



Construction Method Statement **Construction Management Plan (CMP)**

Site

Land off Duck Street, Little Easton, CM6 2JE

Date

Jan 2024

Document Reference

LIT1 / CMP- 001

Revision

Orig

Contents

1.	Location.....	2
2.	Haul Roads	2
3.	Parking, Delivery and Contractors Compound	2
4.	Construction Operating Hours	3
5.	Dust and Dirt Control Measures	4
6.	Noise.....	5
7.	Noise Mitigation	8
8.	Odour Control Systems	9
9.	Lighting of compounds and works during construction.....	9
10.	Security fencing and hoardings including facilities for public viewing.....	9
11.	Site Access and Protection Arrangements	10
12.	Procedures for Interference with Public Highways	10
13.	External Safety and Information Signing Notices	10
14.	Liaison, Consultation and Complaints Procedures	10
15.	Access and Protection Measures	11
16.	Induction/Signing In.....	11
17.	Procedures for Interference with Highways, Road Closures, Diversions	11
18.	Waste Management.....	11

Appendices

- A. Location Plan
- B. Site Compound / Construction Drawing
- C. Construction Traffic Management Plan

Purpose of the CMP

The purpose of the Construction Management Plan is to identify the various aspects of site setup, traffic management, site protocol and general site procedures in an attempt to reduce the impact of our development on the surrounding area. The CMP is also regulated by Condition 12 of Full Planning Permission UTT/23/1439/FUL.

The CMP Statement shall provide for:

- haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- provision of boundary hoarding and lighting
- details of proposed means of dust suppression
- details of measures to prevent mud from vehicles leaving the site during construction
- details of deliveries times to the site during construction phase
- 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.

1. Location

For access routes to Duck Street, Little Easton and the Denbury Homes site please refer to Appendix A, Location Plan.

Directional signage is to be provided within the vicinity of the development further to discussion and approval from the Local Authority.

The general arrangement of the site is shown on Appendix B and consists of 47no. residential dwellings and 6no. commercial units with the only vehicular access point located on Duck Street. The main estate road has a turning head to allow delivery vehicles to safely manoeuvre to allow safe forward facing exit from the site.

The on-site haul route is restricted to a maximum speed limit of 6 mph. Denbury Homes will impose a lower speed limit of 4 mph for all vehicles travelling over unmade ground to minimise the likelihood of dust creation. These speed limits apply to all vehicles at all times.

Please refer to Appendix B for details of proposed road layout within the site. The estate road will be constructed in the initial phase to ensure safe access/egress onto Duck Street. Temporary haul roads and routes over unmade ground will be updated within the Site Office on a regular basis.

2. Haul Roads

Please refer to Appendix B for details of the site. The amount of temporary structures will develop as the site progresses. The use of temporary structures will depend on site ground conditions, weather, build direction, unforeseen circumstances etc. As such, the haul road plan will be updated within the Site Office on a regular basis.

3. Parking, Delivery and Contractors Compound

There is provision for construction worker/visitor parking (min 24 spaces) allocated in the area adjacent to plot 26. This will be accessed off the estate road and will allow manoeuvring of vehicles to ensure safe forward facing exit from the site.

The estate road will be established early in the construction programme.

All traffic management, access and egress to this site is specific to this development and is further detailed on the appendices.

The Construction Plan indicates the location of the compound and parking. The site operations will be run from the contractors compound and will be served by the estate road. There is a turning head to enable safe loading/unloading and manoeuvring of vehicles to ensure safe forward facing exit from the site.

The main site compound area will consist of site office, canteen, welfare facilities and a number of storage containers and material racks. These will be provided initially with temporary, and when available, mains services for both the supply of water and electricity along with a temporary drainage connection, which will when feasible be connected to the main foul water drainage scheme.

All deliveries will go to the compound area for initial off-loading and subsequent distribution by forklift.

Materials will be unloaded from vehicles to either the compound or bulk storage areas by either forklift or 'hiab' type lorries.

Higher value or weather sensitive materials that are normally stored in containers will be distributed horizontally by all-terrain forklifts. They will also be used for the vertical transportation of materials; these will be landed on loading bay platforms incorporated into the elevation scaffolds as set out in our Health and Safety procedures. At no time will materials be allowed to be stored in any other areas outside those designated and fenced areas.

