

Construction Management Plan

‘The Top Yard’
Kingston Farm
The Street
Kingston near Lewes
East Sussex
BN7 3PB



Project:
Construction of a three bedroom house and associated farm office
(Planning reference: SDNP/23/00416/FUL)

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1.0 INTRODUCTION

This Construction Management Plan (CMP) refers to the proposed project plan to be adopted for the building of two storey house which has received planning approval on a former plot of agricultural land situated at the end of The Street in the village of Kingston near Lewes, East Sussex.

The plan provides details of the proposed approach to managing the construction works, sequence and methodology for the erection of the proposed farmworker house comprising a single dwelling with associated integral farm office, parking area and site landscaping.

This version of the plan is the original and refers to the pre-construction phase of the project, as no work has yet commenced on site. Should site circumstances arise to warrant changes to this original version, it is subject to change and re-issue by amended versions as necessary and as the work progresses to Completion of the project.

The content of the plan includes specific comment on site establishment, construction logistics and the process of managing the building activities alongside managing the environment both on the site and within the immediate surroundings of the site. The construction process and associated potential issues of the project have been assessed with appropriate mitigation strategies identified as necessary. This includes demonstration as to how it is proposed to minimise inconvenience to neighbouring residents and road users, whilst also maintaining access to affected properties. This Plan also takes account environmental and archaeological constraints in addition to heritage features of the immediate area.

1.1 Planning reference number

The site lies within the South Downs National Park Authority (SDNPA) area of Lewes, East Sussex. The SDNPA are the governing planning authority with agents Lewes District Council acting under a delegated authority on their behalf for most planning applications within the Lewes area.

The planning reference for the project is SDNP/23/00416/FUL and the proposal received planning approval on 6th June 2023.

The site is situated adjacent to The Street to the north-west and bounded by heritage flint walls on three sides (North-west, North-east and South-east) with an existing agricultural building and fencing forming the fourth boundary to the South-west.

2.0 PROJECT SCOPE & OVERVIEW

2.1 General

The project comprises the erection on the site of a two-storey, three-bedroom house with integral office and associated driveway together with parking area and re-landscaping of the rest of the currently overgrown site into garden areas. The requirement for the project is to provide farmworker accommodation in association with nearby Kingston Farm. The total floor area of the house will be 120sqm arranged on two floors with an additional integral 10sqm office on the ground floor.

A block plan of the proposal is given in Figure 2 showing:

- The proposed positioning of the house and associated office, driveway and parking area;

- The proposed internal plan measurements of the house and office;

- The location of existing entrances onto the site;

- Fixed features on the site, comprising two small old agricultural buildings and a disused Well, all to be retained for future use.

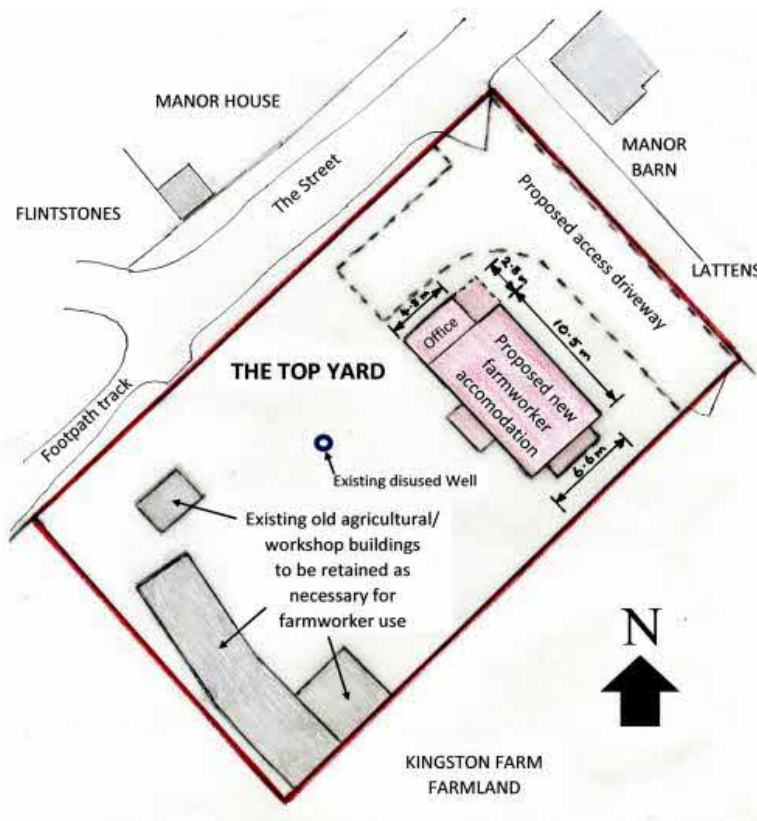


FIGURE 2: BLOCK PLAN

3.0 THE SITE & CONTEXT

3.1 Site description

The village of Kingston is in a rural location situated near the town of Lewes. The village is located to the South of the nearby A27 trunk route between Brighton (to the West) and Eastbourne (to the East) and about 3 miles from Lewes that lies to the North-east.

The Top Yard site lies at the at the end of the historic road of The Street and at the South-West fringe of the village at the base of the South Downs.

