Bourne Valley Associates Ltd

Construction Management Statement

for

The Erection of Stables

At

Saddlepack Farm, Land South of Stert, Devizes

Wiltshire SN10 3HZ

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1. *Introduction*

The purpose of the Construction Management Statement is to outline our approach to managing the construction works for the Erection of the stables at Saddlepack Farm, Land South of Stert, Devizes, Wiltshire SN10 3HZ. This document includes specific comments on the site establishment, logistics, and the process of managing the overall environment surrounding the site. It will also ensure that the construction works cause the minimum disruption to the local residents with a safe working and living environment maintained. The agreed contents of the Construction Management Statement will form part of the development plan and will be agreed with Wiltshire Council. The Plan will constantly be reviewed and any changes or improvements will be added and agreed with the Council and the Plan revised and re-issued.

These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development. This Construction Management Statement is subject to third party approvals and therefore amendments are likely. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client. Liaison with the neighbours and interested parties will continue throughout the project, as information is updated and as the project develops. Particular attention will be paid to ensure that the neighbours are kept appraised of progress and future works on the project. The information provided in this document is an overview of the key project activities at the site. Generic statements herein are to be further developed into plans, procedures, and detailed method statements as the project develops.

This Plan is to inform interested parties. It will be used as the background for the detailed construction method and risk assessments, and will be included in all specialist trade contractor portions of the works.

2. *Description of the Project*

Saddlepack Farm covers 59 acres of both farmland and equestrian paddocks. It is located south of Stert and the A342 approximately 1.5m south-east of Devizes, Wiltshire. Planning permission was granted at Appeal in October 2023 under reference Appeal Ref: APP/Y3940/W/23/3319756 for the erection of stables. The development site is owned by Mr & Mrs Elderfield.

Access is gained to the site by an existing vehicular access to the farm.

3. *Outline of the Works*

3.1. Generally

The proposed site plan relating to this proposed outline method of works is detailed upon drawings 02760-00-E (location plan) sheet 01, 02760-05-B (plan and elevations) sheet 01, 02760-00-F (site section) sheet 06, and 02760-00-E (block plan) sheet 02.

3.2. Site Establishment

The site is on private property and therefore access to the public is limited to invitation only. Visitors will be provided with a toolbox talk outlining the works and potential hazards on the site. The site is secured to its entire perimeter with a post and barbed wire fence and timber access gates. It will be kept in a clean and tidy condition throughout the works. All fencing will be regularly checked and maintained in a clean and tidy condition and signage will be positioned so it is clearly visible to warn members of the public of any potential hazards surrounding the site.

The owners of the site are agricultural contractors, and the works will be mainly carried out by themselves.

The site will be maintained in a safe and tidy manner with the implementation of good housekeeping procedures regularly checked by our Health and Safety Advisor and be set up with temporary power, water and drainage throughout the duration of the works.

3.3. Scaffolding

Scaffolding will not be required to carryout the development of the stables. A MEWP and telehandler will be used for the erection of the building and materials loading. Nets and hand rails will be installed for the installation of the roof.

3.4. Demolition

There are no demolition works to be carried out on the site.

The remainder of the site consists of a pasture and woodland. The absence of any buildings to be demolished has precluded the need for an asbestos survey on the site.

3.5. Excavation

The proposed works will require the excavation of foundations and services. The foundations will be formed using concrete pad foundations. Material will be excavated using a 360 excavator, the material will be moved on site with a dumper and stockpiled prior to use in back filling excavations and making up levels on site. There will be no surplus material to be removed from the site.

3.6. Foundations and floor slab

Concrete will be delivered by ready mix vehicles and concrete pumped into position via a lorry mounted concrete chute. The ready-mix lorries will be positioned within the site at a safe distance from open excavations.

3.7. Internal Works

The internal works comprise the complete fit out of the ground stables.

Deliveries will be via delivery vehicles which will be parked within the site and off load into a dedicated materials storage area. This will avoid blocking the road.

Waste materials will be removed by way of skips located on the site for the duration of the works.

