.
- Vehicles will not be scheduled to arrive before 8:00am nor after 16:00Hrs.
- Vehicles will not be permitted to arrive early and park up on any adjoining roads or the designated access route.
- Vehicles will be required to drive directly on to the site, no manoeuvring, reversing or turning will occur off site.

The preferred vehicle route for all deliveries will be to enter the village of Fairlight via Waites Lane from Battery Hill, once on Waites lane vehicles will proceed to Shepherds Way, left to Bramble Way, left to Smugglers Way

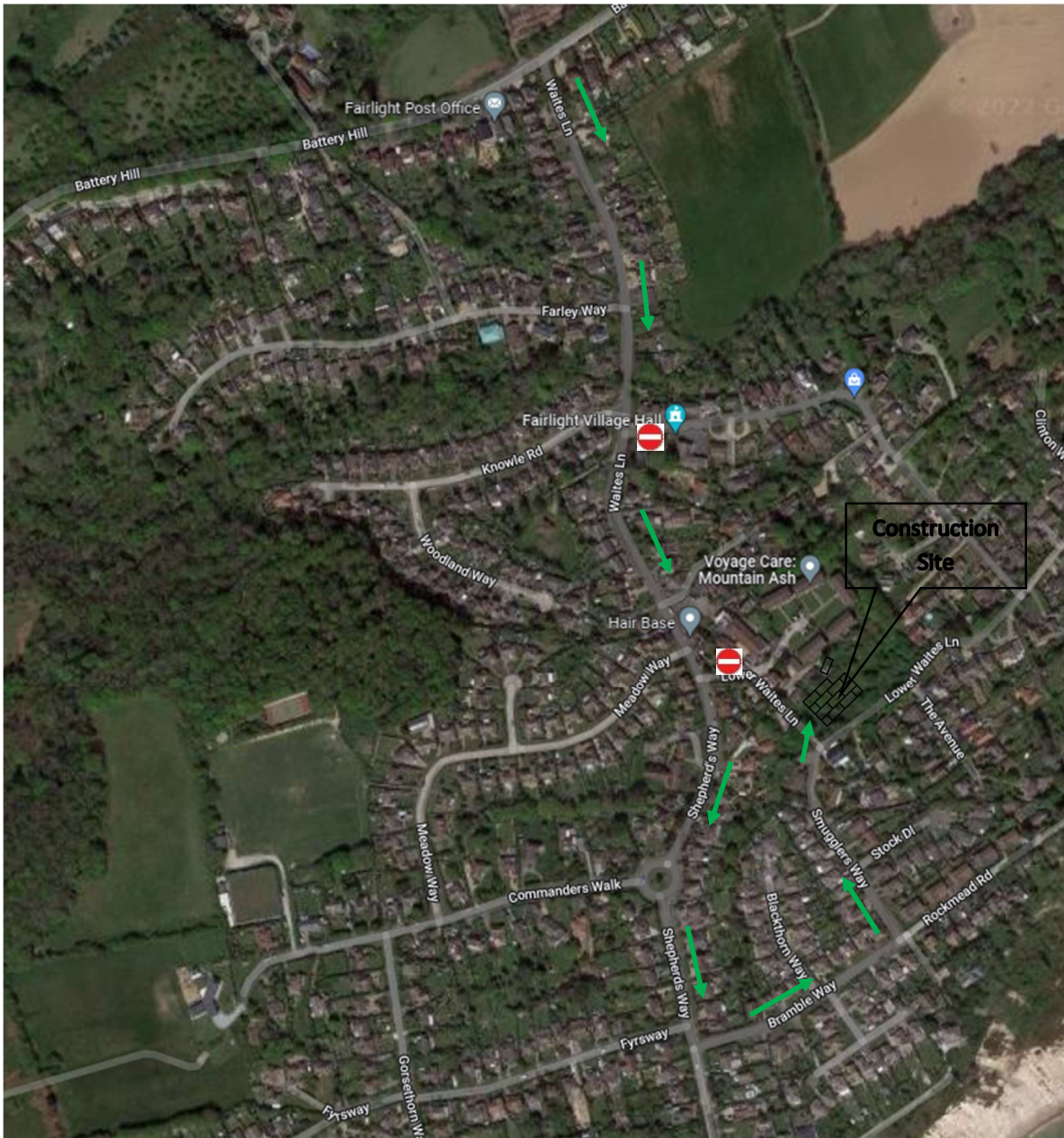
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and enter the site at the corner of Lower Waites Lane. Vehicles leaving the site will use the aforementioned route in reverse towards Battery Lane.



