



Construction Method Statement

Land at Holly Farm and the Hollywood Holiday Camp Site,
Cophorne Way, Cophorne, West Sussex

Prepared by
Orbit Homes (2020) Limited

February 2016

Scheme Description

Demolition of existing buildings associated with Holly Farm and the Hollywood Holiday Camp Site and redevelopment of the site so as to accommodate 45 dwellings together with associated new access road, car parking, landscaping and open space.

The submission is in accordance with the requirements of Condition 4 of the outline planning permission 14/04662/OUT pursuant to the site and accompanies the Reserved Matters application.

Construction Site Access

The site will be accessed from the A264 Copthorne Way via a left in, left out restriction only. This utilises the existing access into the site. All construction traffic travelling to the site will be directed to approach from the M23, Junction 10. At the point of contracts being issued, the access restrictions will be relayed and penalties will be imposed on contractors who do not adhere to the site restrictions.

It is important to note that a Banksman and Site Foreman will be employed to manage the HGV movements; involving access and egress, together with circulation within the site. All contractors will be issued with the Site Managers phone number to provide a call ahead signal for delivery to site, with at least 45 minutes advanced warning.

All deliveries will be staggered to ensure that movements are restricted to minimise disruptions to the wider highway network. This is also applicable in respect of deliveries during peak hours, whereby contractors will be advised to avoid visiting site until after 09:15. No further deliveries will be accepted on site after 16:30.

The banksman will control deliveries entering and exiting the site from the A264. The banksman will also be responsible for managing all HGV movements within the southern part of the site along the southernmost internal side road, controlling deliveries and turning of construction traffic servicing the silos.

The site Foreman will take charge of all HGV movements within the site once they progress north along the internal estate road and past the first car parking area to the north of the proposed substation.



On-site parking provision

The sequence of construction on site requires the S278 bellmouth entrance road to be constructed first. This is likely to take a period of 4-6 weeks, however this is largely weather dependent. Following this, site clearance will commence followed by the construction of the internal access road and visitor parking areas.

During this initial period, there will be limited opportunities for on-site parking and as such contractors will be requested to car share where feasible. Parking opportunities are afforded adjacent to the entrance of the site in the public car parking lay by off of the A264.

A separate agreement with the Local Highways Authority will need to be entered into to obtain permission to utilise the layby for this purpose, which will be undertaken during the Technical Approval process following the granting of Reserved Matters approval.

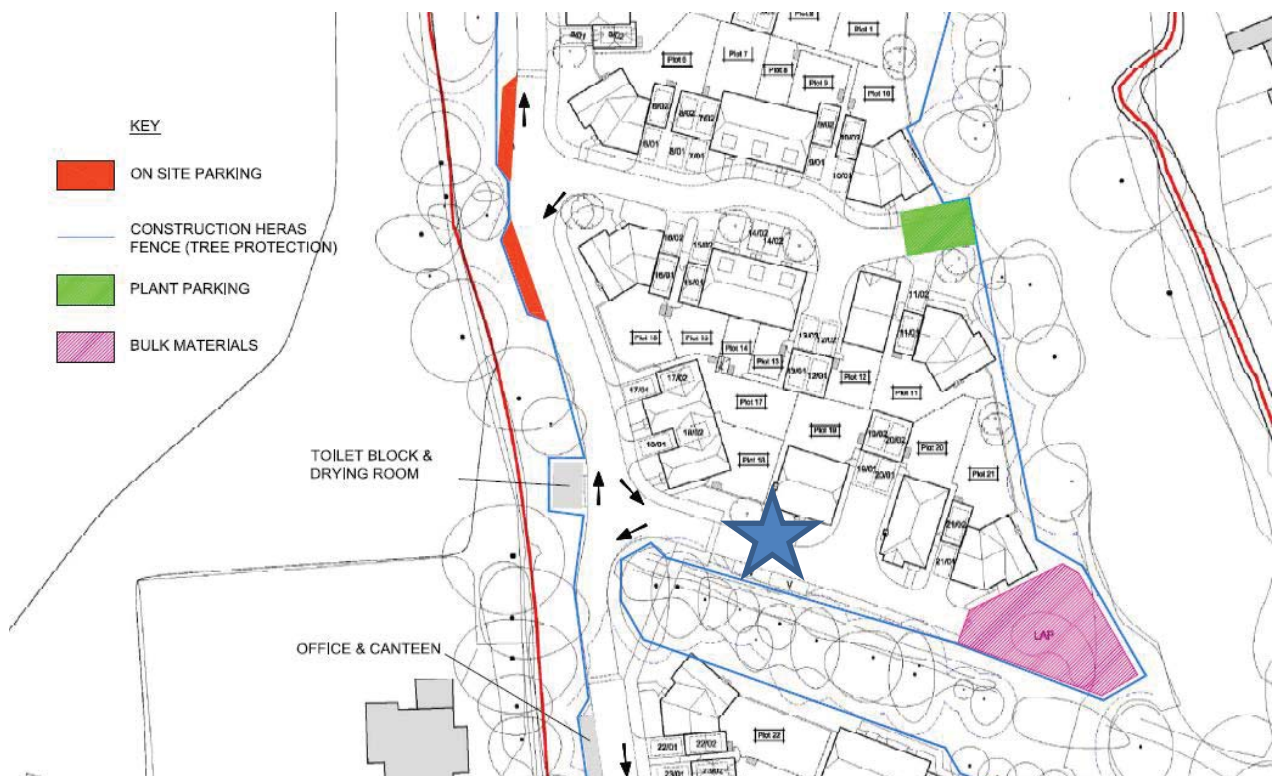
The provision of on-site parking for site operatives will be located adjacent to the main carriageway within the site, essentially utilising visitor parking spaces.

