

LAND AT RED HOUSE FARM, PRIORY ROAD, FRESSINGFIELD, SUFFOLK

CONSTRUCTION MANAGEMENT STATEMENT



JUNE 2023

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Revisions

Date		Revision

1.0 INTRODUCTION

Client: RAER Group

Planning Authority: Mid Suffolk District Council

Planning Permission

Application Reference No.: 4410/16

Description:

Hybrid application comprising: Full Planning Permission for the erection of a new Scout Headquarters Building, with associated facilities and access road and Outline Planning Permission for the construction of up to 28 residential dwellings with all matters reserved (layout, landscape, appearance and scale) (revised scheme to planning application 2285/15).

Land And Buildings At Red House Farm, Priory Road, Fressingfield IP21 5PH

Approval Of Reserved Matters

Application Reference No.: DC/20/03457

Description:

Reserved Matters application relating to Hybrid Permission 4410/16. Submission of details for the Outline Planning Permission for Layout, Landscaping, Appearance and Scale for the construction of up to 28no dwellings (some affordable).

Land And Buildings At Red House Farm, Priory Road, Fressingfield, Suffolk

This Construction Method Statement has been produced by CLPM Limited on behalf of the Client to address:

- A. Condition 16 of Mid Suffolk District Council's Planning Permission decision notice dated 15 August 2017.

Condition 16: ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT- PRE COMMENCEMENT CONDITION TO OUTLINE PERMISSION: CONSTRUCTION MANAGEMENT TO BE AGREED

Prior to the commencement of development details of the construction methodology shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:

- a) The hours within which delivery/collection of materials for the said construction shall take place at the site
- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height
- c) Details of how construction and worker traffic and parking shall be managed including temporary road signs
- d) Details of any protection measures for footpaths surrounding the site
- e) Details of any means of access to the site during construction
- f) Details of the scheduled timing/phasing of development for the overall construction period
- g) Details of any wheel washing to be undertaken, management and location it is intended to take place
- h) Details of the siting of any on site compounds and portaloos
- i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition

The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority

Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity

- B. Condition 9 of Mid Suffolk District Council's Approval Of Reserved Matters decision notice dated 2 August 2021.

Condition 9: COMPLIANCE AND SUBMISSION REQUIREMENT: CONSTRUCTION METHOD STATEMENT

Prior to foundations being started and/or road construction and/or drainage installation a Construction Management Statement [with appropriate plans where necessary] shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved Statement and any associated plans. The Construction Management Statement and any associated plans shall include the following matters:

- details of haul routes for construction traffic on the highway network and monitoring and review mechanisms
- details of compound locations with full details [position, size and appearance] in relations to site office/s, welfare units, building material storage areas, skip/s, concrete silo/s, on-site parking areas for construction workers, site access arrangements
- details of overburden/topsoil storage areas, fuel storage, hazardous materials storage
- provision of boundary hoarding with publicly visible contact details [phone and email] for site manager and lighting
- details of proposed means of dust suppression
- details of proposed means of noise suppression
- full piling details
- details of measures to prevent mud from vehicles leaving the site during construction
- details of deliveries times to the site during construction phase of details of provision to ensure pedestrian and cycle safety
- programme of works (including measures for traffic management and operating hours)
- parking and turning for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials
- maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site
- the construction programme
- details as to how local people will be kept reasonably informed of the build programme

Reason: In the interest of highway safety, residential amenity and good neighbourliness

The site, an area of open grassland, is located to the south-west of the Village of Fressingfield in North Suffolk.

New Street runs along its north-west boundary, Priory Road is to the east of the site and an industrial unit is to the south. The residential dwellings of Priory Crescent are to the north-east, the Scout's headquarters is to the south-east and a public footpath extends along the south-east / south-west boundary.

The site is enclosed on the north-west, north-east and east boundaries by trees and hedgerows which will be removed or altered during the cause of the build programme of works.