Appropriate bases for all use of mobile cranes/rotating forklifts will be required for the erection of timber roof members. These would also be used for the loading out of plasterboard, staircases and the like if required.

Fuel tanks will be bunded for the duration of the construction phases. Site will also have spillage kits.

4. Construction Operating Hours

The hours of work will be:

- Monday – Friday 08:00am – 18:00pm
- Saturday 08:00am – 13:00pm

No work will be allowed on Sundays or Public Holidays.

These hours may be varied in exceptional instances subject to approval by West Suffolk District Council and subject also to any restrictions or requirements that they may impose.

In the unlikely event that works need to overrun for a genuine exception circumstance, we are aware of the need to submit a Control of Pollution Act 1974 Section 61 Prior consent application giving at least 28 days notice.

Timing for deliveries and collections are:

- Monday – Friday 07:30am – 18:00pm
- Saturday 08:00am – 13:00pm

No deliveries are permitted on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority in advance.

Timings for deliveries and plant movement from site are set out by Denbury Homes and make reference to the fact that the site is adjacent to residential properties and Stour Valley Community School.

Consideration therefore is to be given to pedestrians, residents, local traffic and children all of whom remain a priority at all times. These instructions have been communicated to our buying and surveying teams.

5. Dust and Dirt Control Measures

For all activities involving release of silica dust and persons carrying out sweeping activities, will be expected to wear a suitable face fit P3 mask.

Contractors must ensure that dust created by their work activities does not affect the health of other workers, residents and members of the public.

Site transport that creates substantial amounts of dust must ensure the following hierarchy of prevention is implemented:

- Adequate ventilation provided, or
- Water Suppression System used, or
- Local Ventilation Systems (vacuum) systems used

Where the above hierarchy cannot be implemented, those exposed to the dust must wear Respiratory Protection Equipment (RPE) – to grade APF 40 (full face respirator with filter to p3 standard).

Our appointed groundwork contractor is aware of the importance to install permanent drainage and laying site roads and this is reflected within the construction programme. The construction zone is reached via the estate road and this will be cleaned regularly to prevent mud from the site entering the Duck Street highway.

This will be in addition to regular clearing of mud and use of a forklift sweeper attachment to clean the estate road and ensure mud is not transferred onto the highway. We will also appoint a mobile mechanical road sweeper with vacuum facilities, spray facilities and on board storage. This shall be used for the sweeping and cleaning of the roadway system and the public highway immediately adjacent to the site, on a regular basis or as deemed necessary to prevent nuisance or hazards to other highway users and/or Debury Homes. Collected debris is to be disposed of at a licensed waste disposal facility.

During periods of dry weather, Denbury Homes will undertake the 'dampening down' of any unmade site roads by means of a towed dust suppression unit as and when required by the prevailing conditions on site. All Contractors carrying out activities such as mechanical cutting and grinding of stone, concrete kerb and slab cutting by ground workers, tile cutting at the ridge and verge by roofers will use dust suppression methods. Dry cutting will be allowed in the valley so long as roofers adopt a safe system of works.

6. Noise

Noise method, monitoring and recording statements in accordance with provisions of BS 5228-1:2009+AI :2014.

Denbury Homes are particularly aware of the need to mitigate noise and vibration wherever and whenever practically possible for any properties (sensitive receptors) which neighbour this development.

The potential noise sources from work undertaken in connection with this project may include:

- Earthworks
- Site Clearance
- Excavations
- Transportation
- Processing of reusable materials
- Tree Surgery, Grass Cutting
- Cleaning
- Construction
- Waste Management
- Operational noise from completed project

Denbury Homes will implement the necessary management and operational controls in order to minimise any adverse impacts on the local community from construction activities. The timing, duration and mitigation measures used are to be designed by the sub-contractor and approved by Denbury Homes to minimise impact on nearby receptors.

Work hours will be as per those stated above. Work and noise outside of these agreed hours is strictly prohibited without prior agreement of Denbury Homes and the Local Authority.

Denbury Homes will ensure all background and ongoing noise monitoring is undertaken during the construction phase, to ensure worker protection and mitigate adverse impact on sensitive neighbours and the environment.

Contractors will ensure the implementation of best practicable means to reduce noise levels and to ensure compliance with acceptable levels as per statutory legislation.

Options for the control and mitigation of construction impacts include effective site management, engineering control, acoustic screening, restricted hours of work and the provision of sound insulation and noise monitoring.

