



Creating Amazing Places

CONSTRUCTION METHOD STATEMENT

Beech Drive

Thornton

Revision	Comment	Initials	Date
Rev A	First Issue	JS	09.03.23
Rev B	MANAGEMENT OF SURFACE WATER ON SITE DURING CONSTRUCTION	JS	17.01.24
Rev C	Piling Details added	JS	13.02.24
Rev D	Burning Details added	JO	15.03.24
Rev E	Addressing LLFA comments	JO	09.04.24

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- 9.0 Implementation of the Construction Method Statement
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- App B Construction Traffic and Delivery Route (including on-route waiting areas)

1.0 INTRODUCTION

This Construction Method Statement has been prepared to comply with Planning Condition no. 17 of Planning Permission ref: 20/00511/FUL for the development Beech Drive, Thornton.

As required by Planning Condition 17, it provides a construction method statement which will be adhered to throughout the construction period in respect of:

- *Site Working Hours*
- *The parking of vehicles of site operatives and visitors*
- *Storage of plant and materials used in constructing the development*
- *Loading and unloading of plant and materials*
- *The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate*
- *Measures to control the emission of dust and dirt during construction*
- *A scheme for recycling/disposing of waste resulting from demolition and construction works*

The objective of this Method Statement is to specify the requirements and objectives concerning the method of site operation which shall be adhered to always during the fulfilment of the Project. It will be used:

- As a checklist for Site Management during the running of the Site to provide acceptable Site presentation
- To provide an introduction for Site Management, Sales Advisers and Sub-contractors as to how the development shall be organised and managed
- To ensure that all relevant site procedures adhered to always

2.0 SITE WORKING HOURS

Construction Hours Monday to Friday 8.00am – 6.00pm/ Saturday 9.00am – 1.00pm

No Construction work on Sundays or Bank Holidays

Site Opening Times Monday to Friday 7.30am – 6.00pm/ Saturday 8.30am – 1.30pm

Not open on Sundays or Bank Holidays

2.1 PARKING OF VEHICLES OF SITE OPERATIVES AND VISITORS

The Site Compound will be located as shown on the Traffic Management Plan (see Appendix A).

This will consist of a Site Office, meeting room, canteen, drying room and toilets.

Site Operatives

Car parking for site personnel will be restricted to a parking area adjacent to the compound, or as directed by Cora's Site Manager. The parking area will be in an area so that it does not conflict with other construction activities within the site.

Access to the construction site by visitors will be strictly controlled and overseen by the Site Manager.

Any visitors to the construction area will always be accompanied by the site manager as noted above. All site personnel will be instructed regarding access and specified restrictions and any visitors shall be asked to report to the Site Manager upon arrival. A notice board will be erected at the site entrance and will include details for the appointed site/project manager.

3.0 LOADING AND UNLOADING OF PLANT AND MATERIALS AND STORAGE ON SITE

Deliveries to site will be restricted between the hours of 9.15am-3.15am (Mon to Fri) , 9.00am-1.00pm (Saturday) , a 'just in time' approach will be adopted for the delivery of plant and materials to ensure that there is no unnecessary storage on site. Again, no working on Sundays, Bank or Public holidays.

Care should be taken to ensure that materials are called off and delivered to coincide with the relevant stage of construction. They should be tidily stacked in the designated area.

The appointed Site Manager shall be responsible for the unloading, checking, protecting and handling of all Cora materials delivered to site are checked on arrival to site and that the necessary recording is carried out.

The Site Manager shall ensure that materials are unloaded and loaded within designated areas, or within the specific dwelling plot they are intended for should materials be needed immediately – and that the materials are properly protected and secure.