3. Vehicles during construction

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During the construction phase a range of vehicles will be attending site, vehicle movements to and from the site will vary weekly dependant on the works being undertaken and scheduled subject to conditions.

Average vehicle types expected and total for construction phase, the averages below is issued for guidance.

Vehicle size	Load type	Total for construction	Month averages
Articulated Lorries max length 16.5m -	N/A	None permitted	None permitted
Rigid Lorries 3 axle with integral lorry loader gross weight 26 Tonnes -	Waste	45	15 will occur during three specific months of the project
Rigid Lorries 3 axle with integral lorry loader gross weight 26 Tonnes -	Brick, blockwork, timber frame and other heavy similar materials	50	3 per month during all months
Rigid Lorries 2 axle gross weight 18 Tonnes -	Windows, insulation products, internal components such as kitchens	64	4 per month during all months
Rigid Lorries 2 axle gross weight 18 Tonnes -	Skips	52	3 per month during all months
Rigid flatbed 2 axle gross weight 7.5 Tonnes -	Smaller construction goods, i.e. drainage goods, cement and bagged items.	80	5 per month during all months
Light goods vehicles 2 axle gross weight 3.5 Tonnes -	Small construction goods, fixtures and fittings	80	5 per month during all months
Specialist mobile crane 2 axle gross weight 18 Tonnes -	During construction of dwellings, used to hoist roof structures	12	6 will occur during two specific months of the project
Specialist Concrete truck mixer rigid gross weight 26 Tonnes -	Concrete for foundations in retaining walls and dwellings	45	15 will occur during three specific months of the project
Specialist Aggregate lorries 3 axle gross weight 26 Tonnes -	Aggregates and earth during the initial phases of development	90	30 will occur during three specific months of the project

4. Contractor and visitor Parking

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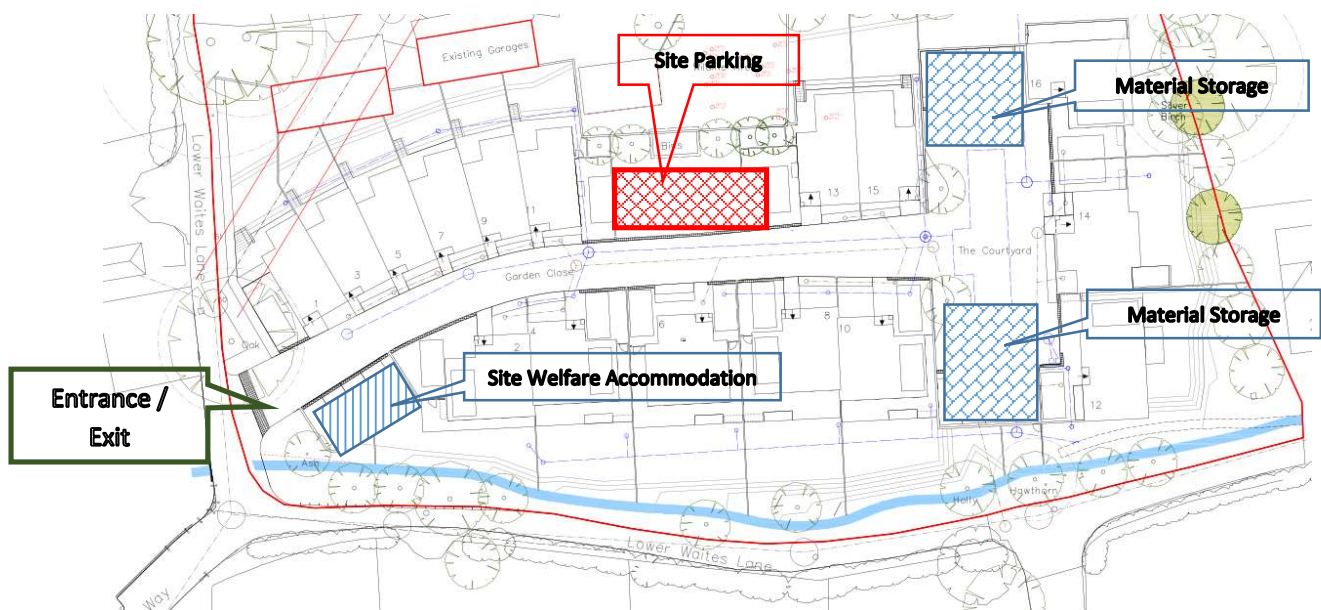
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All contractors engaged in the work, their workers and visitors to the site will be provided with explicit instruction that the construction site has limited parking facilities, it is expected that workers must wherever practical utilise shared vehicles for travel to and from the site.