Contractors are to control construction noise and vibration emission from their work activities in accordance with the Control of Noise at Work Regulations 2005 and Controls of Vibration at Work Regulations 2005.

Screening will be considered where activities are undertaken against sensitive receptor boundaries. It is considered that the majority of boundaries are generally insensitive, however we will be mindful of the existing residential sites and the local environment. Denbury Homes will ensure that for both security and safety, all boundaries will be reviewed and the necessary measures adopted.

Prior to commencement of construction works which may emit noise, a method statement will be provided to Denbury Homes by the contractor, including method of works, programme, predicted noise levels and manufacturers specifications for equipment along with any specific control measures.

Best Practicable Means (BPM) of noise control will be applied during construction works to minimise noise (including vibration) at neighbouring residential properties and other sensitive receptors arising from construction activities.

The general principals of noise management are given below:

Control at source:

Equipment – noise emissions limits for equipment brought to site.

Equipment – method of directly controlling noise e.g. by retrofitting controls to plant and machinery.

Equipment – indirect method of controlling noise e.g. acoustic screens.

Equipment – indirect method of controlling noise e.g. benefits and practicality of using alternative construction methodology to achieve the objective e.g. vibrator piling techniques or hydro-demolition as opposed to more conventional but noisier techniques; selection of quieter tools / machines; application of quieter processes.

Control across site by:

- Administrative and legislative control,
- Control of working hours,
- Control of delivery areas and times,
- Careful choice of compound location,
- Physically screening site,
- Control of noise via contract specification of limits,
- Noise monitoring, to check compliance with noise level limits, cessation of works method is found.
- Many of the activities which generate noise can be mitigated to some degree by careful operation of machinery and use of tools. This may best be addresses by toolbox talks and site inductions.

The contractor shall comply with the recommendations set out in BS5228:2009 and in particular with the following requirements:

- Vehicles and mechanical plant will be maintained in a good and effective working order and operated in a manner to minimise noise emissions. The contractors will ensure that all plant complies with the relevant statutory requirements.
- HGV and site vehicles will be equipped with broadband, non-tonal reversing alarms.

- Compressor, generator and engine compartment doors will be kept closed and plant turned off when not in use.
- All pneumatic tools will be fitted with silencers / mufflers.
- Care should be taken when unloading vehicles to avoid un-necessary noise.
- The use of particularly noisy plant will be limited, i.e. avoiding use of particularly noisy plant early in the morning.
- Restrict the number of plant items in use at any one time.
- Plant maintenance operations will be undertaken at distance from noise-sensitive receptors.
- Reduce the speed of vehicle movements.
- Ensure that operations are designed to be undertaken with any directional noise emissions pointing away from noise-sensitive receptors.
- When replacing older plant, ensure that the quietest plant available is considered.
- Drop heights will be minimized when loading vehicles with rubble.
- Vehicles should be prohibited from waiting within the site with their engines running or alternatively, located in waiting areas away from sensitive receptors.
- Local hoarding, screens or barriers should be erected to shield particularly noisy activities.
- Piling will be carried out with the method that minimizes both noise and the transmission of vibration to sensitive receptors.
- Temporary noise screens will be used to reduce noise from particularly noisy activities and the height of perimeter hoarding will be extended where this would assist in reducing noise disturbance at sensitive receptors; and
- Hours of operation should be strictly enforced and any deviations other than those previously identified will be with the consent of the local authority.

Monitoring of noise and vibration will be undertaken when:

- Agreed levels are likely to be exceeded
- Upon receipt of substantiated complainants
- At the request of the Local Planning Authority following any substantiated complaints

Records of the monitoring of noise and vibration will be kept until the project is complete and will be available for inspection by of the Local Planning Authority.

7. Noise Mitigation

Maximum noise mitigation levels for construction equipment, plant and vehicles when measured 1 metres from the facade (free field) of any noise sensitive property, such as residential, shall not exceed the following levels:

- LAeq (10 hours) 70 dB between 08:00 and 18:00 (normal site working hours)

In line with the guidance of BS5228, the adopted daytime threshold for construction noise at the nearest noise-sensitive receptors is detailed in Table 1.

Table 1 – Daytime noise threshold at the nearest noise-sensitive receptors

Description	Criterion dB(A)
Rural, suburban and urban areas away from main road traffic and industrial noise	70
Pre School & Primary School boundary	65

A percentage of on-time for each assessed plant item has been calculated based on a 10 hour site day as per the Construction Management Plan, and plant operating hours provided by Denbury Homes in Table 2.