4. *Hours of Construction*

The works will be undertaken in accordance with the working hours set out below:

- Monday to Friday – 8am to 6pm
- Saturday – 8am to 1pm
- Sunday and Public Holidays – no working

Throughout the works we will endeavour to comply with the guidance provided in BS 5228: Parts 1 and 2 (1984) and part 4 (1986) with regard to noise control during construction and wherever possible use methods to minimise disruption to our neighbours.

5. *Construction Management Action Plan*

The following sections outline the key elements for consideration. This document demonstrates our commitment to manage, control, and where possible mitigate our impact on the local community and infrastructure.

Many of the issues identified will be further developed and dealt with in our more detailed site-based method statements. Method statements will be prepared and agreed for all major site operations in advance of the relevant works commencing. This will be particularly important for excavation and structural works.

5.1. Project Specific Health & Safety

Identified H&S Risk	**Suggested Control Measure**
Hours of working	Normal construction site hours: 8.00 am to 6.00 pm – Monday to Friday 8.00 am to 1.00 pm – Saturday No working on Sundays and Public Holidays
Noise and Vibration	Work in accordance with the recommendations of BS 5228-1, Control of Noise at Work Regulations 2005 and the Noise Service The contractor will consult with adjoining neighbours and agree, if possible, certain times of day when noisy work is minimized.
Existing Services (Under-ground, Over-ground)	All existing services will be surveyed prior to commencement of any works on site.
Deliveries/ Storage/ Removal of Materials	Refer to Construction Site Plan
Existing Occupancy	The owners currently occupy the mobile home on the site and will do throughout the duration of the works.
Dust	All dust levels are to be kept to a minimum and where possible controlled at source by the use of dust suppression systems. Site operatives are to wear suitable PPE/RPE where the levels of dust cannot be controlled ensuring exposure is well within legal limits.

Work with Ionising Radiation	We do not anticipate any hazard from ionising radiation; however, any activity involving the release of ionising radiation will be notified and carried out in accordance with the HSE approved code of practice.
UV protection	UV protection from the sun is provided indirectly by the site rules requiring safety helmets and appropriate clothing with no shorts or bare tops. If necessary additional guidance will be provided in accordance with the HSE approved guidance.
Control of lifting operations	Our lifting operations procedures are contained within our H&S Policy document. Specific lifting operations will be controlled through risk assessments and method statements.
Work in excavations and poor ground conditions	Our health and safety procedures for work in excavations and poor ground conditions will be controlled through risk assessments and method statements appropriate to the specific situation and will be in accordance with the HSE approved guidance.

5.2. H&S Objectives/Standards for this project

H&S Objectives / Standards

The owners aim to achieve the following objectives/standards while carrying out the construction work for this project.

- Prevent accidents and ill health to our staff, client, (sub)-contractors, third parties and members of the public.
- Achieve all works are carried out in accordance with all relevant legislation and Codes of Practice.
- Provide a place of work that is safe and without risk to health, safety and welfare to all those involved in the project and third parties.
- Consult and communicate to all those involved in the project and listen to given feedback.
- Subscribe to and maintain the standards set out under the Heath & Safety Regulations.

Project Specific Objectives / Standards

- No RIDDOR reportable accidents.
- Keep possible disturbance to local residents, businesses and general public to absolute minimum.

5.3. Liaison between Parties

Liaison with Parties Involved in the Project

The owners will co-operate fully with other parties involved in the project for issues that affect health and safety arrangements on the project.

Regular project progress meetings will be held with the Client, Designers and other parties involved in the project to ensure liaison between the parties involved in the project. Meeting minutes and any other relevant information will be circulated to the relevant parties involved in the project.

Liaison with Parties Outside the Project

The owners will ensure that regular liaison is carried out between the site and local residents and local businesses.

5.4. Consultation with the Workforce

The owners recognise that workforce consultation plays a key role in the effective health and safety management on site. At the site induction staff members and the sub-contractors will be encouraged to make suggestions, report any unsafe situation, near misses and communicate their concerns and ideas regarding health and safety to the site manager. The company will take into account any reasonable request made by the staff member or the sub-contractor regarding health and safety matters on site.

