



Construction Environmental Management Plan (CEMP)

for



**Hook Lane, Aldingbourne, Chichester
PO20 3TE**

Version 1 - 9 July 2019

**MAPLEDEAN PROJECTS LTD
Hollythorns House, The Hollythorns, New Road, Swanmore, SO32 2NW**

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1. Introduction



Metis Homes and their appointed contractor, Mapledean Projects are committed to adopting best practice policies during the construction process to protect the local environment and community from excessive noise, vibration and dust pollution. Prior to a site start, the site manager / management team is required to establish a creative and professional relationship with neighbours and in particular the residents of Hook Lane and to set out a user-friendly process by which neighbour's comments and concerns can be heard and managed.

The Site Manager is responsible for the implementation and monitoring of this Construction & Environmental Construction Management Plan (CEMP).

On this development the Site Manager is:	Andy Cherry - 07500 010916 Mapledean office - 01489 896668
Site:	Mapledean office, Hook Lane, Aldingbourne, Nr Chichester PO20 3TE
Proposed Works:	Residential development of 14 units and associated infrastructure. All properties two storey or less.
Risk:	Medium Risk (between 10-150 units)
Environmental Constraints:	Bounded by established tree belt, watercourse, pond & Great Crested Newts (GCN)
Demolition:	Sheds & outbuildings
Construction Programme:	66 Weeks
Construction Site Plan:	Appended Plans A B C

Outline Planning Permission granted on 3 MAY 2018 at appeal ref: APP/C3810/W/16/3155330.

This Construction Environment Management Plan (CEMP) has been prepared to clear planning condition 6 of that decision which states:

“No Development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority.”

The condition lists 9 specific matters that must be covered by the Plan

The purpose of this document is to outline how Metis Homes (the developer) and Mapledean Projects Ltd (the main contractor) will manage and where practical minimize the impact of the development's construction upon the site and its immediate surrounding environment with particular focus on the following construction issues as set out in condition 6.

1. The anticipated number, frequency and types of vehicles used during construction.
2. The method of access and routing of vehicles during construction
3. The parking of vehicles of site operatives and visitors
4. Loading and unloading of plant and materials

5. Storage of plant and materials used in constructing the development
6. The erection and maintenance of security hoarding.
7. Wheel washing facilities and other works required to mitigate the impact of construction upon the public highway.
8. Measures to control the emission of dust and dirt during demolition and construction, lighting for construction and safety
9. Details of public engagement both prior to and during the construction works.

1.1 HCS Safety Ltd – Environmental Adviser

Mapledean have appointed HCS Safety Ltd as their Environmental Adviser (EA) and competent person to assist in undertaking the measures required to comply with the requirements and prohibitions imposed by or under the relevant statutory provisions.

The EA will advise the company on the day-to-day implementation of the Company's Environmental commitment to the plan and the site with regular monthly site visits. When required they will provide employees with information about environmental issues.

Their responsibilities also include informing, instructing, training and supervising employees in environmental responsibilities through awareness training and 'on site' instruction. They will investigate environmental accidents that occur when requested.

The Environmental Adviser has the responsibility to advise on:

- Ensuring the company is aware of statutory obligations and recommended environmental codes of practice for their work within the plan
- Advising the company of their responsibilities for accident prevention and avoidance of environmental breaches of legislation stated within the construction planning on site
- Interpreting and keeping the company and employees informed of new and developing legislation and other standards regarding environmental awareness that have implications on planning and site work that are appropriate
- Site environmental inspections which cover processes and systems implemented on site, to ensure conformity with planning regulations
- Maintaining statutory environmental records where required
- Overseeing and reviewing accident investigations and assist in preparing statistics to enable monitoring of environmental performance
- Identifying environmental training needs and advising on suitable training programmes

1.2 Employees

All Mapledean employees and subcontractors will ensure that:

- They are fully conversant with this Construction Environmental Management Plan.