Table 2 – Plant assessed and percentage on-time

Plant	Quantity	Operating Hours per Unit	Percentage on-time
Diesel Generator	1	Constant	100%
Slab Cutter	2	2	19%
Forklift	1	4	38%

In addition to these items of plant, noise from 12 HGV movements per day has been assessed at an assumed speed of 15kph (10mph) along the access route shown in the Construction Management Plan as denoted in Appendix B by blue and green arrows.

If noise at a sensitive receptor, such as residential, is likely to exceed the levels stated above, the sensitive receptor and the Local Planning Authority must be pre-notified, in writing, at least 5 working days prior to work commencing, with the following information:

- Site Location
- Duration of site operation, including schedule of operations likely to cause noise and their hours of work.
- Noise characteristics

- Details of site operator community liaison for community assurance and managing complaints

Denbury Homes confirm in this particular development, we are not currently aware of any working practices that would result in the creation of noise at this level or beyond.

The maximum level of vibration at construction sites will be required to meet the criterion set out in BS 5228-2:2009+A1:2014.

Vibration levels which have the potential to cause building damage will not be tolerated.

No further sensitive receptors are considered to apply to the development.

Any required monitoring of noise and vibration will be undertaken by a suitably qualified and competent contractor, for example someone who holds the Institute of Acoustics (IOA) certificate of competence.

8. Odour Control Systems

No activities likely to create odours are foreseen to be undertaken on this development.

9. Lighting of compounds and works during construction

All activities will be undertaken in accordance with the Environmental UK Light Pollution Leaflet. Denbury Homes do not commonly work in 'out of light' hours; but will ensure that areas identified by the HSE (within statement below) will be suitably lit.

The HSE requires that we have installed adequate lighting –

“Adequate lighting should be provided to all areas and especially to those used in darkness hours, or where loading/unloading can be carried out in poor visibility or diminished lighting conditions. As a minimum, lighting should be provided for junctions, around plant and buildings, pedestrian routes and areas where loading/unloading is to be carried out. Guidance for road lighting can be found in BS 5489 'Road Lighting'.”

The Workplace (Health, Safety & Welfare) Regulations 1992 will be complied with in this respect.

Denbury Homes will not be working out of light hours on this development. There will be lighting to the site compound area only and only used whilst we are working on site. Timing of vehicle deliveries has been covered in Section 4 and will only be during daylight hours.

10. Security fencing and hoardings including facilities for public viewing

The boundary of the site will be secured with Heras fencing with mesh screening. In addition, tree protection barriers will be put in place.

The perimeter of the site compound will consist of mesh screening to all elevations. This will give physical segregation and visual separation of the compound when viewed from the nearby boundary area. It will be decorated in our corporate colours and be hoarded to a minimum of 2.4 metres.

11. Site Access and Protection Arrangements

Denbury Homes are committed to adhering to the requirements of the Health and Safety Executive (HSE) guides in respect of site access and protection arrangements for pedestrians, and road users:

- HSG150 Health and Safety in Construction
- HSG151 Protecting the Public, Your Next Move

12. Procedures for Interference with Public Highways

Denbury Homes are committed to adhering to the requirements of the Health and Safety Executive (HSE) guides:

- HSG150 Health and Safety in Construction
- HSG151 Protecting the Public, your Next Move

Denbury Homes will also be committed to meeting any requirements of Uttlesford District Council and local Highways authority.

13. External Safety and Information Signing Notices

A complete Construction Signage Pack will be provided on site.

14. Liaison, Consultation and Complaints Procedures

Liaison, consultation and publicity arrangements, including dedicated points of contact will be provided.

Denbury Homes operates a community liaison service in respect of its active development sites. This service relates to each separate development. The contact details are to be made available as a free phone number and as an email prior to the commencement of the site.

Any complaints received from any source, regarding a registered site or company, are recorded and responded to. All complaints are put into one of the following categories:

Noise
Dirt and Dust
Parking
Safety
Inconsiderate behaviour
Road Conditions and Vehicle Movements
Environmental Concerns
Pedestrian Access
Obstruction
Property Damage
Site Lighting
Working Hours
Other

The company will stay in contact with the complainant until the site or company has investigated and responded to the complaint and until the company is satisfied that the site is adhering to the Site/Company Code of Practice, at which point the complaint will be taken off the 'active' list.

