

Construction Management Plan (CMP)

Anstey Road,

Planning ref: 30667/015/OUT

**Miller Homes Limited (Southern Region)
Spinnaker House, Lime Tree Way
Chineham
Basingstoke
RG24 8GG
Tel : 0870 336 4200**

October 2016

Revision None.

1.0 Introduction

- 1.1 The CMP describes the proposed programme of construction works and the key activities that will be undertaken.
- 1.2 The construction activities comprise of the construction of 60 no. low-rise dwellings including apartments; on-site infrastructure works including new access and installation of utilities and service media.
- 1.3 The CMP forms part of the overall project management and as such, activities described would be integrated with other Quality, Sustainability and Health and Safety Management processes.

1.4 Programme of Works

The Construction programme will span approximately 24 months and will be divided into the following main stages:

- Demolition/cutoff of existing site services.

- Site access and associated highway works

- On-site set-up and enabling works

- Highways and Drainage works

- Substructure construction

- Superstructure construction

- Completion of plots and associated landscaping.

In accordance with the programme in Appendix 1

1.5 Description of the Works

- 1.5.1 The erection of tree protection in accordance with ACD Environmental report reference: MILL20663aia-ams Rev A, prior to commencement of construction works.
- 1.5.2 The demolition of existing ground structures (slabs/dwarf walls etc), demolition of existing buildings and associated foundations/services. This is to be undertaken in accordance with the specialist demolition contractors method statement to be submitted following appointment. Any other reports that relate to sub/superstructure surveys should also be consulted. All services serving the site will be ceased prior to demolition. Materials to be reused where possible.

- 1.5.3 The setting up of site compound and welfare facilities together with parking. These are indicated on the plans enclosed. In addition parking associated with the dwellings will be utilised until the point of occupation.
- 1.5.4 The construction of the onsite foul and storm water drainage systems.
- 1.5.5 The construction of a new site access in accordance with The Council highways department requirements and approved information, including diversion or lowering of any existing services in the highway verge.
- 1.5.6 The construction of a new site access with appropriate signage to warn pedestrians of construction traffic.
- 1.5.7 The construction of on-site highways and installation of utilities and new service media within the constraints of the service corridor layout.
- 1.5.8 The construction of dwellings in accordance with the approved consent. There will be no distinct or noticeable phasing of the development,
- 1.5.9 The completion of all external works, fencing and landscaping.

2.0 Mitigation of Potential Effects During Construction

2.1 Miller Group Policies & Procedures

Miller Homes operates the following policies and procedures (amongst others) on all developments.

2.1.1 Environmental Management

- Conservation
- Landscaping
- Visual Intrusion
- Vibration & noise

In addition to Miller Homes Group Policies and procedures site staff will be directed to the following in respect of AIR(Dust) Pollution and Water(Ground and Surface) Pollution prevention.

AIR (DUST) POLLUTION PREVENTION POLICY

All site staff and sub-contractors will be made aware of control of dust (air) pollution policy via site staff inductions and when required via 'Toolbox Talks'. At these talks all site staff will be encouraged to use water efficiently when damping down and to undertake the dust pollution control actions for activities as outlined in the table below.

Any activity likely to produce an excessive level of dust shall only take place after carrying out the necessary risk assessment and implementing any precautions to control and prevent dust (air) pollution.

A nominated staff member is responsible for ensuring implementation and compliance with this policy.

Works	Pollution Control Action
Dust Blown up from Roads, hard surfaces	Dampen down with water with a fine water spray
Materials/dust being blown from skips	Cover skips with tarpaulins or similar
Dust blown from areas around site.	Erect Fencing (permanent) where possible or hoardings to cut down airborne dust
Smoke, ash.	No burning on site
Exhaust from mechanical plant.	Ensure plant is regularly maintained, any plant showing signs of black smoke should be taken out of use. Use low sulphur diesel.
Dust arising from materials/storage.	Cover materials with polythene or tarpaulin.

○ **WATER (GROUND & SURFACE) POLLUTION PREVENTION POLICY**

Many of the materials used in construction operations, such as oil, chemicals, cement, lime, cleaning materials and paint have the potential to cause serious pollution. Spillage, incorrect storage of fuels, oils, chemicals and waste materials or unsuitable disposal activities can result in pollutants seeping through the soil, causing serious harm to ground water – which is a vital source of drinking water.

