

**Construction of 9 Dwellings  
Home Farm, Bedfield, Suffolk, IP13 7EE**

**Construction Management Plan  
Revised December 2022 (see sections 9 & 14)**

**1. Introduction**

Set out below is a brief overview of the systems and procedures we intend to use in controlling the construction operations on site at the above address, in the interests of the neighbours, construction personnel, the client and all other third parties.

**Site location**

The site is currently vacant land consisting of industrial barn buildings.

**Outline of Development Scheme**

The approved development scheme will be constructed on the land post demolition of the existing buildings and conversion of 1no existing building.

**Existing Boundaries**

The site is bounded by fields to the side, two neighboring properties and the road to the front.

The boundaries are made up of close-boarded fencing or existing hedging which will be retained where possible. The final boundary will be as noted on the approved drawings.

**2. Site access and traffic management systems**

**Highways**

Access to the site will be from the already existing established access points on Bedfield Road, as indicated on the approved drawings. All deliveries will be placed far into the site upon their arrival via existing haul road, minimizing any impact on the neighboring environment.

Cars will be allowed to park on site in a dedicated parking zone.

Unauthorised pedestrian access to the site will be prohibited.

All site access will be controlled by the Main Contractor.

The build schedule has been developed to minimise the need for several deliveries on the same day. Strict material delivery scheduling will be imposed on the project to ensure that any congestion is avoided. Deliveries will only occur during normal site working hours.

Clear instructions will be issued to all direct suppliers and subcontractors detailing access.

**3. Emergency services routes and access by third parties**

The site coordinates have been identified and will be kept for use in case emergency services need to be called to site.

**4. Police requirements**

No specific Police requirements are envisaged.

**5. Local Environmental considerations**

It is the firm intention to minimise any impact that the construction process could cause to the Local Environment and the neighbouring community. The neighbours will be kept informed, by letter drops and /or phone, of planned works and possible delivery and noise implications. Neighbours will be given our phone numbers to enable them to make contact and/or ask for any information they may wish for.

All care will be taken not to cause noise and dust pollution. Below are some actions that will be carried out to abate these problems.

Reduction in noise disruption will be achieved by: -

Coordinated delivery times and efficient traffic management to prevent queues of traffic accessing the site.

Ensuring all plant has sound reduction measures (mufflers, baffles or silencers), where appropriate.

Utilising construction techniques that minimise the production of noise.

Strict adherence to the site working hours.

Ensure all workmen are aware of noise pollution and minimise any noisy activities.

Implementing an effective procedure to deal with complaints from third parties to ensure issues are dealt with efficiently and quickly.

Reduction in dust pollution and other airborne debris will be achieved by: -

Given the type of construction, the soil type and the temporary haul road surface, the level of dust is expected to be minimal.

Ensure that all materials transported to and from site, or stored on site, are in enclosed containers or fully sheeted.

Ensuring stockpiles of topsoil etc are kept damp in dry windy conditions.

If required, during dry periods the works are to be damped down to control the generation of dust.

Making sure all dust generating materials are adequately packaged.

If required, clean the road of dust and mud.

Keeping the loading drop heights of spoil into lorries/skids as low as possible.

Implementing an effective procedure to deal with complaints from third parties to ensure issues are dealt with efficiently and quickly, via an advised and dedicated telephone number.

In addition to the above provisions the following measures will be taken to reduce any further negative effects on the environment: -

In the unlikely event that any contaminants are found on site; we will ensure that they are safely stored and disposed of with the necessary procedures put in place to deal with leaks and spillages etc.

Waste is being minimised throughout the construction process. A waste management system will be implemented on site (see below).

We will also liaise with the neighbours regarding any other sensitive environmental issues that need to be addressed.

## **6. Tree Protection**

Tree Survey has been carried out by independent consultant. Our civil engineer will design any root barrier protection scheme if required, should there be any concern on existing root projection.

## **7. Site Setup**

Site Access

The site will be accessible via the existing entrance, as defined above.

## **8. Site Security**

Security during site working hours will be our responsibility. Temporary fences will be used to close off the site as necessary.

We will ensure that all plant and materials are stored safely and securely after the workday ends.

## **9. Lighting**

In order that construction work can continue effectively and safely in periods in insufficient natural light, the site must be fitted with suitable artificial lighting. However, there will be a commitment to keep lighting levels at the site as low as possible.

Security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).

The direction and angle of any external lighting will not cause light spill, glare, or nuisance to neighbouring properties or highway users. Where practicable, the use of shields or covers will be used to minimise the level of obtrusive light beyond the site boundary.

Any light sensors fitted will be adjusted as such to ensure that they are only activated from activity on the development site.

The use of external lighting overnight will be minimised consistent with safe access, egress, and security of the development site.