The proposed scheme comprises the construction of 28no dwellings (some affordable) and the creation of a new vehicular access from New Street.

2.0 PROGRAMME

It is envisaged that the works will be carried out in phases with an estimated overall construction programme of 24 months.

For the proposed phasing, please refer to the indicative Phasing Plan in the appendix.

3.0 CONSTRUCTION WORKING HOURS

The working hours during the construction shall be restricted to:

07.30hrs to 18.00hrs on Mondays to Fridays

08.00hrs to 13.00hrs on Saturdays

No working on Sundays and Bank Holidays

Should a situation arise where it is necessary to carry out noisy operations outside the above hours, then prior written approval will be sought from Mid Suffolk District Council.

4.0 VEHICLE MOVEMENTS / TRANSPORTATION

The site is within Fressingfield, North Suffolk in an edge of village location bordering onto New Street.

Due to the limited public transport available in the vicinity of the site, there is a provision for on-site parking for site operatives - please refer to the indicative Site Construction Layout in the appendix.

There is currently no direct access from New Street and the creation of a new vehicular access, from New Street, forms part of the proposed scheme. It is anticipated that this activity will be carried out in the early stages of the programme of the works.

On completion of the new vehicular access from New Street, it is anticipated that most construction traffic (deliveries and waste removal) will access the site from the north-west via New Street from the B1116 or B1118 (primary routes).

However, prior to the creation of a new vehicular access from New Street and when access via New street is not possible due to changing site conditions, the site will be accessed from the south-east via Priory Road (secondary route) – it is envisaged that this will be primarily light construction traffic.

Although New Street is a relatively quiet road, traffic will be monitored and temporary road signs appropriately positioned, as required, to warn pedestrians and other road traffic users of the site access, turning and/or reversing construction vehicles.

It is anticipated that there will be adequate space within the site enclosure for the turning of construction vehicles to enable all vehicles to leave the site in a forward gear. This will minimise the risk to pedestrian and other road traffic users of New Street and the west end of Priory Road.

In the event when site conditions prevent the turning of construction vehicles within the site enclosure, vehicles will reverse into the site enclosure from New Street (under supervision) and leave in a forward gear to minimise the risk to pedestrians and other road traffic users.

Construction deliveries and waste removal will be co-ordinated and managed to avoid peak times. Deliveries will be on a 'just-in-time' basis with a pre-arranged time slot to avoid congestion at the site and to alleviate pressures on the road network.

Proposed traffic route to the site:



5.0 CONSTRUCTION LOGISTICS

5.1 Security Hoarding, Access Gates and Scaffolding

The perimeter of the site will be secured with a combination of solid hoarding, timber fencing and Heras fencing. Please refer to the indicative Site Construction Layout in the appendix.

Relevant construction operational and Health and Safety signage will be displayed on the Heras fencing, with the site manager's contact details and phone number.

5.2 Site Offices and Welfare Facilities

Site accommodation (comprising site offices and welfare facilities) will be located within a secure site compound positioned to the south of the site, to minimise any nuisance to the neighbouring properties - please refer to the indicative Site Construction Layout in the appendix.

5.3 Traffic Management

All construction deliveries and waste removal will be coordinated with the site management and a delivery procedure and traffic management plan implemented. This will be reviewed periodically throughout the project and revised as and when necessary. Details of the delivery procedure (and updates) will be shared with sub-contractors and suppliers in advance.

Deliveries will be scheduled on a 'just-in-time' basis with a pre-arranged time slot to avoid congestion at the site and to alleviate pressures on the road network.

Loading and unloading of deliveries will be within the confines of the site enclosure.

Construction vehicles (deliveries and waste removal) will be monitored and controlled by the traffic marshal to ensure pedestrian safety and to minimise any potential disruption to other road traffic users.