15. Access and Protection Measures

Signage will direct visitors to the correct routes around the scheme, this applies to pedestrians and road users. Due to the nature of housebuilding – the phasing plan indicates where we will be building and at what point in time. All construction areas will be clearly segregated and secure with clear pedestrian routes within and outside the construction area.

Crowd barriers and walkways/footpaths will be installed for safe access around the site for all site users. Strict speed limits on site will apply and all necessary signage and crowd barrier fencing erected. ie. all plant crossings will be clearly visible.

The named site contact will provide the principal point of contact for all supervision and management of operatives and visitors to the site.

16. Induction/Signing In

All new suppliers, subcontractors, visitors etc will be inducted as required. A daily hazards board will be located within the compound indicating weekly occurrences such as heavy plant movement, crane visits, trench work, foundation work etc. All visitors will be required to report to the Site Manager within the Site Office on arrival and departure.

17. Procedures for Interference with Highways, Road Closures, Diversions

All notice periods will be adhered to in accordance with guidance from Uttlesford Council Highways. Any necessary notices to local residents, businesses etc will be issued. The remit and requirements will differ depending on the scope of works.

18. Waste Management

Where possible we will endeavour to include the recycling of packaging materials with suppliers.

Any materials in excess of our requirements will either be returned to suppliers or transferred to another site for use.

