

**Proposed Residential Development at Cadman Farm, Alton.
The Construction Environmental Management Plan.**

April 2016 v3

Persimmon Homes South Coast and Martin Grant Homes.

1. Introduction

- 1.1 Outline planning permission for residential development with associated works at Cadman Farm, Hampshire has been granted by the Local Planning Authority.
- 1.2 Outline planning condition 6 requires the submission of a 'construction method statement' in advance of commencement of development on the site to be approved by the Local Planning Authority.
- 1.3 All Contractors and Sub-Contractors working on site are required to comply with the measures specified in this Management Plan. Failure to comply with these measures may result in stopping of construction work on site.

2. Working Hours

- 2.1 All construction activities will take place between:

Monday to Friday	0800hrs and 1800hrs
Saturday	0800hrs and 1300hrs

- 2.2 There will be no continuous 24 hour activities except in an emergency or on any Sunday or Bank Holiday working, unless agreed in advance with East Hampshire District Council.
- 2.3 This document is applicable to all phases of the development.

3. Site Organisation

- 3.1 The development is to be undertaken by Persimmon Homes and Martin Grant Homes. Each developer will have their own construction compound and storage areas within their respective phases. These are shown on plan 1.
- 3.2 The standard Persimmon Construction compound layout is attached as plan 2 and will remain in its current form and layout for the duration of the proposed development works until such time as, out if necessity, a new location is required to facilitate completion of the development. It will continue to be kept secure at all times and will be maintained in as clean and orderly fashion as possible.
- 3.3 The site compound will continue to be lit outside working hours by 4 halogen lights that will be set in timers and PIR for intruder purposes only. The lights will be purely for the purposes of site safety and security.

- 3.4 Lighting will, as at present be located and directed with the cowl where necessary to prevent intrusive light spillage directed in the first instance toward existing and future properties to the North and East.
- 3.5 As far as is reasonably practical the visual intrusion of the construction site on nearby residents will be contained and limited.
- 3.6 Any security cameras will be located and directed so that they do not intrude into adjacent residential properties.
- 3.7 Temporary office buildings for supervisory staff, welfare facilities and secure storage units will remain within the construction compound.
- 3.8 The phasing of the development is shown on plan 1.

4. Protective Fencing

- 4.1 Protective fencing, other than hedgerow protection fencing referred to in the conditions, will be erected around all construction areas prior to site work commencing and subsequently will be maintained in good condition.
- 4.2 The Public Right Of Way to the east of the site will be sufficiently protected by security fencing.
- 4.3 Fencing will be removed and/or relocated to a new position only when safe to do so.
- 4.4 There is to be no public access to or through the site prior to occupation unless accompanied by a member of site staff.

5. Noise and Vibration

- 5.1 Screens/hoardings will be retained around the site compound to mitigate noise levels where practicable.
- 5.2 All contractors will be required to control and limit noise and vibration levels so that current legislative standards are not exceeded.
- 5.3 All materials will be handled, stored and used in a manner that minimises noise.
- 5.4 Plant and equipment utilised during construction will conform to current legislation on noise and vibration levels and will be examined on a regular basis for defects prior to the start of works. Under no circumstances will defective plant be used.
- 5.5 Where practical equipment will be shut down when not in use. Engine compartments will be closed when equipment in use.

5.6 Semi-static equipment will be sited as far away as reasonably possible from residential dwellings adjacent to the development site.

5.7 All complaints received about noise or vibration will be investigated immediately and where necessary, work practices will be modified.

6. Traffic Management and Public Access

6.1 All construction traffic will approach and leave the site via Gilbert White Way and Anstey Lane. Each parcel will be served from the one main entrance point. Where required appropriate construction traffic signage will be provided to the Highways Authority for agreement.

6.2 All suppliers will be notified on their orders regarding delivery times and peak hours will sought to be avoided. Other material deliveries will take place over relatively long periods during the contract and these will be scheduled to avoid peak times where possible. Suppliers will be informed of the construction traffic routing and times at the point of instruction.