3.2 Site context

The site is a disused agricultural yard comprising an open ground area of approximately 0.11Ha and which previously formed an agricultural part of Kingston Farm (that is also situated nearby in The Street). The site lies within the South Downs National Park and, as the village comprises various heritage buildings and protected features (especially in The Street) the site also lies within the Kingston Conservation Area.

The Street is a “No Through” (i.e. Cul-de-sac) road and the site is situated at the very end of, and immediately adjacent, to that road. The site has two existing access gateways; one directly into the site from the road and the other from the site into the farmland beyond. Surrounding the site are self-sown indigenous trees, most of which will be retained. However, some are either diseased, unsafe or are interfering with the heritage boundary walls and will need to be removed as already agreed with the local authority. All other trees are subject to protection and will receive attention as necessary (such as pruning), again through agreement with the local authority. The tree works are referenced in the Arboricultural Impact Assessment report submitted with the planning application.

A Site Plan is included as Figure 4 showing the position of existing trees and other details in relation to the proposed house, including the existing buildings and Well on the site (note the orientation of this plan is rotated 180deg to Figures 1 & 2).

The surrounding land use is comprised of neighbouring residential housing forming “The Street” and farmland owned by Kingston Farm. The nearby housing includes a relatively modern detached property (Flintstones) and a number of older houses comprising a mixture of non-listed properties and listed buildings, including the historic village Church of St Pancras. A small wooded copse exits to the West of the adjacent farmland.

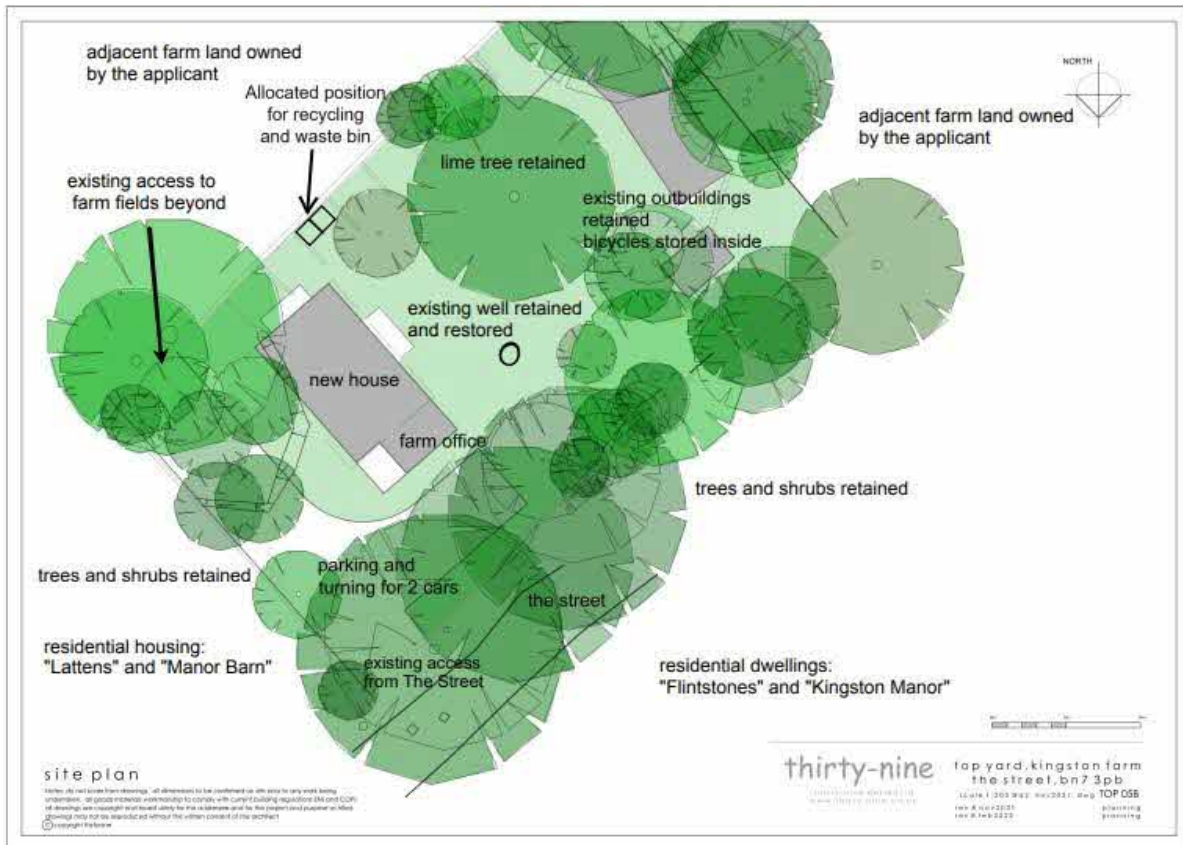


FIGURE 4: SITE PLAN

Four properties of The Street within the immediate vicinity of the site are as follows:

- 'Flintstones' to the North-west
- 'Kingston Manor' to the North
- 'Manor Barn' to the North-east, and
- 'Lattens' to the East & South-east

4.0 SEQUENCE OF WORKS & PRELIMINARY SCHEDULE

4.1 Pre-construction activities

The acquisition of the site has taken place, preliminary designs have been produced and the following activities are currently in progress in preparation for construction of the proposed house to proceed:

- 1) Detailed plans for submitting for Building Control (BC) approval;
- 2) Liaison with utility companies for provision of utility services ;
- 3) Invitation for tender of works by specialist trade contractors , including structural aspects ;
- 4) Liaison with the local authority regarding site clearance of trees.
- 5) Liaison with neighbouring properties regarding a commencement date and preliminary schedule.