5.5. Selection of sub-contractors

The owners recognise the legal requirement to ensure that sub-contractors appointed directly the company have the necessary health and safety competence and resources to carry out their work in a safe manner.

The company maintains an Approved List of Sub-contractors (works contractors and designers), from which the subcontractors are selected and appointed.

Any prospective sub-contractor not already approved by the company will complete an appropriate Sub-contract Health and Safety Questionnaire which will be appraised by management. This requirement relates to the first application to be included on the Approved List, thereafter re-submissions will be at the company's discretion.

Sub-contractors are prohibited from further sub-contracting any work without the written authority of the company and only then to contractors who meet the pre-qualification criteria.

5.6. H&S Information For (Sub-) Contractors

Sub-contractors have been issued with relevant health and safety information during the tender process to allow them to resource and plan their works accordingly.

The Health and Safety Conditions for Sub-contractors have been issued to every sub-contractor and is applicable to this project.

Every sub-contractor will attend a pre-start meeting at which the sub-contractor Quality and Safety Summary is completed to identify duty holders, allocate responsibilities, record common facilities and identify high risk activities and associated controls.

Everyone prior to starting work on site will receive Induction Training at which time all appropriate health and safety information will be given.

In addition to the daily management and monitoring of site activities there will be specific Progress Meetings where health and safety will be discussed, Health and Safety Meetings where Sub-contractors and the workforce will be consulted and there will also be briefings for all personnel engaged in high risk activities.

5.7. Site Security

Visitors will be requested to identify themselves, and they will not be allowed on site until the owners have greeted them.

The entrance to the site will remain secured at all times.

Staff will make regular inspections of the site boundary to ensure no suspect packages have been left or breaches in the site fencing.

The Site Manager is responsible for ensuring the site is secure at the end of each working day, including the removal or locking down of any access ladders/ stairs.

5.8. Training for people on site

Induction

Prior to any person commencing work on site they will receive Health and Safety Induction Training. The owners will conduct training for all employees under their control plus for sub-contract management/supervision who are thereafter required to induct their workforce. The owners will maintain a record on site of all Induction Training.

Risk Management

All persons associated with site activities which create significant risk of injury will be specifically briefed in the hazards and control measures applicable to the safe system of work. A record will be maintained of the briefing/training.

Specific Training

All persons employed as plant operators, etc. will be trained to an appropriate training standard, either a CITB Certificate of Training Achievement or equivalent scheme.

Tool Box Talks

Tool Box Talks will be given to instruct and train employees and sub-contractors on specific site tasks as and when necessary. These Tool Box Talks will be recorded and a record maintained on site. Tool box talks will include, but not be limited to the following;

Storage and removal of contaminated materials

- Avoid stockpiling if material is to be removed from site. Where stockpiling is necessary, the stockpiles will be made on appropriately contained impermeable surfaces and plastic sheeting used to cover and prevent spreading and leaching;
- In dry or windy weather, assessment for the need to cover the stockpiles with sheeting will be made to prevent carriage of contaminated material in dust form;

Hazardous materials proposed to be used during the construction works will be identified and an appropriate Control of Substances Hazardous to Health (COSHH) Assessment carried out. The information will be reviewed regularly to ensure that any new substances hazardous to health are identified prior to being brought on to the Site and that suitable arrangements are made for their storage, use and disposal.

Supervisors and Safety Managers will also brief the site staff who will be using the substance, on its safe use, disposal and any emergency procedures.

The Project Environmental Manager will control and monitor the COSHH system.

Storage of fuels, oils and chemicals

Hazardous substances, including contamination, fuels, chemicals, waste and construction material, will be stored, handled, transported and disposed of, according to relevant legislation and best practice guidance to mitigate spillages and leaks.

All chemical containers on site will be correctly labelled, sealed, fit for purpose, protected against unauthorised use and securely stored when not in use to prevent them being damaged or accidentally spilt. Unlabelled containers will be removed from site as hazardous waste and any damaged containers will be repaired or removed from site and replaced.