All contractors, workers and visitors will be informed that absolutely no parking is permitted on any adjoining road or public highway or verge.

Parking on site will be available for up to 6 vehicles, inclusive of visitor parking, this will be enabled by creating a temporary crushed concrete access road in to the site area and further base in an area that becomes permanent parking once construction completes. This area is in close proximity to the badger sett located on site, all drivers will upon parking immobilise vehicles with ignition off, stationary vehicles will not be left with engines running to comply with the badger protection report document of the 28th March 2022.

(Site area with site parking area marked for up to 6 vehicles)



5. Loading and unloading of plant materials and waste

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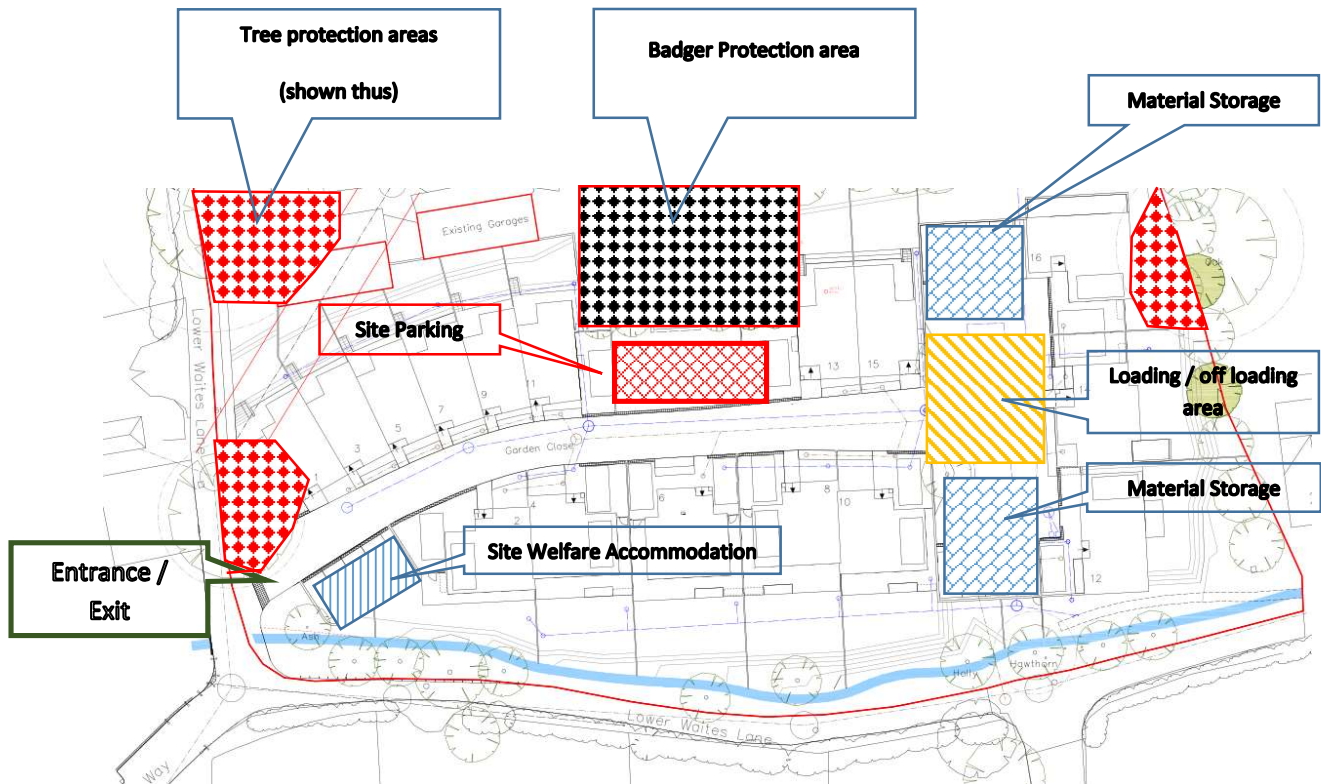
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All deliveries to the site and any waste materials leaving site will be carefully managed at a local level by the resident Site Manager. All loading, unloading will occur on site utilising the proposed site access road.