Construction vehicles will be directed into the site enclosure to ensure that the public highway remains clear. Where turning on site is not possible due to changing site conditions, the vehicles will be required to reverse into the site enclosure from New Street (under the direction of a traffic marshal) and leave in a forward gear, to minimise the risk to pedestrians and other road traffic users.

All vehicles leaving site will be inspected and washed down, as necessary, to prevent mud transfer onto the highways (New Street & Priory Road).

Regular inspections of the site boundaries, adjacent public footpath, verges and highway will be carried out and a cleaning regime implemented to ensure these public areas are kept debris free.

5.4 Waste Management

A waste management plan will be prepared in due course. This will be reviewed periodically throughout the project and revised as and when necessary.

A designated waste storage / skip area will be located within the site enclosure - please refer to the indicative Site Construction Layout in the appendix.

Waste storage skips, bins and waste removal vehicles will be suitably covered to minimise the risk of excessive dust & debris within the site and on the highway.

5.5 Site Storage

Materials will be stored in a designated storage area within the site enclosure.

Materials will be securely stored and covered so as not to cause a nuisance & pollution to the surrounding areas.

5.6 Licences

The Contractor will apply for all licences, as necessary.

5.7 Highways

Prior to commencement, the Contractor will carry out a photographic survey of the adjacent road surfaces, verges and public footpath.

Any areas damaged during the construction process will be reinstated.

6.0 ENVIRONMENTAL

The Contractor (and any sub-contractors) will take all necessary measures whilst carrying out construction works, to reduce the effect of noise, dust, nuisance and disturbance to the adjacent properties and occupiers as well as to prevent unauthorised access to the site.

6.1 Noise Control

The working hours during construction will be restricted to between 07.30hrs and 18.00hrs Mondays to Fridays and between 08.00hrs and 13.00hrs on Saturdays. No works will be carried out on Sundays and Bank Holidays.

Once the infrastructure is available and when practicable, plant and equipment powered by mains electricity will be used in preference to equipment powered by petrol or diesel engine.

All plant and equipment will be maintained in good and efficient working order and operated in such a manner as to minimise noise emissions. All plant will comply with the relevant statutory regulations.

Plant and equipment in intermittent use will be shut down or throttled down to a minimum when not in use.

6.2 Vibration Control

Where practicable, plant, equipment and construction methods will be selected to minimise vibration.

6.3 Air Pollution, Dust and Dirt Control

Activities with the potential to generate dust will be visually monitored by the site team and appropriate methods of working will be selected to minimise dust and air pollution.

Dust nuisance arising from dusty activities on site will be prevented using dust suppression measures such as water spray, covering up and screening of activities likely to generate dust.

To prevent any significant amounts of dirt or dust being transferred onto the public highway, a cleaning regime will be implemented on site.

In addition, regular inspections of the site boundaries, adjacent public footpath, verges and highway will be carried out and cleaned to ensure these public areas are kept debris free.

Skips to be sheeted to prevent the escape of dust, particularly during transportation.

No burning of materials or refuse will be permitted on site. No crushing of materials will be undertaken on site.

The Site Manager will endeavour to respond to all complaints relating to dust and air pollution issues. A log of all such complaints, together with any actions taken to resolve the issues, is to be maintained and kept on site.

6.4 Utilities

Arrangements will be made with the appropriate Statutory Undertakers for providing the infrastructure and installation of permanent utility supplies, at the earliest opportunity.

In the interim temporary supplies, including the use of generators, will be utilised to facilitate the works.

6.5 Ecology

The works will be carried out and managed in accordance with the Ecology report.

6.6 Asbestos

The site is vacant land and as such an asbestos survey is not applicable.

6.7 Contaminated Land

If any unexpected ground conditions are uncovered during construction, MSDC Environmental Health will be contacted and any appropriate actions taken, as advised.

7.0 COMMUNITY LIAISON AND CONSULTATION

Prior to commencing works, the contractor will liaise with the neighbouring residents. The aim is to nurture positive relations with the neighbours and to resolve complaints in a timely manner.

