



# **Edgehill Park Phase 6/7, Whitehaven**

## **Construction Method Statement**

**February 2026**

# 1. Introduction

Condition 3 of 4/25/2181/OB1, which is the outline planning approval for Phase 6/7 of the Edgehill Park Phase 6/7 development state:

## Condition 3

Prior to the commencement of development within phase 5 (Ph6/7) a construction method statement shall be submitted to and approved in writing by the Local Planning Authority.

- a) The parking of vehicles of site operatives and visitors
- b) Loading and unloading of plant and materials
- c) Storage of plant and materials used in constructing the development
- d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) Wheel washing facilities
- f) Measures to control the emission of dust and dirt during construction;
- g) A scheme for recycling / disposing of waste resulting from demolition and construction works
- h) Measures to control noise and vibration
- i) Construction surface water management

- 1.1 This document should be read alongside the Story Homes drawing Construction Management Plan (drawing number 20094.90.9.CMP rev P1) and surface water management plan (drawing number 20094.90.9.SWMP rev C1)

# 2. Site Location

- 2.1 The Site is situated in the administrative boundary of Copeland Borough Council, Edgehill Park Phase 6/7 formally known as Edgehill Park Phase 3 which is currently partially constructed but currently being re planned through planning application 4/25/2181/OB1. The site is approximately 2.5km South from Whitehaven town centre.

# 3. Traffic Management

- 3.1 All traffic will access the Site from the construction access on High Road, Whitehaven
- 3.2 The compound currently serving Edgehill Park Phase 4 and 5 will continue to be utilised for phase 6 until a new compound is constructed in new location to allow build to be completed. It will include a dedicated zone for delivery vehicles to load and unload prior to leaving the Site. A dedicated car park for contractors and site visitors will also be provided. All Site plant will be parked overnight within the compound and shall be immobilised.

- 3.3 Entrance gates will be provided at the entrance of the compound to safely secure this area when the Site is closed.

## **4. Noise and Vibration**

- 4.1 The site manager will monitor noise levels at key boundary locations as and when required. If there are concerns that noise levels will impact on neighbouring properties, then temporary noise screening structure and the use of silenced plant equipment will be considered and implemented accordingly.
- 4.2 The site manager will monitor noise generated by the Site throughout the day to ensure no unnecessary nuisance is experienced by neighbours (such as shouting, bad language, radios etc). Story Homes in house regional HSE advisors and the allocated site production manager will also regularly monitor compliance with this requirement.
- 4.3 Generally, audible warning systems necessary for health and safety reasons shall be set to the minimum setting (if they are adjustable).
- 4.4 There are no operations that create excessive vibration as part of the construction of Phase 3 because the foundation design strategy will be strip and trench.
- 4.5 In the event of a complaint being received, the site manager will be responsible for following the complaint through to resolution and initiating any necessary corrective action.

## **5. Dust and Dirt Management**

- 5.1 The site manager will monitor dust and dirt levels at key boundary locations as and when required.
- 5.2 If there are concerns that that dust and dirt levels will impact on neighbouring properties, then water suppression will be employed. This will be carried out by a water bowser spray tank system that will be manoeuvred throughout the site in dry periods by telehandler and other plant equipment. Frequency of use will be determined by the site manager.
- 5.3 Haul roads shall initially be constructed in hardcore/crushed material construction. They will be sprayed by water dower in dry periods to minimise dust.
- 5.4 To minimise dirt from leaving the Site a pressure washer will be available at the site compound to enable the wheel wash of all associated construction vehicles. The availability of a pressure washer and site use will be monitored by the site manager. Wheel washing will be carried out manually and will help prevent public highways from getting soiled. In the event a highway does become soiled, the road sweeper will be called to clean the roads as soon as possible.
- 5.5 All vehicles will enter and exit the Site via the access gate throughout the construction.
- 5.6 Materials shall be stored within the compound materials lay area. To reduce potential for airborne dust from the materials, monitoring shall take place with mitigation response where necessary.

- 5.7 The site manager shall monitor dust production at regular intervals during the day in accordance with changing weather conditions.
- 5.8 The internal roads within the site and compound will be cleaned using a road sweeper on a twice weekly basis. During the winter months this will be increased as required. Following incidences of severe weather of site-specific operations additional cleaning will take place if required.
- 5.9 Any HGVs taking spoil to/from the site will be fitted with sheets before leaving site to prevent spillage or deposit any of the materials on the highway.

## **6. Waste Management**

- 6.1 There shall be no burned waste and all waste will be stored in skips.
- 6.2 All best endeavours will be made to reduce waste by re-using off cuts, for instance timber and plasterboard.
- 6.3 Clearly marked recycling containers will be available for items unsuitable to be reused.
- 6.4 Vermin control will be monitored by the site manager, and any signs of vermin will be dealt with accordingly.

## **7. Silt Management**

- 7.1 Surface Water Management plan drawing number 20106.90.9. SWMP rev C1 provides details of how silt and surface water runoff will be managed during the construction phase. This is a live drawing that is constantly reviewed and updated as the build moves around the site.
- 7.2 The above SWMP is a snapshot in time and as such adjustments and improvements may be made at any point during the build.
- 7.2 A series of v ditches and filter drains will be installed across the site to capture silty water and direct to a temporary settlement pond. These ponds will hold water whilst the silt 'drops out'. They will then discharge, through further filtering material and enter the main drainage system, outfalling into Phase 3 SUDS pond. This pond has mechanisms that allow us to hold water here if required or stop flow completely.'

## **8. Working Times and Deliveries**

- 8.1 In accordance with Condition 12 of 4/25/2181/0B1 (the most recent S73 application approved in December 2025) construction work will not take place outside the hours of 7.30am to 6.00pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays and at no time on Sundays, Bank, or public holidays, unless otherwise agreed by Cumberland Council.
- 8.2 For avoidance of doubt, these times will exclude site operatives arriving and departing from the Site at the start and end of the working day and use of compound and welfare facilities. They also exclude the use of the street cleaner on roads within the Site.

- 8.3 Story Homes shall endeavour to ensure that all deliveries to the Site are limited to the working hours and will work with contractors and suppliers to ensure where possible sufficient spacing of time between separate deliveries so that any delays (i.e., caused by vehicles getting stuck in traffic or lengthy loading/unloading) will not impact on the surrounding highway network.

## **9. Communications and Complaints**

- 9.1 Any concerns about the Site should be directed to the site manager in the first instance.