6.3 To minimise disruption to the existing highway network, the DTM will seek to ensure that deliveries both to the site and outbound movements from the site are not undertaken during the highway peak hours or during the normal start and end of the Alton Convent School and Wootey Infants/Junior School day. Delivery access will therefore only be permitted where practicable as follows:

- During term times, Monday to Friday, either before/up to 8am, between 09.15 and 14.30 and then again between 15.45 and 18.00,
- Outside of term times, Monday to Friday, between 07.00 and 18.00, and
- On Saturdays, between 08.00 and 13.00

6.4 The developers will seek to promote local labour increasing the probability that public services will be used. In other instances the main contractors will often use mini buses and tend to have a pick up and drop off zone during the working day.

6.5 Construction vehicles will enter and egress the site in forward gear and banksman will be utilised as necessary. The site car parking for construction workers will be adjacent to the Contractors compound as shown on the accompanying drawing.

6.6 Contractors will be encouraged to park on site and this will be monitored during the lifetime of the construction. Should off-site parking occur and cause issues, once made aware the Site Manager will contact the relevant company and if associated with the development will re-confirm the requirements of the Construction Management Plan.

7. Movement, Storage and Treatment of Bulk Materials and Spoil

- 7.1 Construction materials and spoil will be stored in accordance with a health and safety plan to be produced by the an elected member of the consortium.
- 7.2 The spoil that is generated from the development proposals will be re-used on site wherever possible. Any contaminated spoil will be removed and taken to an appropriately licensed landfill for disposal.
- 7.3 Subsoil and topsoil will be separated and stored correctly for use after construction. Subsoil will not be compacted, disturbed or drained which could cause problems with its subsequent use.

8. Dust and Odour Control

- 8.1 Best Practicable Means will be used to control dust and airborne pollutants at the site including the occurrence of smoke and fume emissions.
- 8.2 Areas of hard standing and associated with development will be constructed as soon as possible.
- 8.3 All plant and equipment will be checked prior to use to ensure that it is in good working order and repair and conforms to manufactures or statutory emissions standards. Any defective items of plant shall not be used.
- 8.4 All processing plant and vehicles carrying loose aggregate and workings will be covered or shielded to reduce/avoid dust emissions.
- 8.5 In periods of dry weather and where practicable, all soil stockpiles and surfaces will be dampened down with water to reduce dust emissions.
- 8.6 Where practicable, material stockpiles will be located away from the site boundary.
- 8.7 All earthworks will be sealed or re-planted as early as practicable to minimise dust.
- 8.8 Where practicable, on site aggregate handling will be carried out in enclosed areas.
- 8.9 No materials will be burnt on site.
- 8.10 Proper consideration will be given to wind conditions and the location of sensitive receptors such as those dwellings beyond the development sited north boundary when activities are likely to emit dust, aerosols, fumes or odours.

8.11 Site toilets will be located well away from sensitive receptors.

8.12 A speed limit of 10mph will be imposed on all construction vehicles at the site.

8.13 Visual inspections of areas contiguous to the development site, with particular reference to sensitive locations will be undertaken as a routine. Dust deposition checks will be used to inform any remedial measures that need to be employed at the site.

8.14 Any identified recurring generators of dust will be replaced or improved.

8.15 Soil stock piles and the exposed excavation may generate silt run off which may harm animals and the existing water habitat. Discharge points will be identified and water run off settlement system used. To help reduce silt the following measures may be taken:

- Minimise top soil stripping on site and only in keeping to the construction areas
- Keep existing stock piles covered
- Use silt fences or cut off ditches

9.0 Mud on Roads

9.1 There is potential during certain phases of the construction for vehicle washing and road sweeping to be required. Persimmon Homes and Martin Grant Homes will therefore enforce strict measures, to avoid the environmental nuisance of mud on roads.

9.2 These measures will include, but are not limited to:

- Use of an approved mechanical road sweeper to clean the site of any mud or debris deposited by site vehicles within the vicinity of the site. The road sweeper s to be available whenever needed and will be properly used and maintained.
- Provision of wheel washing facilities where a member of staff will spray all wheels prior to exiting site and going over the grate.
- The effluent should be contained for proper treatment or disposal.
- The possible installation of line connections to existing drainage will need to be passed by the environmental agency.
- Catch pits could also be installed with aggregate and concrete base to catch any silt from the wheel wash process and then the water can drain away naturally from the pit.
- Adequate sheeting of vehicles carrying waste materials.
- Measures will be taken to ensure that mud and detritus is not swept into gullies during the lifetime of the construction. Should this occur to gullies immediately adjoining the site these will be subsequently cleared by an operative.