Materials and plant will be loaded / off loaded on site without exception.

Materials and plant will not be loaded / off loaded within the badger protection area or within any tree protection area.



6. Storage of plant and materials

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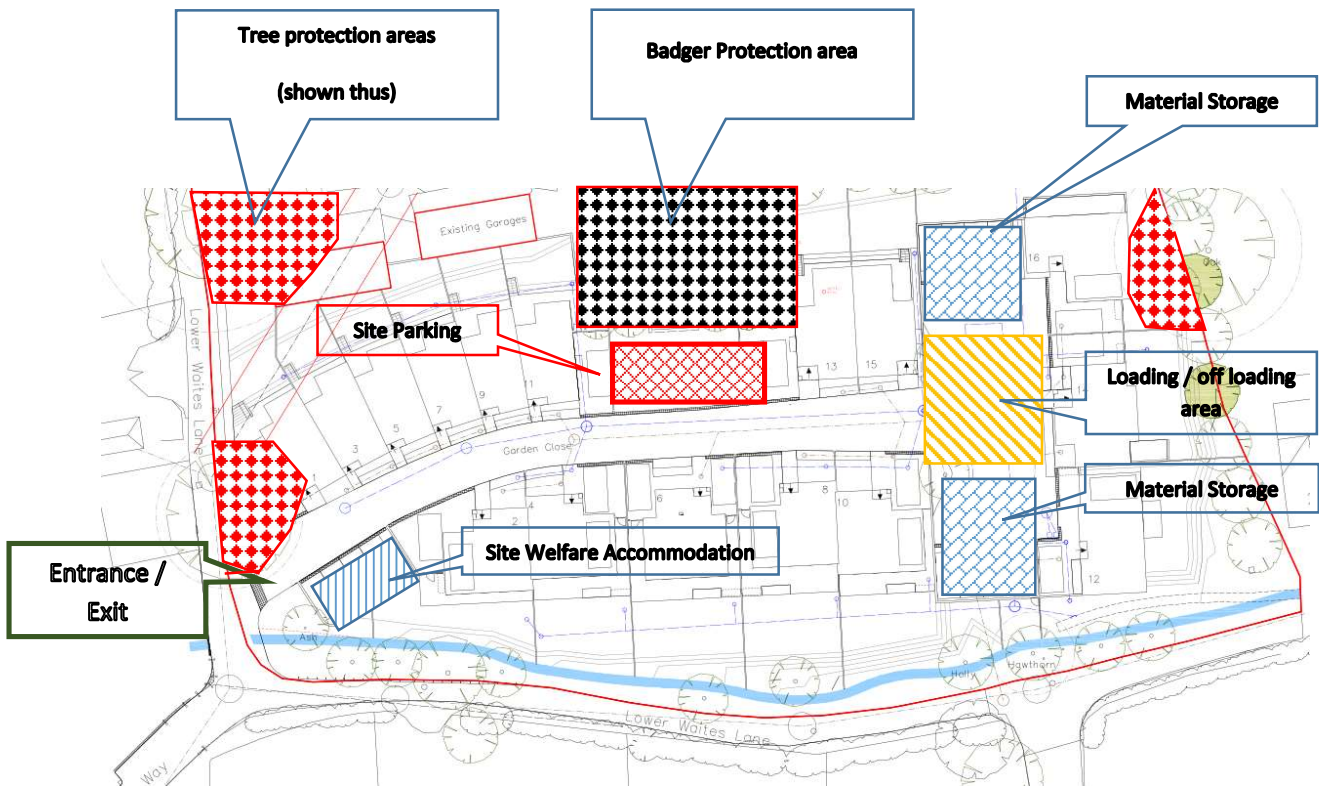
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All materials for the construction works will be stored appropriately within the confines for the site boundary with no overspill on to any public land, highways or adjoining property.

Materials will be kept clear of the badger protection areas and tree protection areas at all times.

Materials will not be stock piled on the site and will be delivered on a just in time basis.



7. Security and hoarding

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The entire construction area will be fully contained, this will comprise the existing boundary fences (1.8 m high timber fencing and hedgerow) where present this being supplemented with steel mesh fencing (heras) mounted on timber posts or in dense rubber feet, the same materials will be introduced to identify and establish tree protection zones and the badger protection exclusion area. The entrance to the site will be secured using steel mesh (Heras) gates.

The access gates to the site will be secured closed at all times when they are not in use and when the construction site is inoperable.

Site boundary fencing will be checked daily for adequacy and robustness.