Oils and oil type substances are covered by The Control of Pollution (Oil Storage) (England) Regulations 2001. Ensure the following:

- A bund must be sufficient to contain 110% of the maximum contents of any oil container of 200 Litres or more;
- Storage of fuel and chemicals only within a designated compound, which is at least 10m from any watercourse;
- Spill response kits placed near stores containing liquids and near watercourses.
- Where more than one container is stored, the bund should be capable of storing 110% of the largest tank or 25% of the total storage capacity, whichever is the greater;
- Tanks, drums or other containers must be strong enough to hold the oil without leaking or bursting;
- The oil container must be positioned away from any vehicle traffic to avoid damage from collision;
- A bund or drip tray must be provided to catch any oil leaking from the container or its ancillary pipework and equipment;
- The bund base and walls must be impermeable to water and oil and checked regularly for leaks. Any containment must also be resistant to attack from the chemicals stored;

- Any valve, filter, sight gauge, vent pipe or other ancillary equipment must be kept within the bund when not in use;
- All valves / hoses shall be turned off and securely locked when not in use;
- An above ground oil store or filling location must not be located within 10 metres of a watercourse or 50 metres of a well or borehole;
- Drip trays/plant nappies must be used and spill kits and drain covers kept in close proximity. Replenish spill kits when necessary;
- Oil and chemical storage areas shall be checked weekly as a minimum or daily following rain;
- Bunds & drip trays shall be protected to avoid any water entering them. If full of water, drip trays must be emptied in a suitable manner as agreed with the Site Manager. No contaminated water can in any circumstances enter any drains and if tankered from site, must be removed in accordance with legislation with all necessary permits and licences;
- Plant nappies must be used as per manufacturer's guidelines with appropriate liners. Used liners to be disposed of as hazardous waste;
- The site emergency response plan must be available on site;
- A COSHH register will be produced and maintained on site;
- All plant and equipment will be free from leaks and will be checked regularly and maintained as required;
- Static plant shall be equipped with integral drip trays or shall be used in conjunction with plant nappies or drip trays;
- Waste oils shall be stored as detailed above and disposed of as hazardous waste;
- Any soil that becomes contaminated with fuels, oils or chemicals shall be removed from site as hazardous waste and the ground reinstated.
- All fuels, oils and Chemicals will be stored in an Armorgard TransBank TRB3 Flammables Box.

Site drainage and Water Discharges

Site drainage, including surface runoff and dewatering effluents, will be discharged to sewers where reasonably practicable and relevant permissions will be obtained from the sewerage or statutory undertaker. Site drainage will meet the requirements for effluent and flood risk standards required by the sewerage undertaker.

All other discharges of water from site, whether to land, water drains, surface water drains or directly to surface waters require prior authorisation from the land owner and the Environmental Agency. Methods for management and monitoring of water discharges and prevention of pollution will be included in method statements.

The relevant sections of BS6031: Code of Practice for Earthworks for the general control of site drainage/discharges will be followed.

Under no circumstances is discoloured or contaminated water allowed to enter drains. All reasonable precautions shall be taken to prevent contamination of surface waters either directly or indirectly. Contamination includes, but is not limited to:

- oily residues
- chemicals and paints

- concrete washout water
- mud / silty water
- flushing out of pipework during commissioning

General Controls

- Reasonable attempts shall be made to establish the locations of site drainage and its destination and to record this on the site plan;
- Where possible, water will be prevented from entering excavations;
- Soil stockpiles shall be roll sealed and suitable management techniques shall be employed to prevent silty water run-off;
- Waste water from any wheel wash shall not be allowed to enter site drains that are connected to the foul or surface water drainage systems;
- Ensure that suitable controls such as a filter sock or settlement tanks are in place;
- Ensure that water discharged to land does not directly run into a watercourse and does not pool or scour the surface of the land;
- Silt / sludge that may be contaminated by oil, concrete or other substances shall be disposed of through registered waste contractors;
- An emergency response plan will be available on each site listing contact details for an emergency spill response contractor.