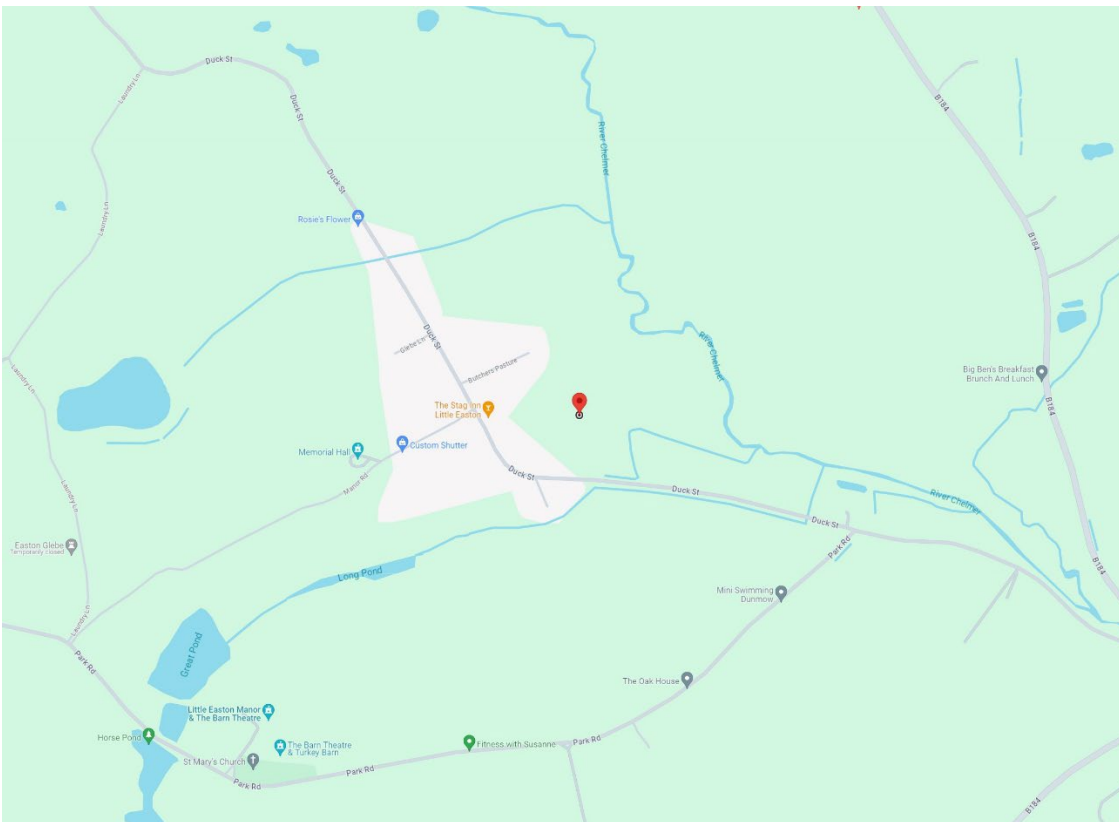
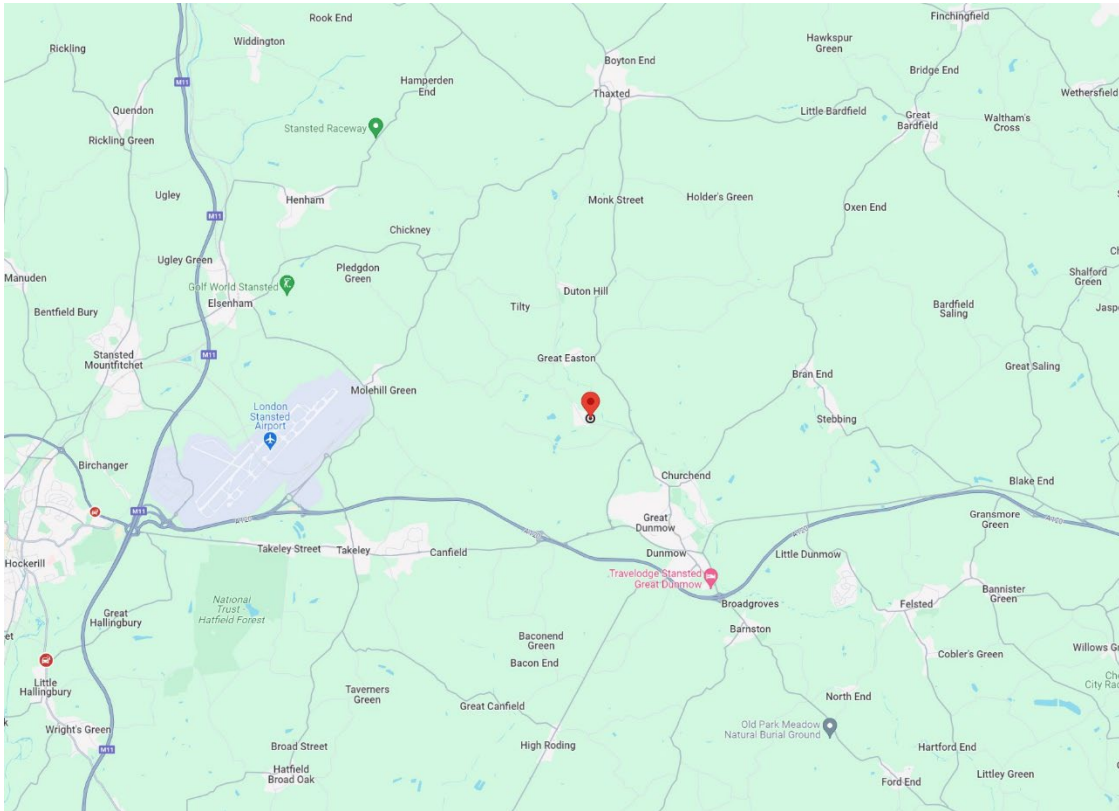
During the build stage we will be using skips that will go to a transfer station for segregation by a licensed waste carrier before forwarding for disposal/re-use/recycle.

So far as is reasonably practicable the waste will be segregated. Separate skips shall be provided for different types of waste. General Waste will go to a central skip then sent to a transfer station for segregation.

Project Element	Waste Type	On site reduction measures	On site reuse/recycling	Off Site reuse recycling
Timber - Shuttering hoarding/ Pallets/ joinery	Timber	Accurate ordering, safe storage, cleaning for re-use.	Re-use shuttering materials. Re-use off cuts where possible	Pallets sent back to suppliers, Shuttering materials re-used. Re-cycled with waste management company
Reinforcement studwork, cladding, steel	Metal	Accurate ordering, safe storage	None	Re-cycled with waste management company
Walls/ Manholes	Brickwork/ Blockwork	Accurate ordering, safe storage.	Temporary Roads	Re-cycled with waste management company
Packaging	Cardboard	Ensure all is placed in segregated skips	Not applicable	Re-cycled with waste management company
UPVC pipework and packaging	Plastic	Ensure all is placed in segregated skips	Not applicable	Re-cycled with waste management company
General canteen /office waste	General	Place waste in dedicated skips	Not applicable	Mixed waste

APPENDIX A

Location Plan



APPENDIX B

Site Compound / Construction Drawing

APPENDIX C

Construction Traffic Management Plan