Signage will be displayed on the boundary to give advice of Danger – Construction site keep out. Details of the Principal Contractor will be displayed along with an out of hours contact number.

It is proposed that no plywood hoarding is erected to the boundary of the site, this is to allow the public clear visibility across the site so progress can be viewed as can unsafe behaviours or any criminal activity out of hours and facilitate movement of wildlife.

(Proposed heras type fencing)



(Site boundary fence line shown red, tree protection and badger protection shown green)

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There will be no security guarding on the site until such time as groundworks are complete, at which time a remote camera system will be introduced to monitor the construction site 24 hours, this will comprise a motion detector on the site and a recording camera with live streaming capability.

8. Mitigation of impact on highways

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To minimise the risk of mud and debris impacting the public highway and paths a wheel wash procedure will be introduced rather than a fixed installation, before any construction vehicle leaves the construction site and whilst in the loading / unloading area the wheels and any low-lying bodywork of the vehicle will be washed by the vehicle operative using a pressure washer with brush attachment, this being undertaken in the loading unloading area.

No detergent will be used under any circumstances.

All contractors using plant on site will be instructed to incorporate the above procedure in to their work package plans, these being checked by a senior person and implemented at site level. The Construction site is low and sloping away compared to the surrounding pavement, therefore any wash down residue will be contained in the construction site.

Temporary traffic orders will be sought for a maximum of three weeks in the early stages of the project to facilitate the widening and remedial works to Smugglers Way.

No further traffic orders will be envisaged at the time of preparing this document.

9. Public engagement

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Prior to the construction phase, all homes and or businesses situated on with access from Smugglers Way and Lower Waites Lane will receive a direct mailshot / newsletter to inform of the pending construction works including the identification of the construction commencement and completion dates, contact numbers of key persons within Gemselect Limited and the hours of site operation.

A description of the project will also be included and a description of any potential impact on the neighbourhood.

At 3 monthly intervals all homes previously in receipt of the initial mailshot will be updated with a further newsletter giving details of progress, contact details of key persons and potential impact on the surrounding neighbourhood.

Within each mailshot it will be made clear that people living in the vicinity of the works are encouraged to engage with the Gemselect management team and comment on our plans and proposals to minimise nuisance and disruption throughout the construction process. Engagement opportunities will be face to face via Meetings with our on Site Management Personnel who will adopt an open door policy, or via email or telephone.

On Site Engagement: Site Manager

By email: info@gemselect.co.uk

By phone: 01424 772000

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Due to the contained nature of the works, both noise and vibration pollution will be minimal. Considerations along with mitigation is identified in our schedule below.

Source	Mitigation
Earth moving plant:	All plant will be fitted with silencers and these will be used at all times. No risk of vibration is perceived.
Delivery vehicles:	Delivery drivers will park in the designated area and will be instructed to turn off engines whilst being loaded or unloaded.
Piling:	No driven piling works will be carried out on the site, foundations have been redesigned strip foundations to reduce noise and vibration.
Breaking up:	Breaking up activities carried out with compressed air tool, working times restricted commencing at 9.30am and ending by 3pm. Where possible large areas of concrete will be saw cut to small sections reducing vibration. Paving's will be taken up by hand.
Demolition:	Minor demolition operations will be carried out by hand.
Power tools:	Use of power tools on site will be monitored for noise, wherever possible the recommendation to all workers will be our preference to battery operated tools which operate at lower decibel ratings.
Impact noise:	Scaffolders will be supervised to ensure they do not drop tubes and fittings when erecting or dismantling the scaffold structures.
Site boundary:	Due to the location of the site, no restrictions are placed on noise levels at the site boundary. We will aim for no more than the following background noise level of 80db at the boundary during construction operations with no noise at weekends or on public holidays, this will be checked by infrequent monitoring by the company safety officer using hand held audiometric equipment and rule of thumb.

11. Dust Pollution

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Due to the contained nature of the works, dust pollution will be minimal. Considerations along with mitigation is identified in our schedule below.