Protection of Surface Water and Watercourses

All hazardous substances (including liquids and solids) will be stored within impermeable, bunded areas, to remove the risk of migration to groundwater or a nearby watercourse to the satisfaction of the Environment Agency. This will be a Armorgard TransBank TRB3 Flammables Box. The measures proposed in sections Land Contamination, Water Management and Discharges, Flood Risk Management and Waste Management will assist in avoiding or minimising the potential for contaminants and suspended solids to migrate to surface and groundwater, reduce localised flood risk, and protect water quality and the ecosystems the water resources support.

5.9. First Aid

A suitably equipped First Aid Box, with eye washing solutions, will be available on site at all times together with a trained First Aid provider. If and when a contractor is required to work on site when The owners First Aider is not available, enquiries will be made with those contractors to ensure the availability of a First Aider or an Appointed Person. First aid facilities will be assessed and provided as per the Health and Safety (First Aid) Regulations 1981 and a suitable First Aider to remain available throughout the contract.

If for any reason the appointed First Aider is not available on site, the Site Manager will make enquiries with the other contractors on site to ascertain if they have any qualified First Aiders.

5.10. Fire and Emergency Procedures

The owners arrangements for dealing with emergency situations are detailed as follows:

Site notice board displayed at appropriate locations will be provided with an Emergency Contacts notice which will provide details of:

- The person responsible for emergency contingencies.
- The procedure for calling Emergency Services.
- The telephone number of the local Hospital, Doctor, Police Station, Gas Board and Electricity Board.
- The name and location of First Aiders.

The Site Manager responsible for Emergency Arrangements and Muster Point arrangements will bring this to the attention of all persons at Induction Training.

The company will develop a Site Fire Plan to identify the proposed Fire Escape Routes and how to raise the alarm. Fire Extinguishers will also be provided on site.

5.11. Accident Reporting

The owners procedures for investigation and reporting of accidents are detailed in the 'Accident and Incident Reporting and Investigation Procedure'.

All accidents will be investigated and action taken to prevent a recurrence. This includes accidents or incidents involving injury, ill-health and property damage. The depth of the investigation and nature of the report will depend upon the severity and complexity of the accident.

Accident investigation and reporting will be carried out by Site Management: however the Company Safety Advisers will assist if required and will always investigate and report of serious accidents.

Through Induction, Pre-Start Meetings and by issue of Health and Safety Conditions for Sub-contractors, all persons on site are informed of the procedures for accident reporting.

The owners will provide an Accident Book within the site office and within which all accidents must be recorded.

Sub-contractors are responsible for investigating and reporting accidents under their control. They will submit The owners a copy of all RIDDOR Reportable Accidents (F2508 and a full report if requested).

Sub-contractors will notify The owners immediately of any major injury, dangerous occurrence or accident to a third party and they will in conjunction inform the Health and Safety Executive.

5.12. Risk Assessments (RA)

For the usual activities involved in the construction projects the company has carried out Risk Assessments for Site Based Activities which are included in the Site File. For the specific activities in the proposed works carrying significant health and safety risks, which are not covered in the company Risk Assessments for Site Based Activities, the company will develop specific Risk Assessments and Method Statements. All sub-contractors are required, prior to commencing work on site, to provide Risk Assessments for their activities on site. Their Risk Assessments are included in the file available on site. These risk assessments will be checked by the site and contracts manager for compliance with The owners procedures, and monitored by the director responsible for health and safety.

5.13. Method Statements (MS)

For the usual activities involved in the construction projects the company has carried out Method Statements for Site Based Activities which are included in the Site File. For the specific activities in the proposed works carrying significant health and safety risks, which are not covered in the company Method Statement for Site Based Activities, the company will develop specific Risk Assessments and Method Statements. All sub-contractors are required, prior to commencing work on site, to provide Method Statements for their activities on site. Their Method Statements are included in the file available on site. These method statements will be checked by the site and contracts manager for compliance with the owner's procedures and monitored by the director responsible for health and safety.

5.14. COSHH Assessments

Where harmful substances cannot be substituted with less harmful substances, each sub-contractor will be required to maintain and issue a register containing all harmful substances that they intend to use on this project.