Guidelines set out in PPG1 and PPG 6 will be adhered to for all sites, however where a water course runs through or is adjacent to the site, PPG 5 guidelines will also be implemented. Relevant guides for each development will be displayed within the site office.

- PPG 1 (Environment Agency) – General guide to the prevention of pollution
- PPG 5 (Environment Agency) – Works in, near or liable to affect watercourses
- PPG 6 (Environment Agency) – Working at demolition and construction sites

Drip trays, spill kit and absorbent materials will be provided for each site.

All site staff and sub-contractors will be made aware of prevention of water (ground and surface) pollution policy via site staff inductions and when required via ‘Toolbox Talks’. At these talks all site staff will be informed of pollution control procedures for activities, as set out in the PPG guidelines, which are to be implemented.

Summarised headings from each PPG guideline document.

PPG 1
Site Drainage
Waste Storage & Disposal
Deliveries & Security
Contingency Plans
Construction & Demolition
Groundwater Pollution

PPG 6
Site Drainage
Deliveries
Storage
Waste Management
Silt
Refuelling
Concrete
Emergencies

PPG 5
General Precautions
Silt
Concrete & Cement
Oil & Chemicals
Herbicide Use
Emergencies

A nominated staff member is responsible for ensuring implementation and compliance with this policy.

2.1.2 Energy Management

- Setting up Site Offices
- Procedures for Site Offices
- Procedures for Site
- Reviewing
- Documentation

2.1.3 Disposal of Waste

- Responsibilities
- Management
- Planning removal of waste from sites
- Planning removal of controlled waste from sites
- Movement of special waste
- Recording

2.1.4 Re-Use of Materials

- Responsibilities
- Re-Use
- Recycling
- Documentation

2.2 Hours of Working

2.2.1 Unless otherwise directed by planning, Hours of construction operations on site will be restricted to 07.30 until 6pm Monday to Friday and 08.00am until 1pm on Saturdays and at no time on Sundays or Bank Holidays.

2.3 Public Safety

2.3.1 The site will be secured with heras fencing to existing boundaries where vulnerable to incursion. Each area or phase of construction activity will be secured prior to progression of said phase. Relevant areas of work to be secured will be at the instruction of the Site Manager and only removed when construction in the area is complete and ready for occupation.

2.3.2 The Site Manager will be responsible for checking and ensuring, on a daily basis, that all road and pedestrian signage and barriers etc. are in good condition.

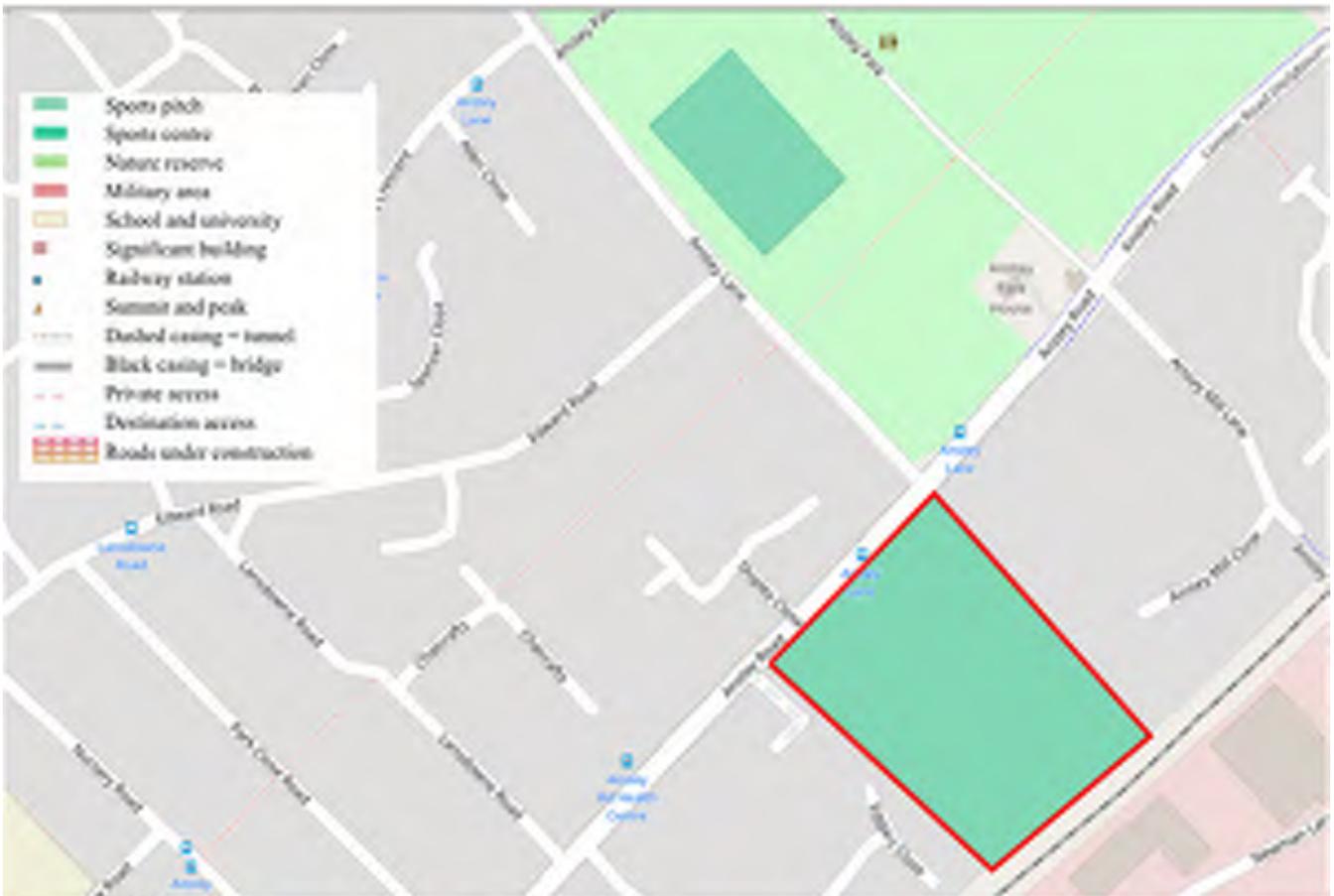
2.3.3 Access into the site will be gated across the road and locked when site is vacant.

