



# **Land to the West of Valley View Road, Whitehaven**

Full planning application for 107 dwellinghouses  
and associated infrastructure including  
landscaping, open space, access, highway and  
drainage, 4/22/2332/OF1

Construction Method Statement

March 2023

# 1. Introduction

- 1.1 This Construction Method Statement has been prepared in association with Story Homes full application under the following description and planning reference no;
- Full planning application for 107 dwellinghouses and associated infrastructure including landscaping, open space, access, highway and drainage, 4/22/2332/OF1
- 1.2 This Statement is intended to demonstrate Story Homes general construction methods to help preclude and mitigate against negative impacts of the development upon interests of acknowledged importance, including adjacent residential amenity and ecological interests.
- 1.3 This document should be read alongside;
- The Silt Management Reporting Plan (March 2023)
  - Surface Water Management Plan phase 1, drawing number 20095.90.9.SWMPP1 Rev B
  - Surface Water Management Plan phase 2, drawing number 20095.90.9.SWMPP2 Rev B.
  - Surface Water Management Plan phase 3, drawing number 20095.90.9.SWMPP3
  - Hy-Tex Ultra Dewatering Bags brochure detail

# 2. Site Location

- 2.1 The Site is currently agricultural grazing land located to the west of Valley View Road, Whitehaven. The existing Edgehill Park housing development is immediately to the west. An existing SUDS pond serving phase 3 is in-situ adjacent the southern boundary of the application site.

# 3. Traffic Management

- 3.1 All traffic will access the Site from the existing construction access off High Road, Whitehaven. The compound currently serving Edgehill Park Phase 3 will continue to be utilised for this new phase. A haul road shall take construction traffic from the compound to phase 4 around the northern edges of land owned by Story Homes at Edgehill Park and away from phase 3 recently constructed dwellings. A dedicated contractor car park and material laydown area will also be provided in the northern section of the application site.
- 3.2 Site plant will be parked overnight within the main compound and vehicles 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. CCTV shall continue to be deployed to deter thieves and antisocial behaviour.

## **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 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 The Silt Management Reporting Plan March 2023 shall be followed accordingly, as managed by the Site Manager.
- 5.4 Any haul roads shall initially be constructed in hardcore/crushed material construction. They will be sprayed by water dowsers in dry periods to minimise dust.
- 5.5 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.
- 5.6 All vehicles will enter and exit the Site via the access gate throughout the construction duration.
- 5.7 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.

- 5.8 The Site Manager shall monitor dust production at regular intervals during the day in accordance with changing weather conditions.
- 5.9 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 or site-specific operations additional cleaning will take place if required.
- 5.10 In the event that HGVs take spoil from off-site (i.e outside of Edgehill Park development) to the site (and vice versa), these 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 Clearly marked recycling containers will be available for items unsuitable to be reused.
- 6.3 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 (sub) Phase 1 drawing no. 20095.90.9.SWMPP1 Rev B, (sub) Phase 2 drawing no. 20095.90.9.SWMPP2 Rev B, (sub) Phase 3 drawing no. 20095.90.9.SWMPP3, Hy-Tex Dewatering Bag details and the Silt Management Reporting Plan March 2023 demonstrate how silt and surface water runoff will be managed during the works.
- 7.2 The works are to be carried out in 3 stages/sub phases as per the plans. Phase 1 shall first include the carrying out of temporary bunds on the north and eastern platform edges to channel surface water to the temporary settling pond. From there water shall pass through a silt control headwall, a (Hy-Tex Ultra) dewatering silt bag and discharge via a V-ditch into the existing ravine. Phase 1 shall also include the erection of land and carrier drains that are to take water entering Story Homes site and to route it around the western and eastern edges to the ravine. Story Homes shall install 2 x permanent silt trap catch pits at the end of each drainage leg. These shall be monitored every month or after every high rainfall event for silt deposits and silt shall be removed if found.
- 7.3 The phase 2 surface water construction measures include a network of V-ditches within the main development platform that shall be used commensurate with progression of the main earthworks. For additional robustness, two straw bale check-dams shall be situated within the V-ditch as indicated to slow flow and catch sediment in the channel before the water enters the temporary settling pond.
- 7.4 Phase 3 shall continue the network of surface water construction management measures including new V-ditches commensurate with the main infrastructure and plot build route.

- 7.5 In the unlikely event of an overflow from the temporary settling pond, an overflow pipe shall carry overflow water to the permanent SUDS pond at the bottom of the hill. The permanent SUDS pond shall have installed a temporary check dam and a (Hy-Tex Ultra) dewatering silt bag prior to outfall to the existing watercourse.
- 7.6 The dewatering silt bags shall be in operation **at all times** during the construction works. To enable this, each pond set up shall include a second silt bag change over connection and area to lay a second bag. Such measures have been successfully introduced at other nearby Story Homes sites in Cockermouth and High Harrington;



- 7.7 Story Homes shall monitor the temporary settling pond and permanent SUDS pond for silt build up. Should a build-up be observed that risks silt being transported downstream, Story Homes shall employ a tractor and SlurryKat tanker (or equivalent) and a submersible pump to pump out the pond and deposited sediment. This shall then be deposited in a location away from watercourses.
- 7.8 The aforementioned measures together with the Silt Management Reporting plan shall help protect against untreated surface water entering drains in the vicinity of the Site.

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

- 8.1 In accordance with previous approvals, 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 Copeland Borough 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 Story Homes shall carry out a letter drop to give prior notification of work commencement to adjacent residents. Any concerns about the Site shall be directed to the Site Manager in the first instance. An Assistant Site Manager shall be available in the absence of the Site Manager.