- Bricks, blocks, tiles and lintels shall be offloaded and stacked in neat piles above ground level on pallets on levelled ground and covered. They shall be positioned off the main estate roads and footpaths and either adjacent to the appropriate Plots or in the front gardens
- Trusses, when delivered these shall be unloaded directly into position. Where this is not possible, they should be stored in accordance with the Supplier's recommendations adjacent to the property in a properly constructed rack attached to the scaffolding
- All other timber and joinery materials including stairs, flooring, second fix and insulation is to be stored under cover, or within the dwelling
- Plasterboard delivered to site shall be loaded into the unit within 24 hours
- Kitchen units, Kitchen equipment and sanitary ware shall only be stored in specifically provided secure and watertight containers on site or within a weather-tight and lockable dwelling
- Roof and vertical tiles are to be offloaded onto the front gardens of the individual Plots and stacked in a neat and tidy manner and are to be loaded onto the roof for which they are intended within 48 hours of delivery

- Bulk storage of topsoil shall be restricted to rear gardens as agreed with the Building and Project Managers. Sufficient topsoil shall be retained on each plot to allow the front of each unit to be finished and graded following completion of superstructure works

Signage will be placed in appropriate locations on the surrounding roads leading to the site to direct construction traffic.

All contractors and sub-contractors will be instructed of the route to follow to access the site before delivery of materials are made. Offloading and loading of materials will be undertaken within the permitted working hours, as set out above, unless otherwise agreed in writing with the Local Planning Authority. Please see Appendix B for Construction Traffic and Delivery Route

4.0 ERECTION AND MAINTENANCE OF SECURITY HOARDING, INCLUDING DECORATIVE DISPLAYS AND FACILITIES FOR PUBLIC VIEWING, WHERE APPROPRIATE

Specified boundary, screening and tree protection fencing will be erected upon commencement on site as required.

All site boundary fencing is to be erected immediately to the areas shown on the Site Layout. Cora Boards and Flagpoles will be erected in positions TBC.

Cora Boards and signage will be used to direct visitors directly to the sales complex and the visitor's car park.

5.0 MEASURES TO CONTROL THE EMISSION OF DUST AND DIRT DURING CONSTRUCTION

The Site Manager will always maintain a high standard of presentation, cleanliness and general tidiness throughout the Site. As part of this, the following general control measures will be adhered to throughout the construction process:

- Weather reports will be monitored to ensure appropriate dust suppression or road cleaning is available when required
- Sweepers to be employed to clean site roads weekly (or when operations dictate) and any large debris to be cleared immediately by a labourer
- Only designated routes are to be used by construction vehicles and site directions to be provided to supplier and sub-contractor vehicles upon arrival to site. See appended plan
- Easily cleaned hard standing areas to be provided for vehicles entering and exiting the site
- Haul roads and hard standing to be maintained by regular brushing and water spraying daily or when operations dictate
- All vehicles carrying soil and other dusty materials to be fully sheeted before entering and leaving the site
- Enforce site speed limits to 5 Mph
- The Site Manager will be responsible for ensuring that each trade leaves units under construction clean and tidy at the end of each working day and should include the restacking and protection of materials within the designated areas

WHEEL WASHING

To minimise the deposits of mud and debris on to the highway, we will be installing a wheel wash area near the site compound entrance which will be in the form of a jet wash together with brush. We will also be employing a road sweep facility (when necessary) for cleanliness and safety of the main roads within the development and off-site Highway along Beech Drive. Wheel Washing will be used during construction times, Monday to Friday 8.00am – 6.00pm/Saturday 9.00am – 1.00pm. Wheel Washing position details on the Traffic Management Plan.

SMOKE PREVENTION / BURNING OF WASTE

It is strictly against Cora policy to burn any waste on-site during the construction phase of the development. Any event where burning of construction material takes place will be investigated by the construction/site team and dealt with accordingly.

NOISE

Noise will be kept to a minimum during the construction working hours, however there may be times when heavy machinery is used to carry out abnormal works. We will be in contact with the local residents/businesses and will offer an open-door policy should any complaints be raised.

Noise and vibration will be kept to a minimum by methods of work that we will endeavour to conform where required with the 'Code of Practice for Noise and Vibration Control on Construction and Open Sites' (See BS 5228 Parts 2 and 4, and EC and UK Noise Legislation, as applicable).