2.4 Site Access

- 2.4.1 Access to the site will be from the A31/B3004 to Anstey Road or through from Binstead to the B3004 to avoid site traffic coming through the Town Centre. Delivery drivers are to be instructed that they must not use the High Street as a through route or to queue on Anstey road either prior/during or after site hours. – refer to plan below



- 2.4.2 Contractors vehicles will be restricted from parking on either the highway or highway verge.
- 2.4.3 Letters will be issued to all subcontractors and delivery companies confirming the above access arrangements and permitted hours of working and deliveries.



Location plan (site marked with Red Boundary)

2.5 Site Parking

- 2.5.1 A hard standing parking area for Miller site staff and all subcontractors will be provided directly outside the site compound, located on plot 51, as shown on the plan enclosed. There will be no parking of contractor's vehicles on either the highway or highway verge in Anstey Road.
- 2.5.2 A show home will be provided on Plot 3, with access and a parking area located on plot 4. All visitors to the development will be accompanied by suitably qualified personnel.

2.6 Delivery of Materials / Lorry Movements

- 2.6.1 Deliveries to site will be Anstey Road as noted under 2.4.1.
- 2.6.2 Delivery vehicle sizes will vary from small vans to articulated lorries. Turning facilities will be made available within the development site for access and egress and should any manoeuvres be required within a constrained area movements will directed under the supervision of a trained, qualified and certified banksman.

2.6.3 A traffic management plan will be located within the site office and updated to suit on-site conditions and activities.

2.7 Removal of spoil from site

2.7.1 A cut and fill exercise has been carried out and the ground levels onsite will have been modelled to provide a minimum amount of need to remove the spoil from site, thereby minimising the number of lorry movements.

2.8 Storage of Plant and Materials

2.8.1 A material storage area is located within the site compound.

2.8.2 Small plant and materials will be stored in locked containers within the perimeter of the security fencing.

2.9 Wheel Washing

2.9.1 From site commencement, and until the completion of all groundworks operations, a jet wash will be used on site to ensure that all mud is removed from vehicles prior to them re-entering the public highway.

2.9.2 Site staff will be responsible for ensuring that only clean vehicles are allowed to re-enter the public highway and that the public highway is inspected and is clear of mud and any other detritus.

2.9.3 A road brush will be kept on site and will be regularly used by the groundwork's contractor to clean on-site roads.

2.9.4 Whilst point 2.9.1 should prevent such occurrences, in the event of any material deposits onto the existing highway in Anstey Road the Site Manager will arrange for a road sweeper to remove such contamination immediately.