For each hazardous substance or process identified, the sub-contractor responsible shall produce a task specific COSHH Assessment and issue a Material Data Sheet for the substance. These will be maintained within the project office.

When using hazardous substances the sub-contractor must provide evidence that the findings of each COSHH Assessment has been communicated to their operatives and those affected by the use. These records will be maintained within the project office.

For the usual activities involved in the construction projects the company has carried COSHH Assessments which are included in the Site File.

5.15. Arranging and Monitoring

The owners arrangements for monitoring site health and safety are as follows:

- Site Management and supervision are responsible for ongoing monitoring of health and safety.
- The site based Management Safety Representative is responsible for monitoring health and safety and in particular he will conduct a weekly formal inspection.

- The Company's Health and Safety Advisers will visit site on a regular basis and will conduct formal audits and inspections.
- All accidents and incidents will be investigated and recorded as per the detail in the Health and Safety.
- Progress meetings will be held at which the health and safety performance will be reviewed.
- At contract completion a review of the Safety Management System and performance of Subcontractors will be undertaken.

5.16. Health & Safety File

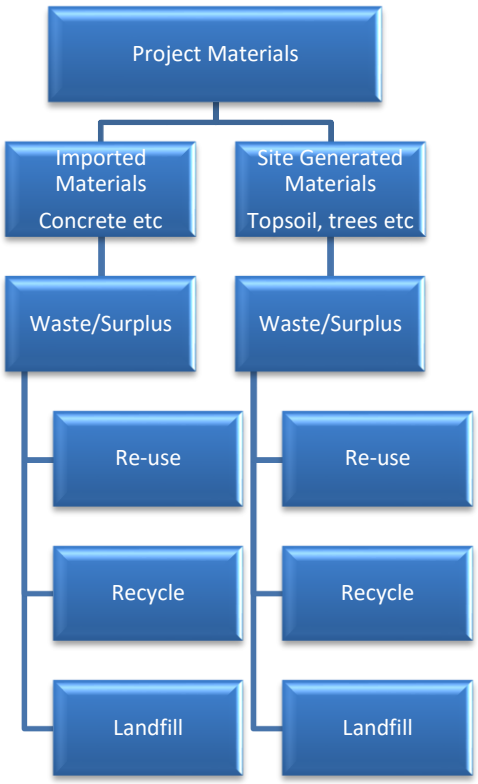
The owners will liaise with the Client/Employers Agent on the content and compilation of the Health and Safety File for those aspects of the project under its control with reference to the tracking schedule.

Sub-contractors will be consulted and instructed on the compilation of those aspects for which they are responsible.

We confirm that the owners will prepare the Health and Safety File. Information for the Health and Safety File shall be issued direct by the owners (i.e. not via a third party).

6. *Waste Management*

6.1. Waste Management Process



6.2. Table For Waste Types And Waste Management Packages

Waste Types	WM Contractor Contact Details	WM Package
Demolition		
Concrete		n/a
Masonry		n/a
Timber		n/a
Subsoils		Re-use on site / Recycle
Metals		n/a
Plasterboard		n/a
Construction Works		
Metals		Scrap Value
Timber		Recycle
Paper / Cardboard		Recycle

Canteen Waste		Landfill

6.3. Monitoring

The skips will need to be monitored to ensure that contamination of segregated skips does not occur. Therefore, we will advise regularly on how the waste management system is working.

We will continually review the type of surplus materials being produced and where we can change the site set up to maximise on re-use or recycling and the use of landfill will be the last resort.

The plan will be communicated to the whole project team regularly. Updates will be communicated and discussed at Management and Health and Safety meetings.

7. *Wheel washing facilities*

During the construction phase there is the potential for soil to be bought on to the highway from vehicle tyres. This potential is greatest during the excavation and the construction of the stable structure. Once these engineering works are complete vehicles will be accessing the site on a stone track, this will prevent soil being brought on the highway. However, for the duration of the construction phase a petrol pressure washer will be installed at the access to the site, water will be provided by means of an IBC container.

8. *Size and number of vehicles*

A 360 excavator and a dumper will be brought on to site at commencement of the works and removed on completion. This will generate one trip using the owner's tractor and trailer.