4.2 Estimated construction timeframe and key dates

A preliminary schedule of construction activities is based on the following estimated key dates given in Table 1:

Activity:	Estimated commencement date:
Complete discharge of Planning conditions	February 2024
Preliminary tree works commence on site prior to bird-nesting season (starts March)	End February 2024
Preliminary construction works commence on site	March 2024
Construction works commence on site	Early May 2024
Project close-out	March 2025
Construction Completion	April (Spring) 2025
Project duration	Estimated 57 calendar weeks (13 months) programme of works

TABLE 1: ESTIMATED KEY DATES

The preliminary construction schedule is based upon the architectural drawings provided at this early stage and is subject to change dependent on the final construction design that is currently in progress.

Sufficient float has, however, been allowed within the schedule to allow for potential site construction delays due to reasons beyond the control of the site management, such as: possible poor weather conditions, delayed material deliveries, workforce sickness, workforce depletion due to holiday clashes (including bank holidays), possible poor ground conditions encountered and possible archaeological delays. Hopefully such delays will not occur and the schedule can be improved to achieve Completion much earlier and therefore a shorter project duration. The schedule will therefore be regularly updated to suit circumstances current from the time construction commences.

4.3 Proposed sequence of works

It is envisaged that the sequence of works for the construction of the house will comprise the following list of activities and relating to a proposed timber-frame construction methodology:

A) Preliminary works:

1. Remove diseased and interfering trees and foliage as agreed with the local authority (including pruning of retained trees to allow safe working on site) prior to the start of the bird-nesting season (March). Where this timing is not possible,

all vegetation and trees will be inspected by an ecologist to determine the presence/absence of any nesting birds prior to felling/pruning. If an active nest is identified, tree works shall be paused until the dependent young have fledged.

2. Appoint Architect and obtain finalised architect design of the building to include drainage routes, service duct routes and hot water & heating proposals.
 3. Appoint Structural/ Civil Engineer for design of any specific structural elements of the building and including the design of the foundations, drainage and hardstandings.
 4. Appoint Principal Contractor (PC) responsible for undertaking the majority of the building works including organising relevant trade sub-contractors and the supply/ delivery/ receipt on site of all necessary materials at appropriate times.
 5. Mark out approximate location of proposed house and dig trial holes on each corner to establish exact ground conditions for inspection by structural engineer for foundation design.
 6. Obtain structural design of foundations and any other structural elements of the building.
 7. Obtain Building Control (BC) approval of detailed construction plans.
 8. PC to organise the provision of foundations, service ducts, drainage and oversite materials.
 9. Notify BC of commencement of works (giving at least 48 hours notice).
 10. Organise temporary connection of utility services (electricity and water supplies) and schedule permanent services (connection to public foul sewer, water supply, electricity supply, gas supply and telephone/broadband).
 11. Create temporary site access surfacing taking account tree protection measures and establish areas for site accommodation and secure area for material storage.
 12. Set up site accommodation (Portacabin) including site personnel welfare as required and toilet facilities (Portaloo).
 13. Install temporary electricity and water services to site accommodation.
 14. Erection of secure site safety fencing, tree protection fencing and security gates.
 15. Remove redundant “wing” walls from the South-eastern boundary wall and store material on site for hardcore use or remove off site as necessary.
 16. Site clearance of unwanted rubble and debris.
 17. Strip topsoil and store on site for reuse and level the construction area.
 18. Establish site levels, building layout and set out foundation trenches/oversite area.
- B) **Foundations**, footings & oversite:
19. Excavate foundation trenches and oversite area.
 20. Introduce service ducts with draw strings and drainage pipes through foundation trenches to above floor slab level and secure duct draw strings.
 21. Install foundation reinforcement (if required) and arrange BC inspection.
 22. Upon BC approval, pour concrete foundations to line and level to suit timber frame construction tolerances.
 23. Allow concrete foundations to set to specification and build foundation blockwork to damp-proof course (DPC) and arrange BC if required (if double cavity block arrangement, fill cavity to ground level with appropriate cement/aggregate mix).