2.10 Measures to control water pollution

2.10.1 Earth bunds will be created within the construction area as required to prevent any surface water runoff into existing watercourses.

2.11 Measures to protect Amphibians

2.11.1 An Amphibian receptor area has already been installed on site and contractors will be made aware of the ecological requirements for the site prior to their engagement. The Site Manager will make sure that this topic is covered within the site induction.

2.12 Measures to Control Emissions of Dust and Dirt during Construction

2.12.1 The following measures will be put in place to control environmental effects of the construction process:

- All masonry cutting will be water suppressed.
- Mechanical cut off saws will have dust collection or extraction systems.
- Mortar will be provided in silo's located adjacent the site compound.
- Concrete will be ready mixed and delivered mixer trucks.
- No hand mixing of mortar or concrete will be undertaken on-site.
- Material stockpiles such as topsoil or stripped areas, liable to dust will be suppressed with sprayed water.

2.13 Management of the site

2.13.1 The construction team for the development will comprise:
Production Director – John Hutchings tel. 0870-336-4200
Contracts Manager – Richard Wallace tel. no. tbc
Site Manager – to be appointed

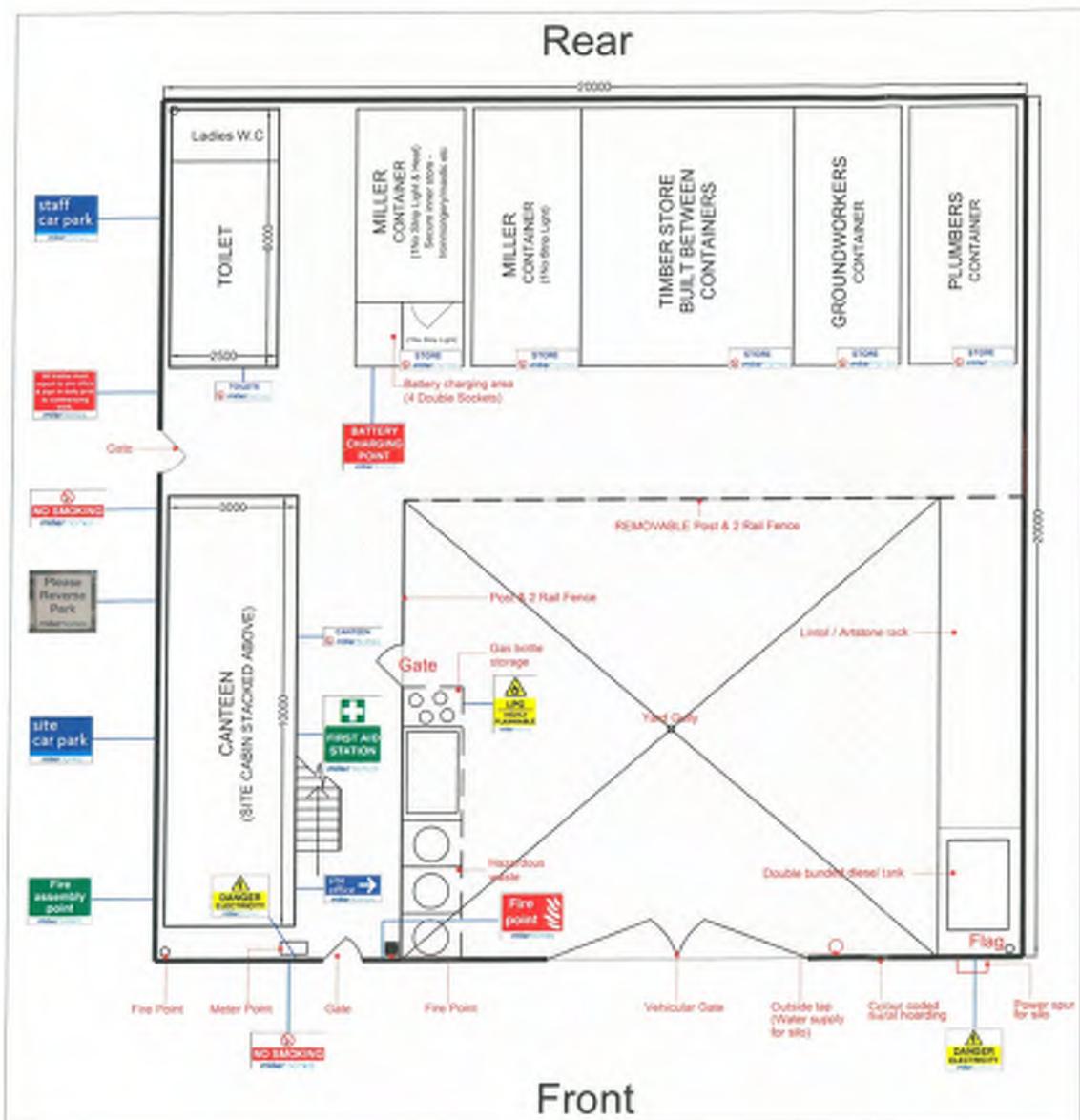
2.13.2 Prior to any construction works commencing on site a Highway condition survey will be carried out. The findings of which will be forwarded to East Hants Planning Department accompanied photographic evidence for records.