Neighbouring residents will be kept informed of any potentially disruptive activities likely to affect them.

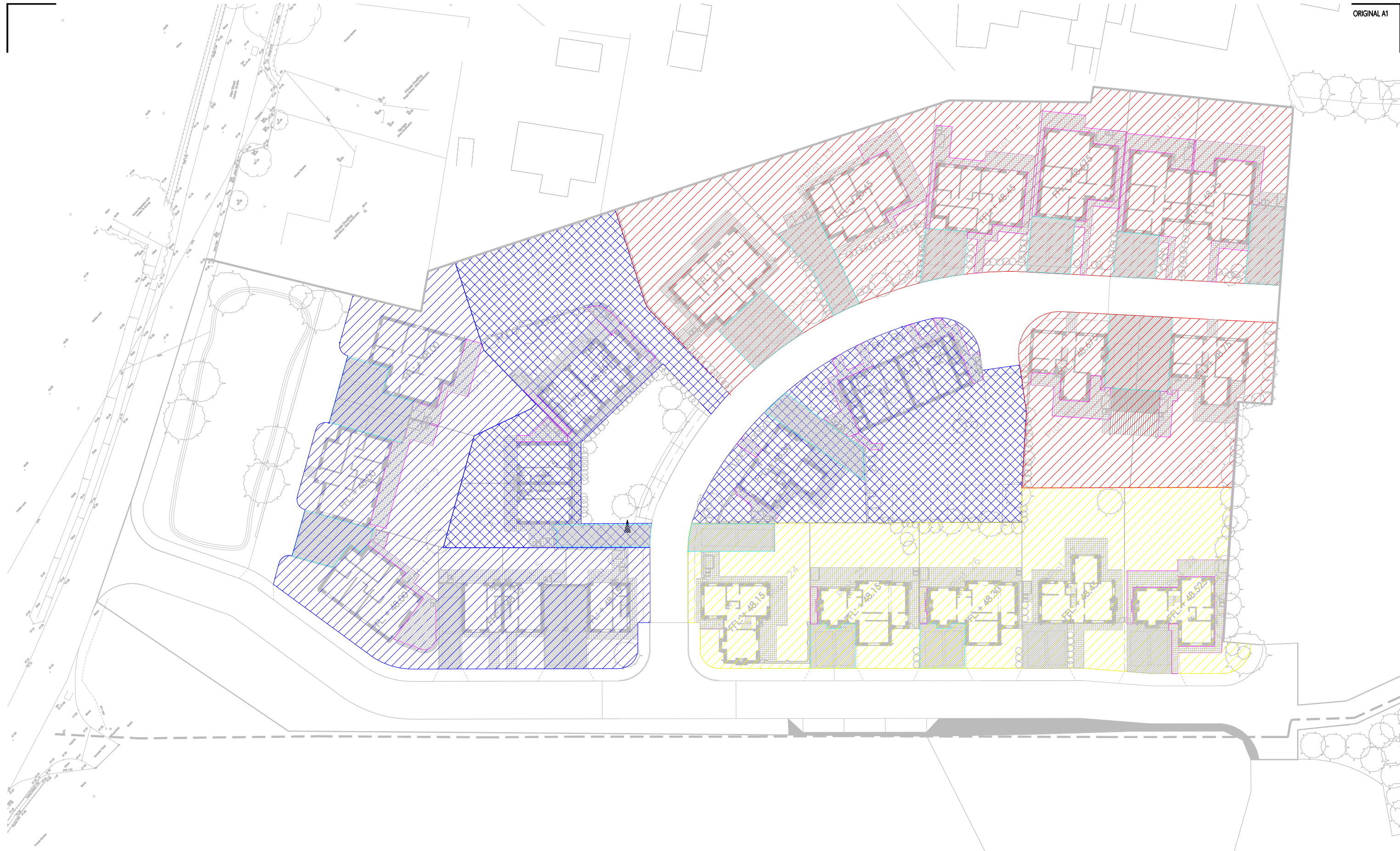
Site contact details and phone numbers will be noted on signage fixed to the hoarding.