Stone of the site will be delivered in 18 tonne lorries, in four separate loads.

Concrete for the foundations, building floor, apron, and access will be delivered in four separate loads using a concrete mixer lorry.

The building frame will be pre-fabricated off site and delivered with the roof and cladding on a 18 tonne flatbed lorry, delivered in two separate loads.

9. *Pre-condition survey – site*

The total land owned by the applicant is 59 acres, (23.9 hectares) owned and farmed as one agricultural unit by Mr and Mrs Elderfield. This land is comprised of farmland, and grassland which is both grazed and cut for hay. The applicants also have horses for their own private use, which are also kept on some areas of the land. The proposed siting for the stable building will be in the lower part of the field adjacent to the existing hedgerow.

The proposed position for the stables is a flat area of land regularly used by the applicants for storage of hay and feedstuff – Photo A. The ground is bare where it is regularly used, however the mature hedgerow and surrounding trees (photo B) will be within a construction exclusion zone.

A



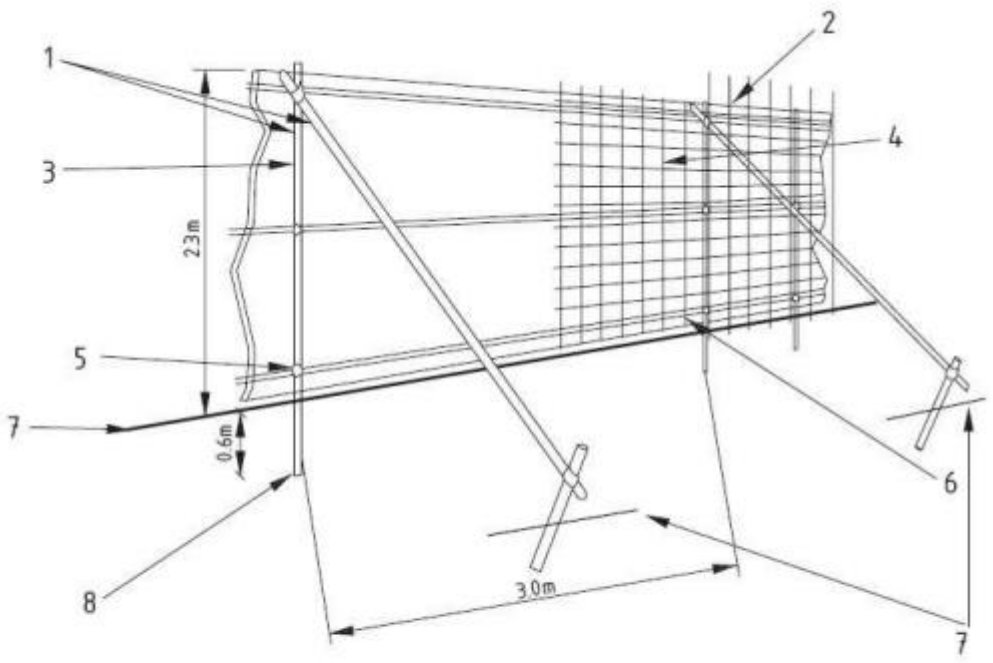
B



10.*Measures for the protection of the natural environment*

Site Plan reference 02760-H shows the area of bank to be left unmanaged tussock grassland and scrub. This area will form a construction exclusion zone to prevent any materials being stored within it or any vehicles entering it. All pedestrian and vehicular movements are excluded by protective fencing.

This area will be implemented prior to any development works commencing. The Construction Exclusion Zone (CEZ) will be constructed to the following specification:



1 Standard scaffold poles
2 Uprights to be driven into the ground
3 Panels secured to uprights with wire ties and where necessary standard scaffold clamps
4 Weldmesh wired to the uprights and horizontals
5 Standard clamps
6 Wire twisted and secured on inside face of fencing to avoid easy dismantling
7 Ground level
8 Approx. 0.6 m driven into the ground

Figure 2 — Protective barrier

11. *Pre-condition survey – road – Photographs dated 26-02-2024*