PILING TECHNIQUES

Due to ground composition, 'Speed deck' system is proposed for completing both piling and slabs. A tracked mounted piling rig will be used BS5228: 2009+A1: 2014 and The London Authorities Noise Action Forum (LANAF) will be used to develop the controls required for this site. Further to this, BS5228: 2009+A1: 2014 for vibration levels of 1mm/s will be aimed for and maintained during works taking place.

6.0 A SCHEME FOR RECYCLING/DISPOSING OF WASTE RESULTING FROM DEMOLITION AND CONSTRUCTION WORKS

A waste segregation policy will be adhered to separate recyclable and non-recyclable waste.

Rubbish skips shall be provided to maintain the site in a neat and tidy state. When full, they shall be removed and replaced with empty skips.

Wherever possible, full skips to be removed at the end of the working week and redelivered on Mondays. If this is not possible then partly full skips to be covered and secured with tarpaulin.

Rubbish skips shall be positioned to meet the following objectives: -

- Be located away from the View Home and Visitor's car parking area
- Be available on dismantling of scaffolding for each unit, for the immediate removal of builder's debris
- Be available on completion of dry lining for recycle purposes
- Be available for completion of second fix trades, at which time the units will be thoroughly cleaned, with all builder's debris removed prior to decoration commencing

7.0 MANAGEMENT OF SURFACE WATER ON SITE DURING CONSTRUCTION (in line with BS8582:2003 – Code of Practice for Surface Water Management for Development Sites)

It is likely that during periods of heavy or prolonged rainfall natural run off will follow the topography of the land.

In addition, the drainage and road network will be the first site operation to take place to ensure that the foul & surface water drainage network is provided to the proposed outfall/s. This will ensure that once each property is constructed and connected to the drainage system, the associated surface water can discharge into the new network thus reducing surface water on the site. The proposed drainage networks also benefit from STW technical approval and will be adopted by them post-construction. As part of the adoption process, STW require networks to be fully jetted and cleaned as well as undergoing CCTV surveys to ensure they are clear and in good working order. This occurs immediately post construction and allows them to be placed onto a 12 month maintenance period, ensuring they are working to full intended capacity.

Measures will be taken to ensure that no contaminated surface water or other liquids or solids, which could cause harm to the environment, are deposited onto the land or enabled to pass over the land.

- During construction the implementation of a slip trench will be used to capture and filter water to remove solids that may arise through the build phase. This is an approved method of surface water management to be used as per section 23. This will be managed by the site manager to be replaced when required and disposed of.

The appointed site manager will be responsible for ensuring the Construction Method Statement and actions relating to surface water management are adhered to during construction. The lead contact for this will be the Construction Director who will oversee the Site Manager. Contact details at the base of this document, to be redacted for public view.

8.0 NATURAL ENVIRONMENT – ECOLOGY & TREE PROTECTION

As part of the site management responsibilities, the site manager will undertake daily site walks which will include the inspection of existing trees, hedges, perimeter boundaries, existing watercourses etc to ensure that no damage has occurred during site activities.

In the unlikely event that it does, the item/s will be reported immediately to the Cora Management Team, the relevant issues logged and immediate action taken.

The site will also adhere to the full recommendations of the relevant ecological and biodiversity reports contacting the relevant author/s if any clarification or further advice is required.

9.0 IMPLEMENTATION OF THE CONSTRUCTION METHOD STATEMENT

Cora's appointed Site Manager will be responsible for the implementation and monitoring of this Construction Environment and Traffic Management Plan for the duration of the contract.

The Site Manager will convene a Co-ordination meeting with all Service Authorities to discuss Programme, Health and Safety and Site Tidiness requirements and all contractors and sub-contractors will be given instructions upon appointment, which will include a copy of the Construction Environment and Traffic Management Plan.

Any issues that are highlighted will be reported at a monthly site meeting that will be attended by Cora's Site Manager and representatives of all contractors, sub-contractors and the supply and service companies will be invited to attend as require Preliminary site preparation works required to be carried out on mobilisation on site shall be completed as soon as possible.

