



**Construction Method Statement
For Land off High Street, Great Houghton**

Avant Homes

February 2024

Introduction and Project Description

This Construction Method Statement has been prepared for the residential development for 108 No. dwellings at the High Street, Great Houghton to accompany a residential full planning application.

The Residential development by Avant Homes (Yorkshire) is seeking permission for the erection of 108 dwellings, associated estate roads and landscaping. Dwellings ranging from 1 bedroom town houses to 4 bedroom detached houses, all of which are 2 and 2.5 storey in height.

It is anticipated that the construction period will be around 3.5 years from start to finish.

Site Management Plan

Our proposed Site Management Plan, drawing number 4206/460 is provided at appendix 1. The Site Management Plan indicates our proposals in respect of following

- Site access point

All site access onto site will be via High Street (B6273) and will leave site in a forward motion. Temporary access maybe required during the construction of the main access road onto site.

- Position of site compound

The location of the compound has been chose to be away from current residents and to provide as little disruption as possible.

- Position of the Plant and Material Storage Area.

A designated area has been allowed to store and manage the supply of materials to site, No works will take place outside of the hours 7am and 7pm Monday to Friday and 9am till 3pm on a Saturday and no work will be carried out on Sunday or bank holidays.

- Position of the site / contractor parking facilities.

All customers will have allocated parking within the sales arena

All operative parking will be within the Compound and Welfare setup

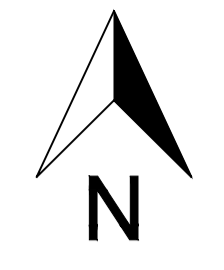
- Location of wheel wash facility (Jet Wash).

At the entrance to the site there will be a wheel wash facility. No vehicles will be permitted onto the highway if likely to deposit mud or other material on the road surface. Contractors will be required to take necessary measure to ensure all roads are clear of debris. This will be monitored throughout the duration of construction.

- Security Hoarding

All construction areas of the site will be made secure from members of the public by use of fencing and signage to prevent unauthorised access. Hoardings will be erected around the Compound and Welfare facilities. All Hoarding and fencing will undergo inspections to ensure they are maintained accordingly.

Appendix 1 – Build Route – Drawing Number 4203/410



REV. DATE BY REVISIONS		
AVANT homes		
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DATE: 28.02.24	SCALE: 1:500 @ A1	DRAWN BY: ZE
DWG TITLE: Construction Management Plan		
PROJECT: High Street, Great Houghton		
DWG No: 4206 - 460		REV. X

T:\Site\4206 - Great Houghton\05 Architectural\01 Site Drawings\CMS plan