2.13.3 The Site Manager is responsible for the day to day running of the site. If, for any reason the Site Manager is absent a suitably qualified person will be appointed to cover in his absence. Appropriately worded notices will be posted around the site providing contact numbers in case of any enquiries or emergencies.

2.13.4 The Site Manager will responsible for day to day traffic management and this will be updated on a traffic management plan within the site office indicating any issues for operatives to be aware of.

2.13.5 The Site Manager will ensure that any works to existing trees and hedgerows only takes place outside the bird nesting season ie before March and after September. If any works are required to be carried during the nesting season, these works shall only be undertaken with the approval and under the site supervision of the appointed ecologist.

- 2.13.6 The Site Manager will ensure that all topsoil stripping is carried out under the supervision of the appointed ecologist to ensure that if any amphibians or reptiles are found, they can be translocated to suitable terrestrial habitat away from construction works
- 2.13.7 Site visits by external consultants, potential purchasers, or other interested parties will need to be accompanied by the Site Manager.
- 2.13.8 Prior to commencement a letter drop will be undertaken to local residents providing pertinent information and contact details. A copy notification Example is attached.



Typical Miller Compound*

Arrangements may require alteration to suit site conditions

The Occupant

Our ref. 817077-T03

Date

Dear Sir / Madam,

Re: Development at Anstey Road, Alton Planning Ref: 30667/015/OUT

With regard to the permission granted for 85 new dwellings on the land at the above location, you may be aware that some preparation works will need to be undertaken prior to the actual construction works, such as service cut-offs, demolition of existing site structures, Hoarding for security, tree protection and general site clearance.

We write to advise you that it is our intention to commence these on-site activities in the coming weeks and you will see delivery of plant, machinery and materials, required for setting up the development for welfare facilities, fencing and security installation.

Once the demolition and setup works have occurred. The works will then move on to the first part of the main Construction Phase.

Construction work involves the use of heavy machinery to undertake groundwork, and this will be followed by a progression of trades to complete the building work. We have arrangements to minimise any disruption to the local neighbourhood with restricted delivery times and controlled working hours, however should you believe a nuisance is being caused or that our approach is less than professional, please make contact with us directly on the number below.

0800 083 6867 – National Hotline

In this way, queries and concerns can be logged and any concerns addressed with an appropriate response.

The anticipated development program is 24 months from housing commencement subject to matters proceeding without any unforeseen circumstances.

Buildings sites are often seen as an adventurous place for children but they can be dangerous for the uninvited. We therefore ask for your assistance with emphasising this point as necessary, in order that we may keep children safe and away from the development site.

The company and the contractors will make every effort to prevent any disruption and thank you in anticipation, for your consideration and co-operation as the development progresses.