10.0 SURFACE WATER MAINTENANCE PLAN

The piped surface water drainage system beneath the adopted road will be offered to Severn Trent Water Ltd for adoption under a s104 agreement. The s104 will exclude the proposed retention basin (an online attenuation feature), which is to be maintained by a Management Company. Any soakaways proposed within the curtilage of proposed plots will be privately owned.

Inspection of drainage elements will be required regularly in order to assess their performance and to schedule any required maintenance and will consist of routine inspections and engineering inspections. Routine inspections will assess the need for maintenance and note concerns with functionality of the drainage system. Engineering inspections will assess engineering aspects of the drainage network which are not likely to be picked up during routine inspections, including concrete deterioration and pipe blockages.

Maintenance Schedules

For the attenuation basin (to be maintained by the Management Company), the following maintenance schedule will be delivered:

Maintenance Interval	Requirement
Monthly	Litter and debris removal Mow grasses (where required) and remove resultant clippings Remove nuisance and invasive vegetation (for 12 months following installation) Inspect / check all inlets, outlets, surface and overflows (where required) to ensure that they are in good condition, free from blockages and operating as designed. Take action where/when required
Six Monthly	Remove nuisance and invasive vegetation
Annually	Remove all dead growth prior to the start of the growing season Remove sediment from inlets and outlets Manage wetland plants, where required Re-seed areas of poor vegetation growth, alter plant types to better suit conditions, where required Inspect and document the presence of wildlife
As Required	Prune and trim trees and remove cuttings Repair erosion or other damage by re-turfing, or reseeded Re-level uneven surfaces and reinstate design levels (typically every 60 months) Remove sediment from low flow channel Remove and dispose of oils or petrol residues using safe standard practices
Following all significant storm events	Inspect and carry out essential recovery works to return the feature to full working order

For the proposed permeable paving (to be maintained by the Management Company), the following maintenance programme will be delivered:

Maintenance Interval	Requirement
Monthly	Litter and debris removal. Remove nuisance and invasive vegetation (for 12 months following installation) When the blocks are first laid, there can often be settling of the jointing material, so it is important to top this up with 6.2 – 2mm grit. Do not use sand as this will block the joints and prevent the system from working.
Six Monthly	Treat with suitable weed killer to prevent unwanted seeds growing between the blocks
Annually	Jointing material checked it is full, and top up where necessary with 6.2 – 2mm grit. Do not use sand as this will block the joints and prevent the system from working efficiently.
As Required	Regular sweeping will prevent the build-up of detritus and general silt which can block the joints Fallen leaves should be swept away before they decompose
Following all significant storm events	Inspect and carry out essential recovery works to return the feature to full working order

For the permeable paving filter pipe (to be maintained by the Management Company), the following maintenance programme will be delivered:

Maintenance Interval	Requirement
Annually	Open the cover to the associated silt chamber and inspect levels of silt present, where required remove excess silt. Should the level of silt be above the level of the pipes it will be necessary to use a mechanical extract to remove the silt and jet the drains both upstream and downstream to ensure continued performance
Following all significant storm events	Inspect and carry out essential recovery works to return the feature to full working order

For the flow control chamber (to be maintained by the Management Company), the following maintenance programme will be delivered:

Maintenance Interval	Requirement
Monthly within first year	Open the cover to the associated catchpit and inspect level of silt present, where required remove excess silt. Should the level of silt be above the level of the pipes it may be necessary to mechanically extract the silt and jet the drains both upstream and downstream to ensure continued performance.
Annually	Open the cover to the associated catchpit and inspect the level of silt present, where required remove excess silt Should the level of silt be above the level of the pipes it will be necessary to use a mechanical extract to remove the silt and jet the drains both upstream and downstream to ensure continued performance
If flooding occurs	Ensure no blockages are present. If blockages occur carry out essential recovery works to return the feature to full working order
Following all significant storm events	Inspect and carry out essential recovery works to return the feature to full working order

Contact Details:

Steve Keenan – Construction Director

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West Hadden Rd
East Haddon
Northamptonshire
NN6 8FB
Tel: 01604 369200