24. Fill oversite area with suitable material to BC requirements and cover with sand blinding to specification.
25. Install floor damp proof membrane to specification, lap up cavity wall to DPC and pour concrete slab for ground floor structure (or alternatively install beam & block oversite to specification).
26. Ensure foundation levels and positioning are accurate to timber frame tolerances.
- C) External works including drainage and service ducts:
 27. Construct surface water soakaway to BC requirements.
 28. Excavate and expose public foul sewer manhole connection spur.
 29. Excavate trenches for both foul and surface water drainage and service duct pipe routes. Check drainage falls and connection points.
 30. Install drainage pipes and service ducts with associated inspection chambers or gullies and provide pea shingle surround as specification.
 31. Connect surface water drainage to soakaway and foul drainage to public sewer spur and test all drainage pipes for air tightness.
 32. Construct outer wall leaf to DPC level in brick/block.
 33. Allow and prepare area for delivery of the building timber frame, windows and external doors and store appropriately in preparation for erection of the superstructure.
- D) Scaffolding & superstructure:
 34. Erect scaffolding framework in preparation for timber frame erection.
 35. Take delivery and storage on site of the superstructure timber frame.
 36. Erect timber frame including the rafter roof structure (to Jerkinhead layout) and ceiling joists (if closed roof design).
 37. Form timber balconies and secure in place.
 38. Form and fix front door porch timbers.
 39. Form and fix office covered area timbers.
 40. Treat exposed timber balconies, porch, office covered area support and any other exterior exposed timbers to provide long-term protection from weather and insect attack.
 41. Form chimneys/ log burner flues and insulate as specification.
 42. Apply breathable weatherproof membrane to the outside of the timber frame.
- E) First floor construction, external void filling (incl. windows & doors) & insulate walls:
 43. Position and fix first floor joists (or beam and block intermediate floor).
 44. Fix all windows and external doors.
 45. Fit rigid wall insulation as specification.
 46. Tape insulation joints.
 47. Install waterproof vapour barrier material to all insulated wall surfaces in accordance with the specification.
- F) Roof covering and watertightness check:
 48. Fit sarking breathable waterproofing roofing membrane to specification to all roof areas, including the porch.
 49. Batten out the roof structure (including office and porch roofs) and fit undercloak.
 50. Fit and fix roof and ridge tiles to all roof areas.

51. Affix soffits, fascias, bargeboards and mortar-up as per specification.
52. Check roof and external breathable wall covering for watertightness.
- G) Construct external walls and external roof features:
 53. Build external flint and brick finish outer skin to exterior walls to full height to architect specification, including appropriate stability system (e.g. Surecav or similar) and maintaining the wall cavity.
 54. Apply roof flashing as necessary to office roof interface, porch interface and chimney /flue etc.
 55. Install gutters, down pipes and water butts/ water harvesting containers to architect specification and connect to surface water disposal system.
 56. Conduct airtightness test once structure is wind and watertight and all potential air and water leakage points are identified and sealed.
 57. Dismantle and remove scaffolding.
- H) Internal first fix – Joinery:
 58. Install first floor deck.
 59. Fit door linings.
 60. Install staircase.
 61. Install studwork and noggins for wall plasterboard and partition walls.
 62. Form loft opening and hatch arrangement (if closed roof space design) and fit collapsable access ladder.
 63. Construct water tank supports in loft area if required by plumbing design.
 64. Box out & lag chimney flues.
- I) Internal first fix – Plumbing:
 65. Position and fix waste pipes.
 66. Install hot and cold feeds and associated pipework for taps and drainage outlets (including external water taps and drains).
 67. Install ground floor insulation and lay floor vapour control membrane to architect specification.
 68. Install heating pipework and associated manifolds and fittings (including first floor underfloor pipes if underfloor heating design) and fit gas meter (if required).
 69. Run ducting for mechanical ventilation and heat recovery (MVHR) system.
- J) Internal first fix – **Electrics**:
 70. Arrange installation of electricity meter, gas meter (if required) and water meter.
 71. Install electrical distribution board/ consumer unit and all back boxes for internal power sockets and switches and other sockets including telecom cable boxes and any concealed lighting fittings as per architect design and specification.
 72. Run carcass ducting and wiring for power, lighting, broadband, TV aerial, safety/security alarms etc. for entire building to architect design and specification.
 73. Install armoured cable wiring and external fittings to exterior areas as necessary to architect design and specification.
- K) Ground floor insulation & screeding, wall lining, ceiling tacking and plastering:
 74. Lay floor vapour control membrane (VCM) throughout ground floor, install floor insulation over the membrane, lay a second layer of suitable VCM over the floor

insulation and lay screed, all to architect specification. If underfloor heating system is to be employed, install to manufacturers specification over insulation layer before laying screed.

75. Fit internal plasterboard lining to all walls and tack plasterboard to ceilings, all to architect specification.

76. Skim plaster all walls and ceilings and leave to dry or use dry line finish.

L) Internal fit-out:

77. Fit hard flooring.

78. Install kitchen and utility room area.

79. Install bathroom, toilets and shower.

80. Lay loft insulation.

M) Second fix – Joinery:

81. Fix skirting and door architraves throughout.

82. Fix balustrades and hand rails to stairs and landing.

83. Hang internal doors to include fitting door furniture.

84. Board out loft.

85. Install wardrobes, cupboards and shelves to architect or client requirements.

N) Second fix – Plumbing:

86. Install boiler or other heating system as specified.

87. Install central heating radiators or connect underfloor heating pipes.

88. Install hot water system.

89. Connect cold water system to permanent water supply source and commission heating & hot water system.

90. Fit MVHR unit and commission.

O) Second fix – Electrics:

91. Fix socket and switch face plates throughout.

92. Install and fix and connect all internal light fittings and other electrical ancillaries (e.g. door-bell, extractor fans, aerial sockets, telecom sockets etc.).