**A wildlife sensitive lighting plan has been provided in the Biodiversity Enhancement Plan (Figure 12). The following measures must be adhered to:**

- Lighting will only be used where absolutely necessary. A maximum of one new external light will be installed per property.
- Exterior lights will emit lights of <2700k, to avoid the parts of light spectrum most disturbing to bats
- Positioning lights at angles of not greater than 90 degrees to the ground (i.e. facing directly downwards) will reduce overspill of light and sky glow, which can disrupt the nocturnal behaviours of bats and insects
- Any exterior lights, such as security lighting, will use Passive Infra-Red sensor or other motion-activated lighting rather than lighting which remains on throughout the night
- Any street lighting will use down-cast or low-level lighting (such as bollards) to illuminate pavements or walkways where necessary
- All exterior lights will use LED's and will be fitted with hoods/cowls to limit light spills
- Lights will be placed on the site in a configuration which focuses light inwards, preventing spilled illumination of the surrounding area, particularly nearby trees and hedges
- Lighting will also be focused away from the installed bird, bat and invertebrate boxes, and away from loft access points as these are far more likely to be used if installed in dark locations.

#### **10. Control of construction traffic**

As indicated above, site deliveries will be scheduled to avoid conflict and routes to site will be clarified in advance.

The site entrance will be clearly marked and phone numbers made visible.

Waste from site is being minimised at every stage. Segregated skips will be used when applicable.

All deliveries to site will be scheduled.

#### **11. Site Offices and welfare accommodation**

A small canteen/toilet/welfare unit will be provided and located on the site. This unit will have water and electricity feeds. The unit will be located so that there is no overlooking to neighbouring gardens/houses.

#### **12. Liaison and good neighbour policy**

We will keep good liaison going with any affected neighbours throughout the project.

#### **13. Protection of Third Parties**

All construction activities will be carried out within the boundaries of the site, away from the roadway and its associated pavement.

Boundary reconstruction will be carried out with temporary fencing to protect neighbours and their property.

#### **14. Working hours**

Normal site working hours will be as follows:

Monday - Friday 8.00 – 17.30

Saturday - 8.00 – 13.00

Sundays - Site closed

#### **15. Site surveys**

Before work starts, we will produce:-

A Biodiversity enhancement strategy has been undertaken

A survey of the existing surface and foul water system

A utility survey has been undertaken

A existing tree survey has been undertaken

#### **16. Materials control and storage**

Delivery vehicles will be controlled to ensure that unloading only takes place within designated times and in the correct location.

Where "Just in Time" deliveries are not economic or practical, site storage of materials and plant will be very carefully controlled and located towards the site frontage.

Storage of key equipment and materials will be in a secured container. Once the shell of the buildings are in place, materials will be stored securely in the shell.

Wherever possible materials will be delivered shrink-wrapped and palletised to be unloaded and distributed safely.

#### **17. Secure storage of materials, plant, tools, chemicals and gases**

Secure storage of materials, plant, chemicals and gasses will be carefully controlled. The majority of unloading and distribution will be by forklift truck or similar.

#### **18. Rubbish removal, management and recycling**

Waste from site will be kept to an absolute minimum:

Reuse of existing topsoil and clean spoil excavated for the new building, in foundations, driveway substrate and landscaping.

Enforcing good housekeeping measures e.g. proper storage of materials to minimise spillage.

The use of raw materials as per manufacturer's instructions.

Identifying recyclable and salvageable materials and where feasible find secondary or alternative uses.

Segregate waste types to facilitate recycling activities.

Working with suppliers / subcontractors to minimise surplus material delivered to site.

Working with suppliers to ensure only the necessary minimum of packaging is used.

Consideration of alternative materials with lower wastage levels.

Ensuring that all Duty Of Care and other legal requirements are complied with during the disposal of wastes.

Consulting with suppliers to determine correct / appropriate disposal routes for waste products and containers.

Setting waste reduction targets as well as educating and informing site staff.

Reducing usage of diesel, electricity and water on site by adopting good practices and management procedures.

Where gypsum plaster products are used the specialist contractors will be required to arrange recycling directly with the manufacturer.

It will be our responsibility to keep the site safe from buildup of rubbish.

#### **19. Induction / Site rules /consultation**

Every person who works on site will receive a specific project induction before they are allowed to commence work on site.

Induction talks will include site rules:

Behavior toward others on site and nearby  
Drugs and alcohol  
Smoking areas  
PPE and safety issues  
Welfare facilities and use of  
Security issues  
Emergency procedures  
Good and bad practice  
Waste management

## **20. Health and Safety**

Every effort will be made to minimise risk and control exposure to hazards; H&S will be diligently monitored throughout the project.

Appropriate safety clothing and protecting equipment will be used at all times.

An appropriate First Aid kit will be maintained on site at all times.

Noise and Hearing Protection zones.

Careful planning and use of appropriate plant and equipment will keep these requirements to few and very short periods.

END