

6 CONSTRUCTION PROGRAMME & MANAGEMENT

6.1 Construction Programme

6.1.1 A total construction period of up to 48 months is envisaged and to be implemented in three broad phases. The number of units constructed in each phase will to depend on the success of sales and requires some degree of flexibility.

Phase I

- a) A detailed planning application for the first five units is being submitted shortly after the outline application and planned to be completed within 9 months from site commencement.
- b) Access to the first phase will be initially from the upgraded existing access road in the northeast of the site and then from the new proposed access from the A417 and will include initial landscape works.
- c) Reprofiting of the shorelines of Lake 103 and Lake 103A.

Phase II

- a) Complete units around Lake 103 and 103A within 24 months from site commencement.

Phase III

- a) Complete units within Milestone within 36 months from site commencement.
- B) Commence construction of leisure complex

Table 5.1 Building Phasing

	0	3	6	9	12	15	18	21	24	27	30	33	36	39	42	45	48
Phase I Initial marketing area on the northern shore of Lake 103																	
Phase II Completion of remaining units around Lake 103 and 103A.																	
Phase III Units on the Milestone House																	
Leisure Complex																	

Chapter 6.0
Construction Programme and Management

6.1.2 The scheme is currently estimated to take approximately 4 years to construct, opening 2010.

Assessment Years

6.1.3 The assessment years have been identified as follows:

- 2009 Baseline
- 2009-2013 Construction period
- 2013 Management.

6.2 Management

6.2.1 A site waste management plan has been prepared in order to manage waste during landscaping works, demolition and new built construction

6.2.2 It is envisaged that a Code of Construction Practice will be agreed with CDC based on best practice and mitigation from the ES chapters. The Code of Construction Practice will seek to ensure that potential adverse environmental effects arising during construction are managed.

6.2.3 Construction Traffic Routes – Responsibility for developing, implementing and monitoring the Site Traffic Plan (STP) in accordance with the Safe use of vehicles on construction site HS (G) 144. This shall include implementing a code of conduct for HGV drivers involving prohibited areas for parking. Advance notice of the STP shall be communicated to subcontractors and suppliers at the time of order. There will be well considered accesses into the site from London Road with an alternative access point from Whelford Road.

6.2.4 Construction Traffic Washing - Responsibility for making sure that the wheel cleaning facilities to be installed to the exit points of the site to prevent soil leaving the site on the wheels of the vehicles are used as intended. This is particularly relevant in the early part of operations on site when demolition and earthworks are underway.

6.2.5 Public Highway Cleansing - Responsibility for developing, implementing and monitoring a localised Public Highway Cleaning Regime (PHCR) this is particularly relevant in the early part of operations on site when demolition and earthworks are underway.

6.2.6 Dust Suppression – Responsibility for any dust related to construction traffic. Whilst given the rural location of the site this should not be a problem, the issue will be dealt with when/if the need arises through; Restriction of traffic to a watered haul road where possible and minimising vehicle movements and limiting vehicle speeds across the site

6.2.7 Noise Suppression – It is recognised that a certain amount of construction noise is inevitable.

If not managed effectively, this could present a potential problem to the sporadic dwellings within the area. There is a number of mitigation measures that can be taken to minimise the impacts; Vehicles and mechanical plant shall; be fitted with effective exhaust silencers and shall be maintained in good efficient working order. Additionally all operations that are considered to be particularly noisy shall be scheduled at a time when the sensitivity of affected parties nearby is not so acute.

- 6.2.8 Hours of Work – Normal working hours shall be limited to Monday to Friday 0800 to 1800 and Saturdays 0800 to 1300, Permission for any weekend work or Bank Holiday working shall be sought in advance from the Council and in particular the Environmental health officer. The contractor shall be required to give fourteen days notice of such intended working.
- 6.2.9 Construction Waste Disposal – Management of construction waste disposal shall be controlled by a Site Waste Management Plan (SWMP) prepared in accordance with the Site Waste Management Plans Regulations 2008 (SI2008 no.314) The Site Manager shall be responsible for ensuring that all operatives on the site are aware of the SWMP and co-operate with it. The site manager shall instigate appropriate levels of site induction, information and training to ensure that any waste management objectives in the SWMP are achieved.