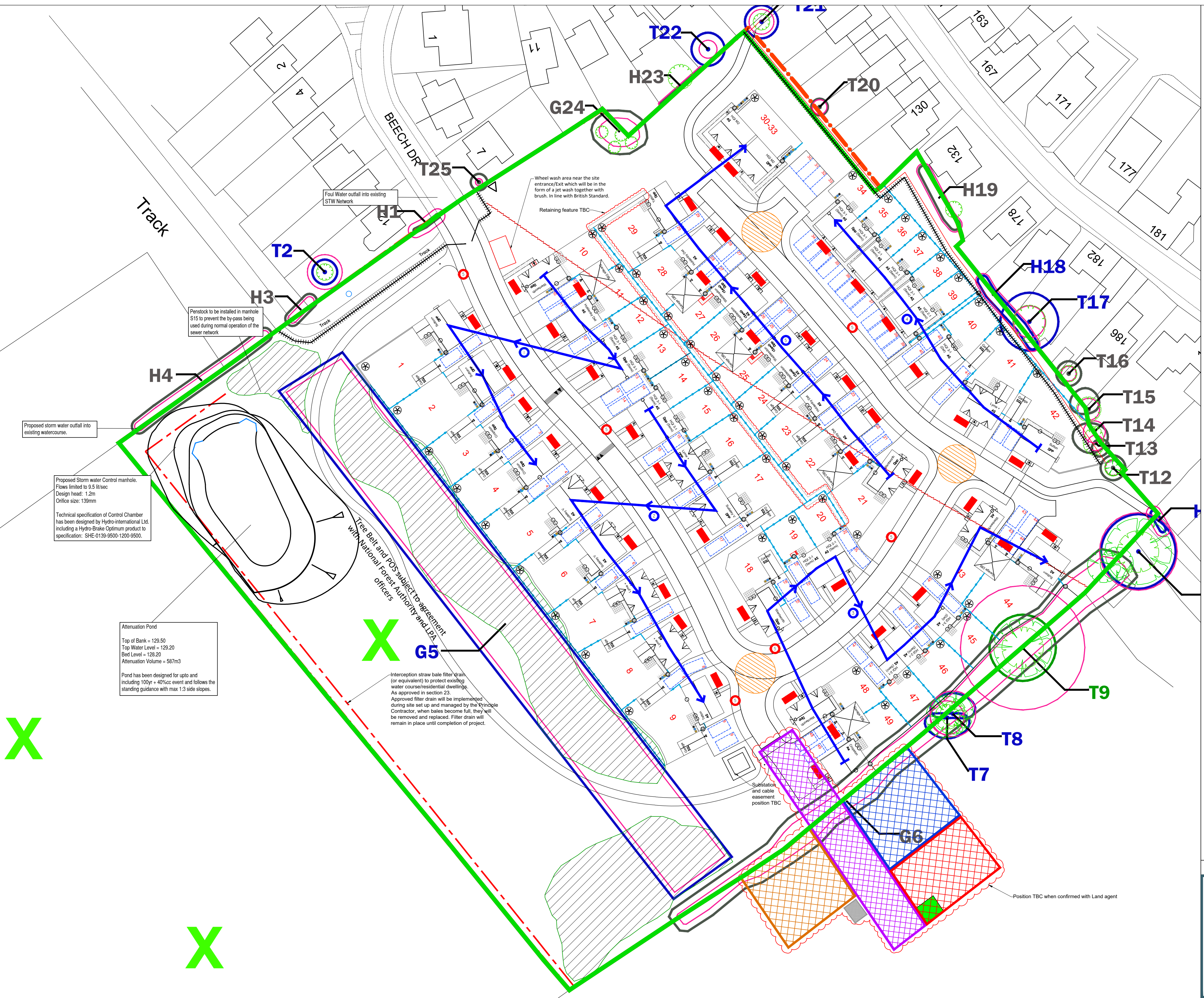
Appendix A

Traffic Management Plan

Measures to Control Dust and Dirt during Construction:

The Site Manager will always maintain a high standard of presentation, cleanliness and general tidiness throughout the Site. As part of this, the following general control measures will be adhered to throughout the construction process:

- Weather reports will be monitored to ensure appropriate dust suppression or road cleaning is available when required
- Sweepers to be employed to clean site roads weekly (or when operations dictate) and any large debris to be cleared immediately by a labourer
- Highway Roads will be monitored by the Site Manager and, when required, a Road sweeper will be deployed on Highway Roads.
- Stockpiles of materials will be damped down and suitably treated to prevent the emission of dust from materials. Stockpiles will be strategically located to minimise dust generation and kept to a minimum height where possible.
- Appropriate equipment will be fitted or used in conjunction with suitable dust suppression techniques.
- Drop heights from conveyors, loading shovels, hoppers and other equipment will be kept to a minimum wherever possible.
- Only designated routes are to be used by construction vehicles and site directions to be provided to supplier and sub-contractor vehicles upon arrival to site. See appended plan
- Easily cleaned hard standing areas to be provided for vehicles entering and exiting the site
- Haul roads and hard standing to be maintained by regular brushing and water spraying daily or when operations dictate
- Skips and all vehicles carrying soil and other dusty materials to be fully sheeted before entering and leaving the site
- Enforce site speed limits to 5 Mph



X

X

KEY:

Traffic Management - what you need to do
The following actions will help keep pedestrians and vehicles apart:

- Entrances and exits - provide separate entry and exit gateways for pedestrians and vehicles;
- Walkways - provide firm, level, well-drained pedestrian walkways that take a direct route where possible;
- Crossings - where walkways cross roadways, provide a clearly signed and lit crossing point where drivers and pedestrians can see each other clearly;
- Visibility - make sure drivers driving out onto public roads can see both ways along the footway before they move on to it;
- Obstructions - do not block walkways so that pedestrians have to step onto the vehicle route; and
- Barriers - think about installing a barrier between the roadway and walkway.

To limit the number of vehicles on site:

- provide car and van parking for the workforce and visitors away from the work area;
- control entry to the work area; and
- plan storage areas so that delivery vehicles do not have to cross the site.

One-way systems can reduce the risk from reversing vehicles, especially in storage areas. A turning circle could be installed so that vehicles can turn without reversing.
Make sure that all drivers and pedestrians know and understand the routes and traffic rules on site. Use standard road signs where appropriate
Provide induction training for drivers, workers and visitors

TRAFFIC MANAGEMENT KEY:

- SITE COMPOUND & WELFARE
- CAR PARK
- FIRE ASSEMBLY POINT
- EXISTING EASEMENT/UTILITIES
- MATERIAL STORE
- TEMP HAUL ROAD
- TURNING CIRCLE (10m Diameter)
- SALES COMPLEX
- TREE/ROOT PROTECTION (to be added once agreed/approved)
- REFLECTIVE FENCING (to be added once agreed/approved)
- SPEED LIMIT 5 mph
- CONSTRUCTION PHASE
- LOADING BAY (Approx 3.5x1.6m - TBC)
- PALLET and/or HARDCORE STORAGE BAY (Approx 4.5x3.5m - TBC)

TO BE UPDATED BY SITE MANAGER:

- SITE SAFETY INFORMATION BOARD
- NO ENTRY
- CROSSING POINTS
- CONSTRUCTION PEDESTRIAN ACCESS
- PUBLIC PEDESTRIAN ACCESS
- HERRAS FENCING
- DELIVERY VEHICLE UNLOAD AREA
- TWO WAY TRAFFIC FLOW
- ONE WAY TRAFFIC FLOW
- SURFACE WATER INFILTRATION
- PROPOSED SOIL / SUBSTRATE STORAGE LOCATIONS

C	Soil/substrate storage locations added	22.04.24
B	Amended as per planning comments	30.11.23
A	First Issue	25.10.23