10 Storage of Fuels and Oils and other Hazardous Materials

10.1 Special care will be taken during deliveries, particularly when fuels and hazardous materials are involved. Deliveries will be supervised at all times, tanks and containers will be labelled with the nature and volume of their contents and the content levels will be checked prior to delivery to prevent overfilling.

10.2 Loading and unloading delivery areas will be clearly marked and isolated from the surface water drainage system and/or bare ground. Raised kerb surrounds may be needed, with drainage to the foul sewer when possible. Delivery pipes will be fitted with automatic cut-off valves to prevent overfilling.

10.3 Vandalism and theft are frequent causes of pollution. Lockable valves are fitted on all storage tanks/containers, fences will remain secured and gates kept locked. Where possible, materials will be stored under cover and potential pollutants will be transferred into safe storage without delay.

10.4 A notice will remain displayed stating that valves and trigger guns must be locked when not in use.

10.5 Any oil storage tank and oil stored in drums will continue to be sited on an impervious base within an oil-tight bund with no drainage outlet. All fill pipes, draw pipes and sight gauges will continue to be enclosed within the bund and the tank vent pipe will be directed downwards into it. The base and bund walls will as at present be impermeable to the material stored and be 110% of the capacity of the largest tank in the bund.

10.6 Storage of oil tanks/drums at or above roof level will be avoided.

10.7 Any oil pipelines to be installed at the site will be situated in an accessible position above the ground where possible. Underground oil storage tanks and pipelines have to be laid underground, it will be placed in a protective sleeve or duct with open grating covers for inspection purposes.

10.8 Leaking or empty oil drums will be removed from the site immediately and disposed of via a licensed waste disposal contractor.

10.9 Bowsers will be stored within the site security compound when not in use.

10.10 Before any tank is moved or perforated at the end of a contract, all contents and residues will be emptied by a competent operator for safe disposal.

10.11 Mobile Plant will be refuelled in a designated area, on an impermeable surface, away from any drains or bare ground. A spill kit will

be kept in close proximity. Vehicles will never be left unattended during refuelling and valves will not be jammed open. Hoses and valves will be checked regularly for signs of wear and these will be turned off and securely locked when not in use. Diesel pumps and similar equipment will remain on drip trays to collect minor spillages. The drip trays will be checked regularly and any accumulated oil removed for disposal.

10.12 Correct facilities are provided for storage and disposal of paint and liquid wastes.

10.13 Equipment and plant such as tanks, bunds, pipe work and drains will be checked and maintained on a regular basis. Any corrective work necessary will be carried out as soon as possible.

10.14 The use of pesticides and herbicides will follow guidance outlined in the Environment Agency's Pollution Prevention Guidelines (PPGs).

10.15 A register of hazardous material with associated handling and disposal methods (i.e. beyond the COSHH mandatory register for health and safety) will be kept on site at all times.

10.16 The quantity of hazardous materials on-site will be minimised. All hazardous materials will be stored on site in accordance with a health and safety plan.

11. Water and Ground Conditions

11.1 Where possible waste materials will, in the following order of preference, be reduced, re-used, recycled and disposed of.

11.2 Attempts will be made to avoid the over-specification of materials, thereby reducing wastage. Pre-fabrication, which minimises material use and waste through controlled off-site processes and where there is a higher level of quality control in a factory environment, also reduces failure and increases component durability/lifetime with associated environmental benefits, will be sought wherever possible.

11.3 All waste materials will be segregated on site.

11.4 Separate skips will be used so that wastes can be segregated for recycling and to prevent cross contamination. Used containers (especially if they contain hazardous materials/liquids) may need special handling and the manufacturer's instructions will be followed.

11.5 Skips will be covered to prevent dust and litter being blown about and rainwater accumulation. They will be regularly inspected and replaced when full.

11.6 All waste will be stored in designated areas, isolated from surface drains and banded to contain any spillages. Rubbish compactors will be

covered to prevent the build up of contaminated rain water and drained to a tank/the foul sewer to prevent pollution liquid entering the ground/surface water drains.