There will be seven separate areas around the site providing opportunities for parking, to be used by site operatives and also visitors. There will be approximately forty spaces provided.

Loading and Unloading of plant and materials

On site, a fork lift is retained for the duration of the construction period to ensure that deliveries can be loaded/unloaded in a safe and efficient manner. Loading and unloading of plant and materials will only take place within the site. When and where possible over sites will be used for storage of light materials. Garages where possible will also be used.

Loading and unloading of materials will take place in the area denoted by a star, following the site foreman overseeing the turn and reverse manoeuvre of the HGV into the central internal estate road. Materials will then be unloaded from the HGV via the fork lift and deposited to the bulk materials storage area or distributed where needed around the site.



Storage of plant and materials

Bulk materials will be stored within the vicinity of the area identified for a LAP, as depicted in purple above, to ensure that the RPAs of the retained trees on site are not adversely affected through the build sequence. It is likely that bricks may be stored at any given time within the garden land of the plots to be within close proximity of the areas under construction.

Erection and maintenance of security hoarding

The accompanying plan depicts the location and extent of the security fencing and hoarding which will be erected on site for security purposes and tree protection. At this point it is important to note that the tree protection fencing will be erected in accordance with the recommendations of the Arboricultural Impact Assessment & BS5837:2012.

Temporary Lighting

There will be temporary construction lights situated within the site, running during the winter months between 08:00-09:00 and 16:00-18:00.

Siting and appearance of site cabins

There will be temporary site cabins proposed on site. The site office and facilities are clearly identified on the accompanying plan.

Wheel Washing Facilities

Orbit Homes (2020) Limited will adopt a procedure to maintain the cleanliness of the carriageway. At the initial stages of the project when vehicles are entering site they are unlikely to be running on hard surfaces, wheel washing facilities will be in place adjacent to the entrance together with road sweeping when required.

As the project develops and before the main construction commences, the permanent hard surfaces will be in place along with temporary hard running surfaces to create a gated vehicular access and egress, which will prevent mud and other contaminants being carried onto the carriageway.

Orbit Homes (2020) Limited are part of the Considerate Contractors scheme, for which the site will be registered with the associated site welfare provisions indicated on the accompanying Construction Management Plan and copied above for ease of reference.