Rev.	Description	Date

Grovelands Business Park
West Haddon Road, East Haddon,
Northamptonshire NN6 8FB

Development

Beech Drive
Thornton

Drawing Title

Traffic Management Plan
Planning

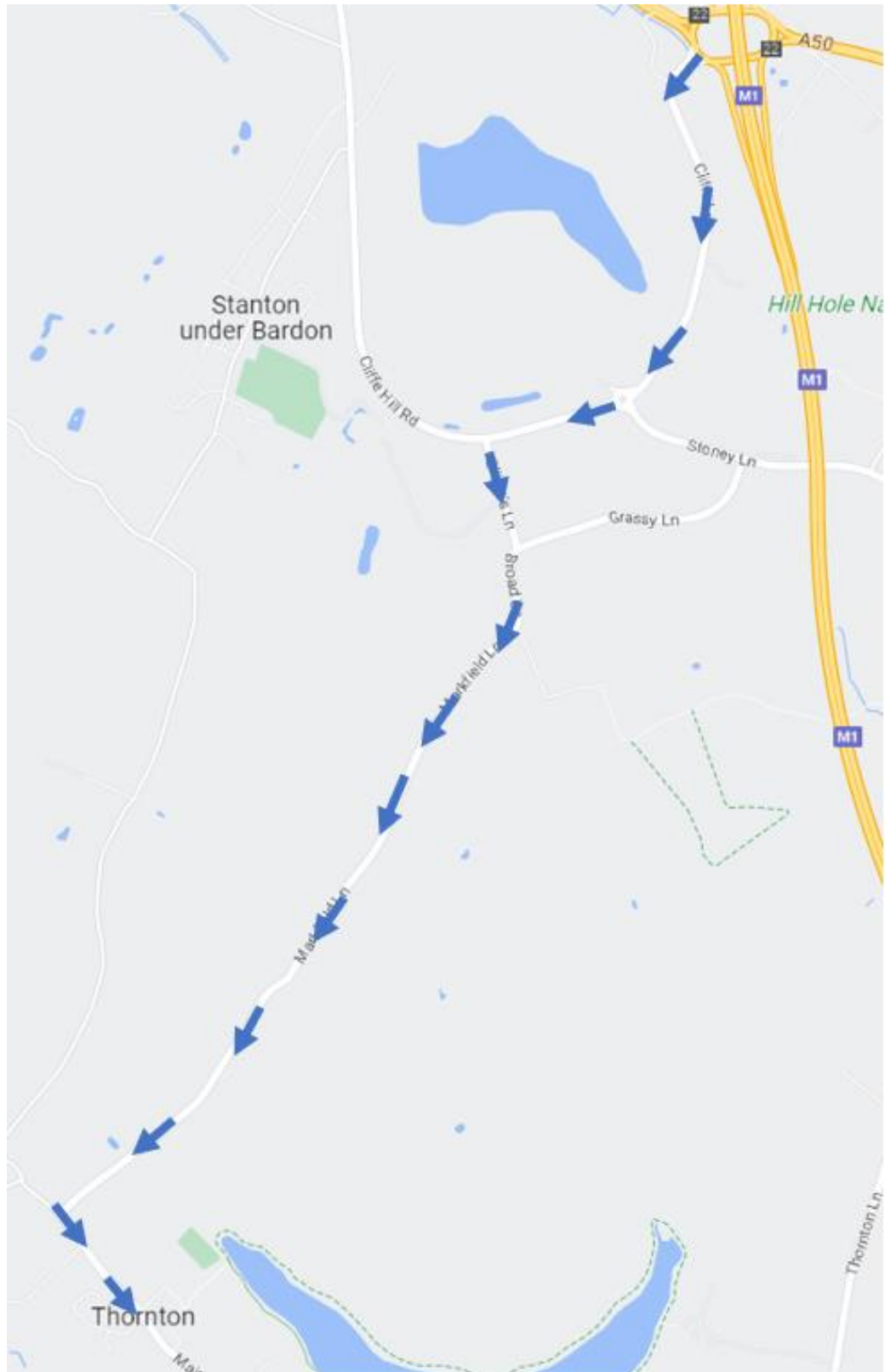
Date	08/11/22	Scale	1:500 @A1	Drawn	JS
Dwg. Ref.	02419 - 004P			Rev.	C