Source	Mitigation
Mobile plant and vehicles:	Plant and vehicles will be contained wholly within the site. Delivery times will be restricted. Damping down will occur within the site boundary.
Demolition activities:	Carried out by hand, minimising dust generation.
Breaking and Cutting:	Hydraulic breaker used to remove concrete slabs, damping down and wet cut will be used. Debris will be swept clean and placed in skip.
Skips:	Skips will be placed in site storage areas, skips will have tarpaulin cover over them at the end of each working shift.
General debris:	Site road and adjoining pavement will be swept clean whenever the need arises.
Delivery vehicles:	Vehicle deliveries will be received on paved roads, vehicles will not enter the site where dirt could be collected on tyres.
Access and egress:	Access to the site via the site boundary fencing gate. Site swept clean daily.
Cutting and grinding:	Wet cutting will be used for all groundwork activities, works will be carried out within the site area and swept clean following the activities.
Internal finishes:	Cutting of timber and sanding down of walls will be carried out using mobile extraction on all tools and equipment, the site will be swept clean internally weekly.
Fires / Burning:	No burning or fires will be permitted on the site.
Fume or gas release:	No likelihood for fume or gas release.
Odour release:	No likelihood for nuisance odour release.

12. Light pollution

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Due to the contained nature of the works, light pollution will be minimal. Considerations along with mitigation is identified in our schedule below.

Source	Mitigation
General site lighting:	During the Winter months site lighting will be erected to illuminate the site accommodation area only at dawn and dusk, site lighting will be low level on temporary poles not higher than 2.4 m above ground and will be directional pointing towards the site, lighting will be turned off when the site is unattended.
Security site lighting:	N/A Camera system with infra-red capability pointing inwards to the site.
Task site lighting:	Task lighting will be direction to ensure that there is no light spill on the pavement or glare that can be seen from the pavement, road or premises opposite. Task lighting will be used in structures in production and will have no impact for pollution.
Vehicle lights:	Inductions given to workers parking vehicles or delivery drivers to dim headlights and turn off headlights when stationary.
Advertising:	No illuminated advertising will be permitted on the site boundary or visible from the site boundary.

13. Ground & Surface water pollution

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Due to the contained nature of the works, pollution risks are extremely low. Considerations along with mitigation is identified in our schedule below.

Source	Mitigation
Contaminated Ground:	No risk of pollution from contaminated ground on the site.
Waste Liquids:	Waste liquids from processes on the site will be cured in a sand tray before disposal. Any liquids that do not cure will be kept in their container for offsite disposal by the relevant contractor. Whilst on site liquids will be on a bunded tray.
Spillage:	Sand will be available on site at all times to contain and adsorb any spill on site. The induction will provide information about the spill procedure on site.
Effluent:	No risk from effluent escape causing pollution.
Vehicle fuels, oils, fluids:	No risk from vehicle fuels causing pollution from the site operations.
Streams:	Temporary earth bund 200 mm high will be formed along the line of the stream / ditch to minimise pollution from overland flows from the site.
Rivers:	No rivers present or at risk of pollution.
Coastal:	No coast present or at risk of pollution.
Drainage:	Drainage in the road in proximity of the site. Sand socks will be available on site to curtail any spillage that may pose a risk to surrounding drainage.
Overland:	The risk of overland flow pollution is possible, where necessary earth bunds or straw bales will be positioned to low lying areas of the site where water run off occurs. This will be subject to risk assessment as construction commences, this being reviewed weekly.

14. Waste management

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The designated Site Manager with the assistance of the wider site team will be responsible for minimising organising, recording and monitoring waste during Construction, the following waste streams are identified with the stated principles being adopted:

Specific targets (segregated skips or waste heaps maintained on site)

100% of timber off cuts and arising will be segregated for recycling off site.

60% of soils from excavations will be reused on site.

20% of bricks, concrete and ceramics will be reused on site as fill materials.

80% of bricks, concrete and ceramics will be segregated for recycling off site.

90% of cardboard, paper and packaging will be segregated for recycling off site.

90% of gypsum products will be segregated for recycling off site.

100% of metal waste will be segregated for recycling off site.

All remaining waste streams to be disposed of as general waste, a licenced waste transporter will be procured, the appointed company will be expected to have a waste to transfer station with a subsequent waste diverted from landfill percentage of +80%

Overall company target

10% recovery for reuse,

75% sorting for recycling,

15% to landfill.

All waste movements will leave site in either a sealed container or fully covered skip, only licensed waste carriers will be used, this will be checked and monitored by our senior management team. Vehicle movements will comply with the requirements for deliveries and wheel washing previously noted in this plan.

The Site Manager with the assistance of the off site Management team will adopt a robust purchasing and procurement process which ensures that materials are ordered to sufficient quantities to reduce waste and where practicable packaging materials are reduced or eliminated.

Gemselect Limited

59 – 60 High Street, Battle, East Sussex, TN33 0EN



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