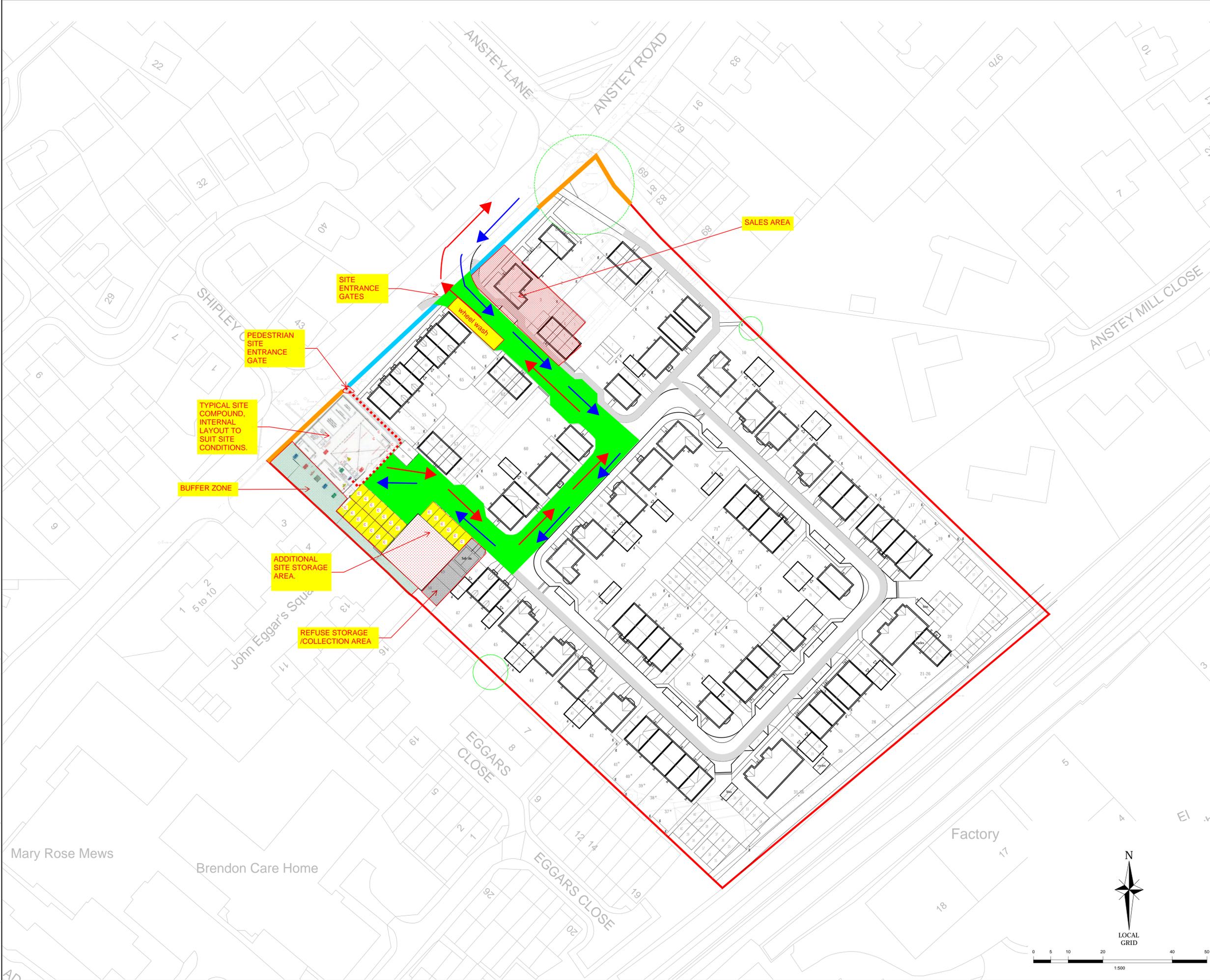
Yours faithfully,

Miller Homes Limited – Southern Region

Alton Programme - Miller Homes

PRELIMS	Estimated Completions															
	week 31	week 32	week 33	week 34	week 35	week 36	week 37	week 38	week 39	week 40	week 41	week 42	week 43	week 43	week 44	week 45
Start date TBC	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
Tree protection and removal of non protected trees inc. Security boundary fencing. Entrance forming	Plot1	Plot2	Plot3	Plot4	Plot5	Plot 63	Plot 64	Plot 65	Plot54	Plot55	Plot56	Plot57	Plot62	Plot9	Plot8	Plot7
6 weeks	week 46	week 47	week 48	week 49	week 50	week 51	week 52	week 53	week 54	week 55	week 43	week 44	week 45	week 46	week 47	week 48
	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
	Plot6	Plot10	Plot 11	Plot 12	Plot 70	Plot69	Plot 68	Plot 67	Plot 66	Plot61	Plot60	Plot59	Plot58	Plot71	Plot72	Plot73
Demolition of existing structures and removal/ recycling of waste materials	week 49	week 50	week 51	week 52	week 53	week 54	week 55	week 56	week 57	week 58	week 59	week 60	week 61	week 62	week 63	week 64
4 weeks	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
	Plot13	Plot14	Plot15	Plot16	Plot17	Plot18	Plot19	Plot20	Plot21	Plot22	Plot23	Plot24	Plot25	Plot26	Plot14	Plot15
Ground preparation	week 65	week 66	week 67	week 68	week 69	week 70	week 71	week 72	week 73	week 74	week 75	week 76	week 77	week 78	week 79	week 80
1 week	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
Piling mats	Plot16	Plot17	Plot18	Plot19	Plot20	Plot21	Plot22	Plot23	Plot24	Plot25	Plot26	Plot75	Plot76	Plot77	Plot78	Plot79
2 weeks																
Foundations/Services	week 81	week 82	week 83	week 84	week 85	week 86	week 87	week 88	week 89	week 90	week 91	week 92	week 93	week 94	week 95	week 96
6 weeks	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
Superstructure/ Roads Landscaping	Plot80	Plot81	Plot27	Plot28	Plot29	Plot30	Plot31	Plot32	Plot33	Plot34	Plot35	Plot36	Plot37	Plot38	Plot39	Plot40
10 weeks	week 97	week 98	week 99	week 100	week 101	week 102	week 103	week 104	week 105	week 106	week 107	week 108	week 109	week 110	week 111	week 112
Finals	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
1 week	Plot41	Plot29	Plot82	Plot83	Plot84	Plot85	Plot42	Plot43	Plot44	Plot45	Plot46	Plot39	Plot40	Plot41	Plot29	Plot82