Appendix B

Delivery Route 1

Construction Traffic and Delivery Route Plan

Page 1

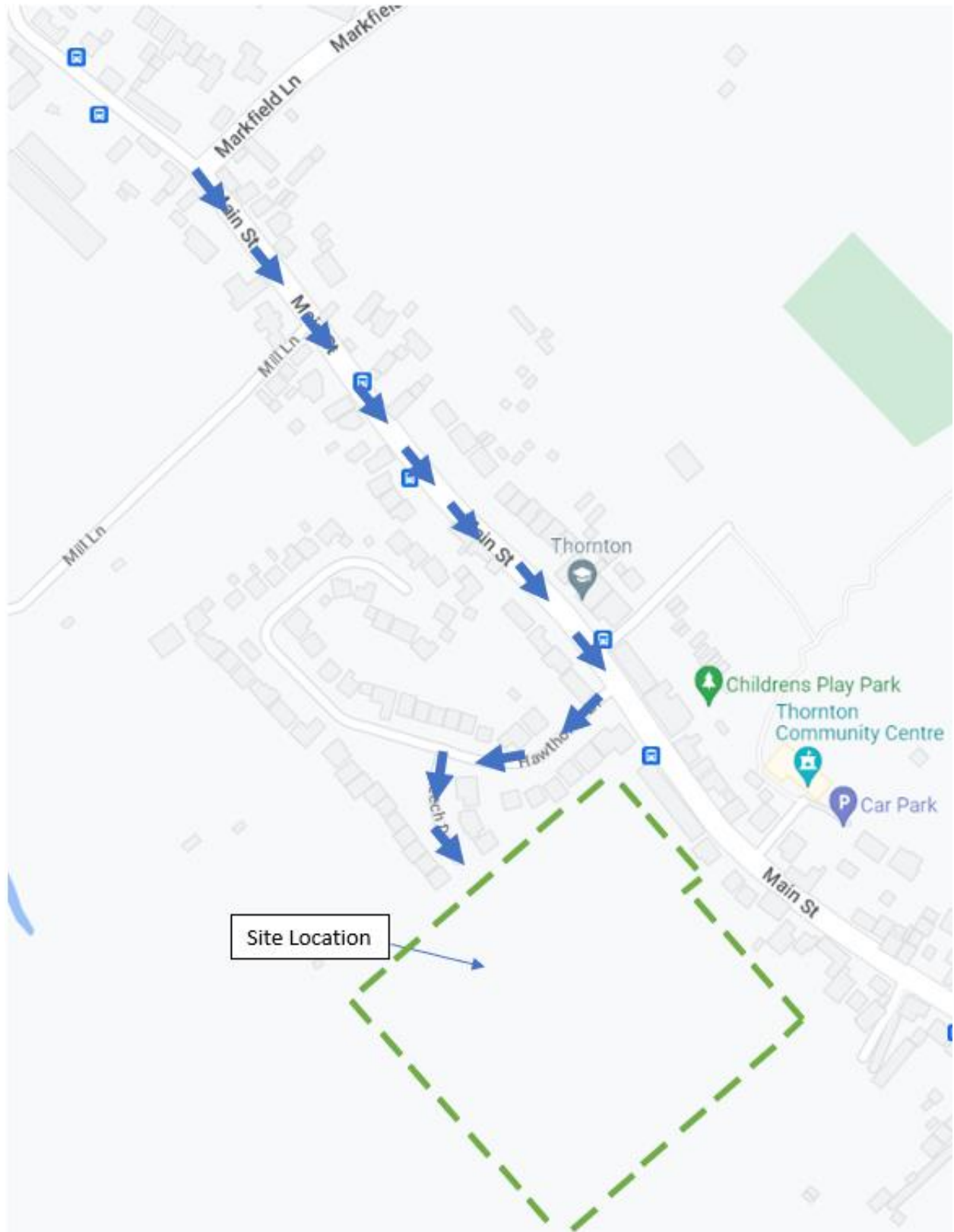


Access via Markfield Lane

Turn onto main street and follow onto Beech Drive

Construction Traffic and Delivery Route Plan

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Access via Beech Drive