8.0 CONCLUSION





This Construction Management Plan forms the basis of an ongoing 'live' document which will be further developed as more details become available and as site conditions change during each phase of construction.

APPENDIX

PLANS & PHOTOGRAPHS

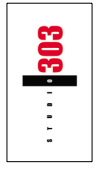


INDICATIVE PHASING PLAN

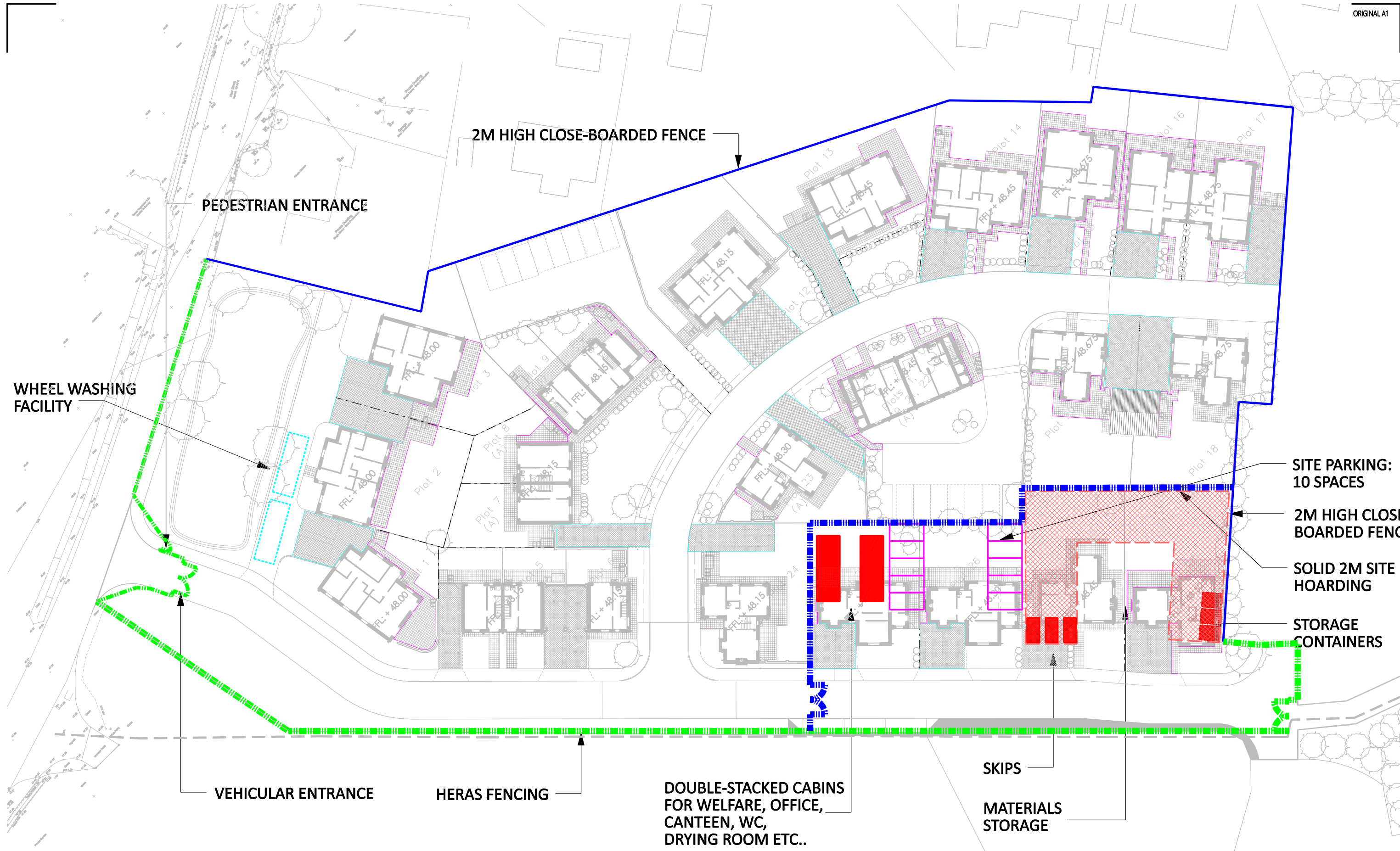
-  PHASE 1A
-  PHASE 1B
-  PHASE 2
-  PHASE 3