93. Install and connect all external light fittings and power sockets.

94. Install electric car charging point, connect to power supply.

95. Connect distribution board to circuit wiring and test all circuits.

96. Fit and test alarm system (if required).

P) Second fix – Other:

97. Install cooker (gas, electric or multi-fuel) and other white goods appliances

98. Install log burner.

99. Installation of TV aerial and booster (if necessary).

100. Install TV, wardrobe fit-out (rails and mirrors), coat hooks, boot/shoe racks, office fit out, security cameras etc.

Q) Painting, decorating and ceramic tiling:

101. Tile kitchen, bathroom, toilet areas and shower as required.

102. External decoration including paint/varnish front door if necessary.

103. Paint all ceilings.

104. Paint all walls.

105. Paint/ varnish staircase as necessary.

106. Paint/varnish internal doors, skirting, architraves, balustrades and hand rails.

R) Landscaping:

107. Backfill soakaway and all trenches following BC drainage test approval.

108. Set down driveway and parking/ turning area.

109. Lay pathways and refuse & recycling storage area.

110. Level excavated soil areas .

111. Establish patio areas and any outdoor decking.

112. Boundary work – hedging, fencing, walling & gates.

113. Establish lawn areas – level, prepare and seed/ turf.

114. Establish other garden features such as flower beds and vegetable plot.

S) Project close-out:

115. Final BC inspection.

116. Snagging and associated management.

117. Obtain warranty paperwork.

T) Completion & post contract work:

118. Rectification of outstanding identified snags.

119. Clear outstanding payments.

120. Obtain Completion Certificate.

121. VAT re-claim.

4.2 Preliminary schedule

A preliminary schedule summary for the sequence of activities is as follows in Table 2:

Activity	Activity set	Week(s)	No. of weeks	Preliminary Schedule 2024
Pre-construction:				
Preliminary tree works – prior to start of birdnesting season.	A1	1	1	24 th February – 29 th February
Construction:				
Preliminary works.	A2+ >	1 - 9	9	04 th March – 05 th May
Foundations, footings & oversite.	B	9 – 11	3	06 th May – 26 th May
External works including drainage and service ducts.	C	12 – 13	2	27 th May – 02 nd June
Scaffolding & superstructure.	D	14 – 18	5	03 rd June – 07 th July
First floor construction, external void filling	E	19 – 24	6	08 th July – 18 th August

(incl. windows and doors) & insulate walls.				
Roof covering and watertightness check.	F	25 – 29	4	19 th August – 15 th September
Construct external walls and external roof features.	G	30 – 35	6	16 th September – 27 th October
Internal first fix – Joinery, Plumbing & Electrics (concurrent work).	H, I & J	36- 38	3	28 th October – 17 th November
Ground floor insulation, & screeding, wall lining, ceiling tacking and plastering	K	39 – 41	3	18 th November – 08 th December
Internal fit-out.	L	42 – 43	2	09 th December – 22 nd December
Festive holiday		44 – 45	2	23 rd December – 05 th January 2025
				2025
Second fix – Joinery, Plumbing & Electrics continued (concurrent work)	M, N & O	46	1	06 th January – 19 th January
Second fix - Other	P	47 – 48	2	20 th January – 26 th January
Painting, decorat and ceramic tiling	Q	49 – 52	4	27 th January – 23 rd February
Landscaping	R	53 – 54	2	24 th February – 09 th March
Project close-out	S	55 – 56	2	10 th March – 23 rd March
Completion & post contract work	T	57	1	24 th March – 06 th April
Total: 57 weeks				

TABLE 2: PRELIMINARY SCHEDULE SUMMARY FOR SEQUENCE OF ACTIVITIES

5.0 COMMUNICATION AND CO-ORDINATION

5.1 Site operations and personnel

All project operations and communications will be channelled through the Client for the

site, Mr Samuel Rea, with delegated duties to his Project Manager, Bruce Adams and the Principal Contractor (TBA) as necessary. Any specific instructions and decisions will be cascaded from the Client to the project delivery team by the Project Manager (PM) via the Principal Contractor (PC).

A PC for the works is yet to be appointed and that person will be included in an updated version of this Plan in due course in preparation for the building works to commence. The PC will be responsible for undertaking the construction activities relating to all building works (estimated to commence at the end of April/ beginning of May 2024) on a day-to-day basis and be responsible for all health and safety (H&S) on the site.

The Client will provide the financial backing for the project and the PM will oversee the progression of the works by the PC and deal with any issues that may arise, including community relations and dealing with regulatory authorities.