11.7 No waste will be burnt on site.

11.8 If plant/equipment maintenance is carried out on site, used oil will be stored in a bunded area for collection. Oil and fuel filters will be stored in a designated bin in a bunded area for separate collection and recycling.

11.9 In order to comply with the Duty of Care regulations the contactor(s) appointed to remove the waste from the site will be registered with the Environmental Agency. A written description of the waste will be given to the contractor(s). Where there is hazardous waste for disposal, a more rigorous consignment note system will be followed.

11.10 All contractors will comply with all relevant waste regulations including: carrier's registration of waste contractors, disposal of licensed facilities, Duty of Care waste transfer notes, waste exemption registration (if applicable) and waste consignment notes (if applicable).

11.11 Where possible, waste materials will be disposed of at sites closest to the development site in order to minimise transport impacts.

11.12 If dewatering is required within any part of the development site, pumped groundwater should be disposed of appropriately according to Environment Agency pollution prevention guidelines, here attached as Appendix 1. In this way it will ensure that surface water bodies and associated ecosystems are protected as there is a hydraulic connectivity between these bodies and the groundwater.

12. Hedgerow and Tree Protection

12.1 Any remedial or protective work to hedgerows on site and adjacent to construction activity will be carried out by suitably trained and qualified personnel using recognised methods in accordance with the latest guidance.

12.2 Condition 8 of outline planning permission required the submission of an Arboricultural Method Statement and Tree protection Plan. The following documents were approved 17.02.16;

- TF944/tpp/303
- TF944/tpp/304
- TF944/tpp/305
- TF944/tpp/306

Before any equipment, machinery or materials are brought onto site for the purpose of the development the approved tree protection scheme will be

fully implemented. This equally applies to those hedgerows within the development site which are to be similarly retained.

13. Dealing with Emergencies

13.1 A site incident response/emergency plan will define the procedures for dealing with events such as spillages of oil/chemicals and leaking containers. All staff and contractors working on site will be made aware of the site incident response/emergency plan and will know how to deal with an incident. Training exercises will be undertaken as necessary.

13.2 An up to date drainage plan will be maintained and all contractors will be made familiar with the drainage systems, any potential hazards (in particular, how to deal with fire-water runoff) and action to take in an emergency. The plan and other necessary information will be displayed in the site office.

13.3 A variety of products/materials will be kept on site for use in the event of a spillage/leakage (e.g. Sand and/or earth bags, proprietary absorbents in the form of granules, sheets pillows or loose powder, leak sealing devices such as a pad, clamp or putty and drain seals). The materials will be well maintained, strategically placed at accessible locations and clearly marked with durable notices explaining their use.

13.4 In the event of a major spillage the Environmental Agency would be notified.

13.5 Any ground contaminated by spillage/leakage of fuel oils/hydraulic oils during construction will be excavated and removed to an appropriately licensed waste disposal site.

13.6 Any items used for the clear up of spillage will be disposed of in a similarly appropriate manner.

13.7 Health and safety controls will be established in accordance with relevant health and safety procedures including arrangements for the possibility that unforeseen contamination/pollution may be encountered.

13.8 Personal protective equipment (PPE) will be worn by all construction personnel including, where necessary, hard hats, high visibility clothing and protective foot wear.

14. Communication with Local Authority and Local Residents

14.1 East Hampshire District Council will be notified of the intention to commence development in accordance with the accompanying Section 106 Agreement.

14.2 At an appropriate location along the frontage to Upper Anstey Road a contact name, telephone number and address for information or complaint purposes will be displayed.

15. General

15.1 All contractors will be made aware of their responsibilities and informed of the ways in which their actions can cause pollution and generate waste and how these can be prevented. They will also be encouraged not to use excess resources such as water and energy.

15.2 Construction plant/equipment and vehicles will be maintained in order to minimise emissions and maximise fuel efficiency. Hazard warnings will be attached to plant/equipment as necessary.

15.3 Construction work will be carried out so that, as far as reasonably practicable, disturbance to the environment is contained within defined limits and site restoration proposals are implemented in a timely fashion.

15.4 The measures set out in this Plan will be adhered to except where there is a demonstrable conflict with safety issues.