Total 30 weeks Then.	week 113	week 114	week 115	week 116	week 117	week 118	week 119	week 120	week 121	week 122	week 123	week 124	week 125	week 126	week 127	week 128
	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
	Plot83	Plot84	Plot85	Plot42	Plot43	Plot44	Plot45	Plot46	Plot47	Plot48	Plot49	Plot50	Plot51	Plot52	Plot53	Plot60
	week 113	week 114	week 115	week 116	week 117	week 118	week 119	week 120	week 121	week 122	week 123	week 124	week 125	week 126	week 127	week 128
	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
	Plot61	Plot62	Plot63	Plot64	Plot65	Plot66	Plot67	Plot68	Plot69	Plot48	Plot49	Plot50	Plot51	Plot52	Plot53	Plot60
	week 113	week 114	week 115	week 116	week 117	week 118	week 119	week 120	week 121	week 122	week 123	week 124	week 125	week 126	week 127	week 128
	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
	Plot61	Plot62	Plot63	Plot64	Plot65	Plot66	Plot67	Plot68	Plot69	Plot70	Plot71	Plot72	Plot73	Plot74	Plot75	Plot76
	week 113	week 114	week 115													
	↓	↓	↓													
	Plot77	Plot78	Plot79													

P:\13-193 - Anstey Road, Alton\Tech\Acad\Drawings\100 Series\13-193-108 Indicative Service Route.dwg



NOTES

- DO NOT SCALE FROM THIS DRAWING, WORK FROM FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS, EXISTING LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ONSITE PRIOR TO ANY WORKS. ANY DISCREPANCIES SHOULD BE HIGHLIGHTED TO THE ENGINEER IMMEDIATELY.

- KEY:
- APPLICATION BOUNDARY
 - INDICATIVE SERVICE ROUTE LOCATION SUBJECT TO THIRD PARTY INPUT
 - TREE ROOT PROTECTION ZONES TO REMAIN
 - DELIVERY ROUTE /NO PARKING AREA.
 - SITE STAFF/CONTRACTOR PARKING.
 - SITE PEDESTRIAN VISITOR ROUTE.
 - SITE TRAFFIC ACCESS ROUTE.
 - SITE TRAFFIC EGRESS ROUTE.
 - EXISTING FENCING TO REMAIN WHILST SITE OCCUPIED BY COMPOUND.
 - NEW LIVERIED HOARDING.

Rev	Amendments	Dm	Chk	App	Date

miller homes
 Miller Homes Southern Region
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 Hampshire International Business Park
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 Fax 01256 708356
 www.millerhomes.co.uk

Job Title
**FORMER ALTON FOOTBALL CLUB
 ANSTEY ROAD, ALTON**

Drawing Title
SITE SETUP PLAN

Client
MILLER HOMES

Scale 1:500 @A1	Date Oct 2016	Designed SK
Drawn SK	Checked OM	Approved RS
Job No 817077	Drawing No 817077/SSP01	Rev -