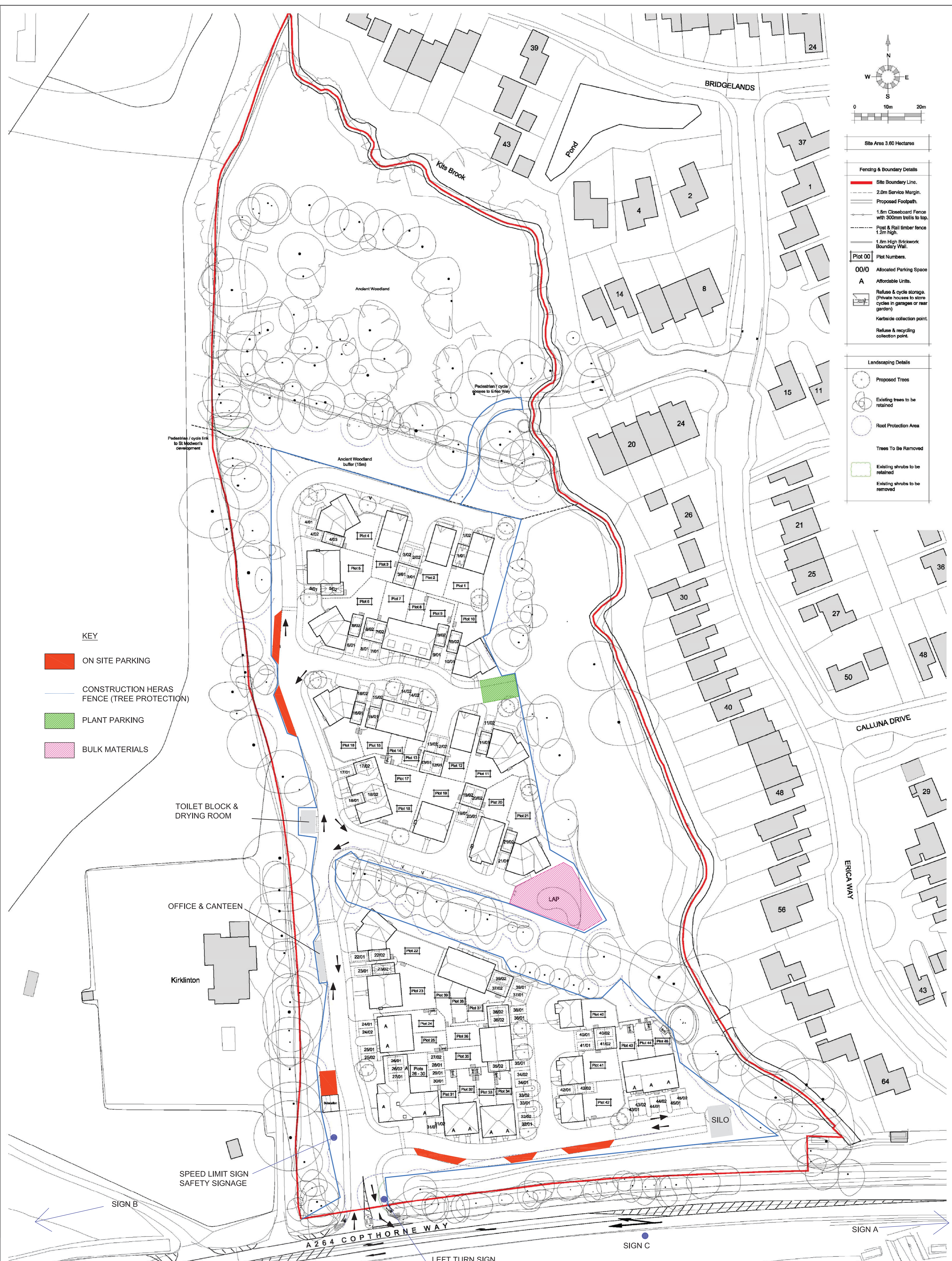


Construction Signage

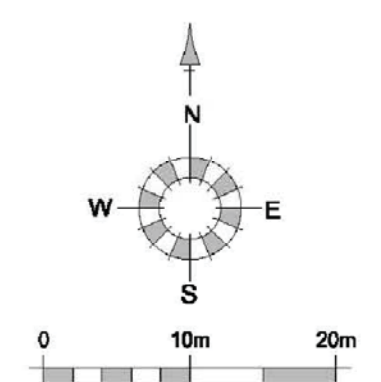
At this particular juncture, it is envisaged that the following signs will be utilised during construction on site. However, further details will be provided through the Technical Approval process for the S278 agreement and accordingly the positioning of construction signage within the Highway verge will require separate approval of the Local Highways Authority.







- KEY**
- ON SITE PARKING
 - CONSTRUCTION HERAS FENCE (TREE PROTECTION)
 - PLANT PARKING
 - BULK MATERIALS



- Site Area 3.60 Hectares
- Fencing & Boundary Details**
- Site Boundary Line.
 - 2.0m Service Margin.
 - Proposed Footpath.
 - 1.8m Closeboard Fence with 300mm trellis to top.
 - Post & Rail timber fence 1.2m High.
 - 1.8m High Brickwork Boundary Wall.
- Plot 00**
- Plot Numbers.
 - 00/0 Allocated Parking Space
 - A Affordable Units.
 - Refuse & cycle storage. (Private houses to store cycles in garages or rear garden)
 - Kerbside collection point.
 - Refuse & recycling collection point.
- Landscaping Details**
- Proposed Trees
 - Existing trees to be retained
 - Root Protection Area
 - Trees To Be Removed
 - Existing shrubs to be retained
 - Existing shrubs to be removed

REV.	DATE	REVISIONS:	By	REV.	DATE	REVISIONS:	By
A	02.12.15	Turning heads updated.					
B	09.12.15	Roof plans updated.					
C	15.12.15	Main entrance junction updated.					
D	11.01.16	Roof plans updated.					
	15.01.2016	Updated at per clients email dated 13.01.16.					
	27.01.2016	Updated at per clients email dated 26.01.16.					

CLIENT:	Orbit Homes (2020) Limited.	PROJECT:	Holly Farm Cophorne Way, Cophorne.
SCALE:	1:500 (A1 ORIGINAL)	DRAWING:	Proposed Site Layout Roof Level
DRAWN:	NL		
DATE:	04.11.2015		

Broadmade House
Farnham Business Park
Weydon Lane
Farnham, Surrey
GU9 8QT
Tel. 01252 267678
name.surname@osp
architecture.com
www.osparchitecture.com

OSP ARCHITECTURE

O'KEEFE SCANLON LIMITED

© COPYRIGHT EXISTS ON THE DESIGNS AND INFORMATION SHOWN ON THIS DRAWING. This drawing may be copied or cross referenced to the scale bar for planning application purposes only. Do not scale for any other purposes, use figured dimensions only, subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. This drawing is to be used in conjunction with all other relevant materials.