5.2 Roles and responsibilities

The roles and responsibilities for delivery of the project are as follows in Table 3:

Contact Name	Role / Responsibility	Address	Contact Number	Email
Samuel Rea	Client.	Kingston Farm The Street Kingston Lewes East Sussex BN7 3PB	[REDACTED]	[REDACTED]
Bruce Adams	Project Manager. Responsible on behalf of the Client for Project implementation, Project monitoring, compliance with the Construction Management Plan, Community liaison and liaison with regulatory bodies.	High Tynings, Ashcombe Lane, Kingston, Lewes, East Sussex BN7 3JZ	[REDACTED]	[REDACTED]
TBC	Principal	TBC	TBC	TBC

	<p>Contractor.</p> <p>Responsible for all site operations relating to the building works.</p>			
Christopher Williams	<p>Architect & Principal Designer</p> <p>Responsible for producing the design of the project to Client requirements and the BC approval drawings.</p>	<p>The Green Oak Carpentry Company, Langley Farm, Rake, Surrey GU33 7JW</p>	[Redacted]	
Roger Bunney	<p>Structural Engineer.</p> <p>Responsible for all structural aspects of the building design provided by the Principal Designer.</p>	<p>EAR Sheppard Consulting Civil & Structural Engineers Ltd, 5 Chiswick Place, Eastbourne East Sussex BN21 4NH</p>	[Redacted]	
Peter Davie:	<p>Arboriculturist.</p> <p>Responsible for advising the Client on tree management and associated liaison with the LA.</p>	<p>PJC Consultancy, Rocks Yard, Victoria Road, Herstmonceux, Hailsham, East Sussex BN27 4TQ</p>	[Redacted]	
Jon Sygrave	<p>Archaeologist.</p> <p>Responsible for monitoring for any evidence of archaeology and adopting an appropriate plan after advising the</p>	<p>Archaeology South East, ASE Sussex, Units 1 & 2, 2 Chapel Place, Portslade, East Sussex BN41 1DR</p>	[Redacted]	

	Client and LA accordingly .			
John Russell	Timber -framer Responsible for the timber frame design and construction for the Principal Designer.	Timberstructures 12 North Street Lewes , East Sussex BN7 2PD		
Robin Hirschfeld	Planning Officer Responsible for planning matters for Lewes District Council on behalf of the South Downs National Park Authority.	Southover House, Southover Road, Lewes East Sussex BN7 1AB		
				www.lewes-east-bourne.gov.uk/

Table 3: Roles and responsibilities for delivery of the Project

A site diary will be maintained in the site office to provide a daily record of site personnel, plant & equipment on site and site activities. The site diary will generally be maintained by the Principal Contractor and in the absence of that person the Project Manager or the Client will complete the daily logs.

5.3 Site visitors

Prior to attendance on site, site visitors will receive site induction by site personnel to advise on health and safety matters for the duration of their visit. All visitors will be recorded in the site diary and be accompanied by a member of site staff for the duration of the visit.

5.4 Neighbourhood relations - Liaison and consultation

The local community surrounding the site consists of nearby residential properties which may be affected by the construction works. A good neighbourly relationship currently exists between the residents and the Client, and this will be maintained by regular communication by site personnel to inform affected residents in advance of any significant site activities likely to impact upon their normal daily living experience. Consultation will take place with the residents prior to commencement of the works to understand their needs, inform them of the development plans, and to adopt measures

as reasonable as possible to alleviate any concerns they may have regarding the works. This will include informing of any noisy operations such as cutting of timbers, bricks, blocks and concrete, the erection and dismantling of scaffolding or the operation of any noisy plant.

5.5 Complaints handling procedure

Any complaints received will be investigated and considered by the Client or Project Manager and dealt with immediately by direct consultation with the complainant and resolved by mutual arrangement. In the unlikely event of any complaints being referred to the LA, the Client and Project Manager will attend to the matter on the day of the complaint and again be addressed by mutual resolution. Any complaints will be logged in the site diary and the resolution recorded once agreed.

6.0 SITE OPERATIONS

6.1 Site access and site set-up

The proposed site set-up is as follows with features positioned as shown on the Site Set-up Plan, Figure 5:

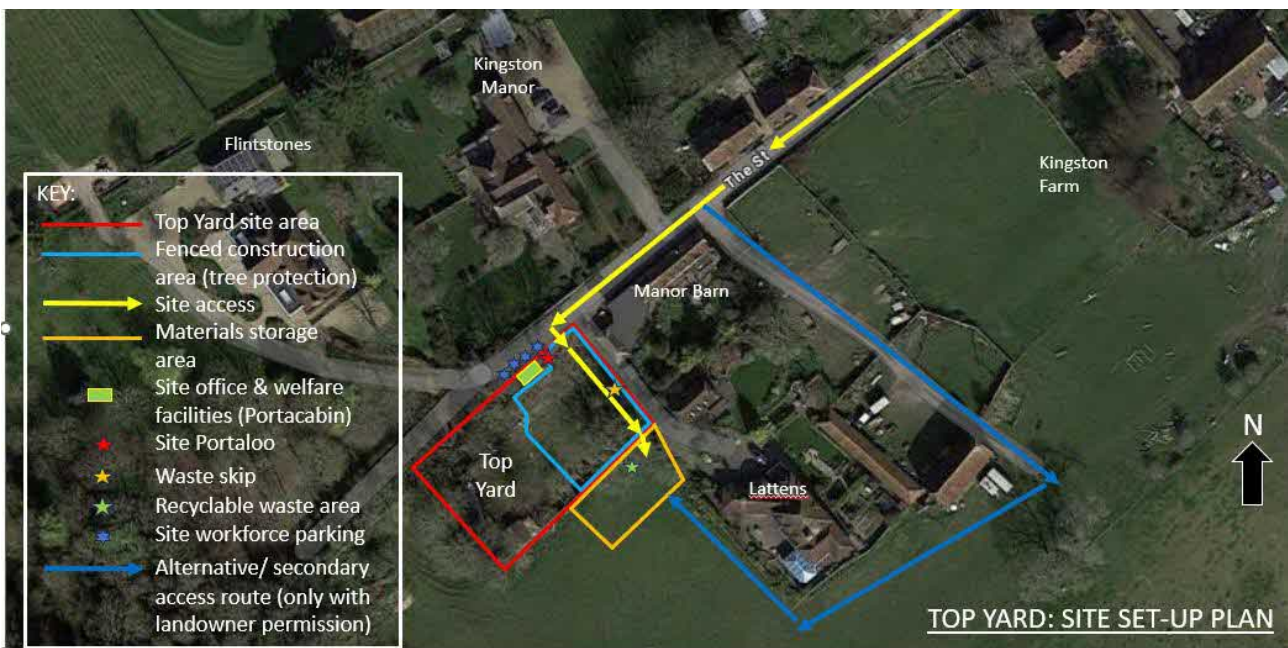


FIGURE 5: SITE SET-UP PLAN (COURTESY OF GOOGLE MAPS)

Site access: Access to the site is from The Street via the existing vehicular entrance. A temporary access surface (using suitable material, such as crushed concrete, hoggin, MOT type1 sub-base or graded hardcore) will be provided to allow construction vehicles and material deliveries directly onto the site. The temporary access will include a vehicle

turning area just inside the site entrance to avoid the need for vehicles turning in the The Street.

The temporary access surface will extend along the North-eastern boundary of the site into the adjacent farmland beyond the site (via another existing gateway) where a materials storage area will be provided.

In the event of the need for entry onto the site by multiple vehicles at the same time, provision is also available for an alternative/ secondary access route through Kingston Farm to the rear of the site. This route will require prior approval by Kingston Farm and it also relies on dry ground conditions at the time, as it involves access over open farmland.

Site set-up (parking, welfare facilities, plant & material storage etc.) & site office: The positioning of site parking, portaloo facilities and site office/welfare facilities will be determined upon appointment of the Principal Contractor. However, it is currently envisaged that these items will be positioned as shown on Figure 5 as follows:

Parking: Parking for site personnel and visitors will be the very quietly trafficked road of The Street and immediately outside the boundary of the site where there is adequate space for parking of cars as there are no on-street parking restrictions. There is no through traffic due to the cul-de-sac nature of the road and the location is ideal as the site is at the very end of that road.

Site office: A small Portacabin will be positioned within the site boundary near the site entrance.

Personnel welfare facilities: A separated shared space within the site office is planned as a shelter from inclement weather and for clothes changing, rest area and hand washing facilities.

Toilet: A Portaloo will be provided, positioned within the site boundary and near to the site office and site entrance.

Site fencing: For protection of existing retained trees during the construction period and to provide security for the site construction and the materials storage areas, Heras type anti-climb security fencing will be installed, minimum 2m high.

Waste-material disposal: A conventional hired skip will be employed (likely either 6 yard or 8 yard depending on construction activities at the time) for disposal of waste construction material. This is likely to be positioned relatively near the site entrance and within the construction area (although clear of the vehicle turning area) for ease of use, ease of delivery and removal.

Recyclable waste: A separate recycled waste area will be set aside to store any recyclable waste products for appropriate disposal at the end of the Project. This is likely to be positioned within the materials storage area and near the entrance to that area for ease of removal.

Plant & materials storage: All plant and materials associated with the construction works shall be stored on the site within either the materials storage area or the construction area shown on Figure 5.

Site security: The site will be secured during non-operational hours by locked access gates and locked Heras fencing panels. It is also likely that an alarm system will be installed to alert of any intruders entering the site outside working hours.

6.2 Working hours

The working hours for the site will be between the following times:

Monday to Friday:	07:30 – 18:00 with no noisy working thereafter
Saturday:	07:30 – 13:00 with no noisy working thereafter
Sunday:	No noisy working
Bank holidays	No noisy working

As the work comprises a self-build Project, the site owners may themselves wish to undertake some work outside of the specified working hours, but the type of work to be carried out at those outside times will not involve any noisy activities (e.g. cutting or breaking up of masonry, hammering, operation of noisy machinery or the use of loud audio equipment). The reference above to no noisy working relates to those self-build activities outside of the working times.

6.5 Delivery of materials and equipment

Construction traffic travelling to and from the site and material delivery vehicles will need to use The Street, which is a relatively narrow road with parked cars in places and a 20mph speed restriction. However, that road, being a cul-de-sac, is quiet with low traffic levels and perfectly passable with care, even by large vehicles. It is not envisaged that the construction work will require any vehicles larger than would normally be able to safely negotiate the road with ease. However, for any particularly large loads, the Principal Contractor will advise the delivery company of the potential difficulties associated with The Street and arrange to meet the vehicle at the junction with Ashcombe Lane/ Wellgreen Lane and on foot a member of the construction team will guide the vehicle driver both up and down The Street to ensure safe access to, and safe egress from, the site.