REVISION	NOTES	DATE

JOB: FRESSINGFIELD SUFFOLK
 CLIENT: BRIP 7
 DRAWING: INDICATIVE PHASING PLAN
 DATE: MAY 2023
 DWG NO: 696 2001 REVISION:
 STATUS: SCALE: 1:250 AT A1/ 1:500 AT A3



DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED ON SITE. COPYRIGHT PROTECTED.



INDICATIVE SITE CONSTRUCTION LAYOUT

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED ON SITE. COPYRIGHT PROTECTED.

REVISION	NOTES	DATE
A	GENERAL AMENDMENTS	20/02/23
B	GENERAL AMENDMENTS	20/02/23
C	GENERAL AMENDMENTS	01/02/23
D	REVISED IN ACCORDANCE WITH CONTRACTOR'S COMMENTS	01/02/23
E	PLANNING EXPEDITED TO SEPARATE DRAWING	02/02/23
F	HERAS FENCING ADJUSTED	08/02/23
G	7 PARKING SPACES OMITTED	08/02/23

JOB:	FRESSINGFIELD SUFFOLK
CLIENT:	BRIP 7
DRAWING:	INDICATIVE SITE CONSTRUCTION LAYOUT
DATE:	MAY 2023
DWG NO:	696 2000
REVISION:	G
STATUS:	SCALE: 1:250 AT A1/ 1:500 AT A3



Access to the site via New Street from B1116 direction:



Access to the site via New Street from B1118 direction:

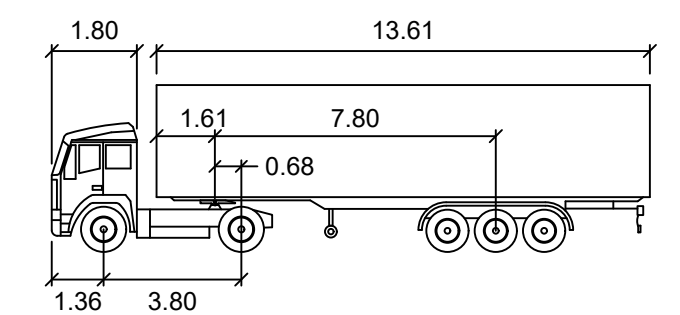
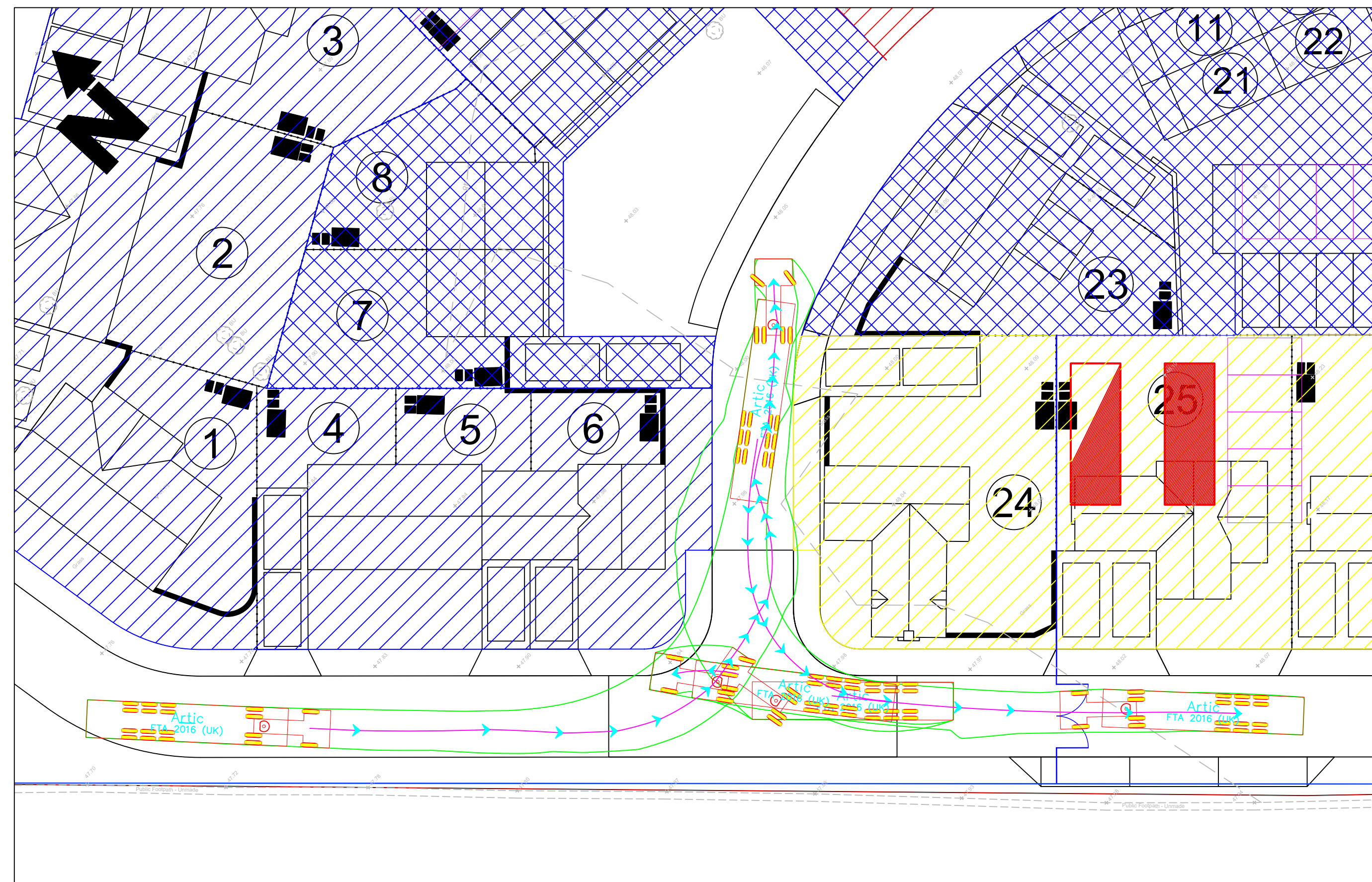


Access to the site from west end of Priory Road:



Public footpath adjacent to the site:





Artic		units
Tractor Width	2.55	Lock to Lock Time : 6.0
Trailer Width	2.55	Steering Angle : 42.7
Tractor Track	2.55	Articulating Angle : 70.0
Trailer Track	2.55	

PRELIMINARY
 SUBJECT TO BUILDING
 REGULATIONS APPROVAL

REVISION / DATE / DESCRIPTION

ADDRESS	New Street, Fressingfield, Suffolk IP21 5PG	DATE	06 JUNE 2023
CLIENT	RAER Group	SCALE @ A1	1:500@A1
TITLE	Construction Vehicle Tracking	PROJECT NO	14074
PROJECT DESCRIPTION	New Housing Development	DRAWING NO	006
		REVISION	-