Material delivery companies entering the village from the A27 will be advised of the highway width restriction relating to Ashcombe Hollow/ Ashcombe Lane and encouraged to use the alternative route via Lewes and Wellgreen Lane.

On-site, wherever possible, materials will be delivered to the location where they are being used. Where materials are not to be used immediately that they arrive, they will be guided and unloaded to the materials storage area.

Material and equipment deliveries will be confined to the working hours given in 6.2 and every effort will be made to avoid school drop-off and pick-up times of 08:30 – 9:30 and 15.00 – 16:00. No deliveries will take place in the “no noisy working” times given in 6.2.

Whilst there is no shortage of storage space on site, ordering of materials will be on an “as required” basis to avoid excessive stockpiling on site.

6.7 Health & safety (H&S)

The Construction (Design and Management) (CDM) regulations 2015 apply to the Project and will be managed on site by the Principal Contractor once appointed. Alongside all construction activities in relation to H&S procedures and safe methods of working, the main points of attention to protect both the personnel on site and the public passing the site will be to the following specific items: personal protective clothing, manual handling of materials, all vehicle movements entering, leaving and whilst on the site, the proper use of hand tools, working at height, use of any chemicals or products that could cause harm, risk of trips, slips & falls and risks associated with all electrical activities. All site operatives will receive safety induction from the Principal Contractor prior to commencement of construction to raise awareness of all safety procedures and risk assessments will be produced for certain specialist activities.

7.0 ENVIRONMENT, ECOLOGY AND ARCHAEOLOGY

7.1 General

Consideration for the surrounding environment will be adopted for the duration of the works by ensuring noise, dust, dirt, non-recyclable waste and general disruption to the area is kept to a minimum. Management of the site will be conducted in a responsible manner to comply with the core policies of the South Downs National Park Authority that underpins the Environment Act 1995 and furthermore to ensure that site operations do not interfere with the basis of the Kingston Conservation Area.

7.2 Waste and material management

Dedicated areas within the site will be provided for the separation and storage of waste materials into designated vessels (likely skips) to facilitate safe removal for disposal or recycling to licenced depots as necessary. Skips will be netted to prevent debris falling or being blown onto the highway during transit away from the site.

7.3 Management of mud and dust

Measures to prevent the spread of mud and dirt onto the highway will be implemented throughout the construction period. Vehicles leaving the site will be checked for excess mud and dirt on tyres and chassis which, if found, will be removed using a brush and pressure hose. During any excavation works, muck-away vehicles will be instructed to employ roll-over sheets to retain their loads.

No demolition works are included in the proposals and therefore dust production is not considered to be an issue. Nevertheless, cutting and grinding of masonry may create some dust and appropriate dust suppression systems will be employed, notably water systems attached to individual small tools to mitigate dust creation at source.

7.4 Management of ecology

As the site is surrounded by trees in a semi-rural position at the base of the South Downs and adjoining open farmland and woodland, management of ecology will comprise precautionary measures as follows:

- Management of trees – Adherence to the tree report accompanying the planning application (ref: PJC/6282/23-1) and to include erection of protection fencing and installation of tree root protection (e.g. CellWeb layer ground protection or similar) during construction.
- Bats – The tree protection fencing will facilitate a barrier to the existing old buildings on the site which might inhabit Bats. The fencing will prevent disturbance of any Bats.
- Dormice – Any evidence of dormice found on the site shall cause construction works to immediately cease and the matter reported to the LA Ecologist for advice before the work resumes.
- Reptiles – If the existing rubble and log piles on the site need to be removed or repositioned, that activity shall be carried out by hand to check for evidence of any reptiles. If Great Crested Newts are found on the site, construction works will immediately cease and the matter reported to the LA Ecologist for advice before work resumes.
- Badgers - Any evidence of badgers found on the site will mean that construction

works will immediately cease and the matter reported to the LA Ecologist for advice before work resumes.

- Management of lighting during construction – To protect the ecology of the immediate location from the adverse effects of artificial lighting, it is not proposed to use any external artificial lighting during the construction process. All external construction will take place during the Spring, Summer and Autumn months and only during natural daylight hours.

7.5 Management of heritage features and archaeology

The heritage features on the site comprise the flint boundary walls, the two old small flint and brick agricultural buildings and a disused Well. The site construction security Heras fencing and the tree protection Heras fencing will provide a protection barrier from the works for the boundary walls, the existing buildings and the Well.

As regards potential archaeology on the site, from previous site use as an agricultural yard and likely a former allotment area (also perhaps an enclosed area in the past for poultry and pigs etc.), the ground will have suffered many years of disturbance. As a result, it is considered unlikely any significant items of archaeology will be found. However, due to the age of the village (Medieval) and the proximity of the site to nearby heritage buildings, including the church, it is appreciated that buried items of archaeological interest might exist. An archaeological watch by a qualified archaeologist will therefore be adopted for any excavations undertaken on the site and to be in accordance with the LA archaeological requirements detailed in the programme of archaeological works.

END