- They co-operate with the company in meeting its environmental statutory duties imposed on the site.
- They take reasonable care of themselves and others who may be affected by their acts or omissions.
- All environmental accidents, dangerous occurrences, and near misses are immediately reported verbally to the site manager.
- They are fully conversant with all environmental emergency procedures applicable to the area of the site in which they are working.

2. The Development

The proposed development will create 14 new detached dwellings grouped around a central landscaped open space.

- 14 Houses (including affordable homes) are illustrated with a mix of sizes and detached and integral garages.
- The layout accommodates new open space in a convenient location.
- The layout accommodates the landscape and biodiversity strategy to ensure an attractive development
- The layout provides improved access for pedestrians and cyclist with footpaths and cycle ways

3. Hours of Construction Works

3.1 Working Hours

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays 08:00 hours to 13:00 hours (8.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority."

It is not envisaged that any continuous 24-hour activities will take place.

4. Access Routes, Storage and Vehicles

4.1 Vehicles to and on site

The main route for construction and visitors entering the site will be along Hook Lane from the Westergate end only and appropriate signage will be strategically placed to inform all drivers.

The Site works will be in three phases:

Phase 1 – approx 4 weeks: Plan A

An ecology fence will be erected separating the site broadly into 2 areas and to ensure that there is no access to the western part of the site until authorised.

The existing access track and gate (as shown in the photograph) along the northern boundary with Barnside will be widened to facilitate temporary access onto the site.



Trees will be removed and boundary fences erected.

A temporary haul road will be laid to facilitate the construction of the estate road and bell mouth entrance (onto Hook Lane) up to base course.

A new wall / fence will be constructed on the northern boundary between the site and Barnside.

Site constraints preclude the provision of a turning head at this stage and so vehicles will enter site from Hook Lane by reversing in under banksman supervision as needed. Vehicles will leave the site in a forward gear.

A short-term materials set down area will be created adjacent to the haul road. During this phase, a minimum of 4 parking spaces will be provided within the site.

The first part of the new site road will be excavated and a bell mouth entrance created.

The likely number of daily goods vehicle movements in this phase will be up to 10 plus 4 vans for Groundworks contractor.

Phase 2 - approx 6 weeks: Plan B

Following construction of the main estate road to base course, the temporary access (adj Barnside) will be stopped up except for pedestrian use and the hard-surfaced estate road will be brought into use accessing directly from Hook Lane.

Ecology fence remains in place.

Site constraints still preclude the provision of a turning head at this stage and so vehicles will continue to enter site from Hook Lane by reversing in under banksman supervision as needed. Vehicles will leave the site in a forward gear. The likely number of daily goods vehicle in this phase will be 10 plus 7 Groundwork vans.

During this phase, construct foundations, drainage and house oversites on houses within the available site.

Initially 7 parking spaces will be available on site and as hard areas are laid out for telehandler movements, parking spaces increase to 15.

In order to keep a clean and safe site, 3 areas have been allocated for the loading and unloading of the plant and materials. The locations are close to the access road and in proximity of the dwellings to be constructed to allow minimal movement on site.

Pedestrian routes are provided mainly around the site perimeter to give access to each house under construction.

Phase 3 – approx 52 weeks: Plan C

Following the grant of an English nature GCN licence and supervised strip of topsoil and scrub, the estate road will be extended into the site and fully laid out to base course including the turning head. After completion to this stage vehicles will enter and leave the site in a forward gear.

During the groundworks phase of this part of the site works, the likely number of daily goods vehicle in this phase will be 10 (reducing to 3-4) plus contractors vehicles / vans totaling 15 – 20 daily.

Pedestrian routes still in place around the site perimeter to give access to each house under construction.

Work will progress on house superstructures and foundations, drainage and house oversites for the balance of the development will be constructed.

On site parking for 20 / 21 vehicles will be available.

4.2 Site Structures

The site manager's office location is shown on plans A B & C.

4.3 Parking Areas for Vehicles of Site Operatives and Visitors

Shown on plans A B & C.

4.4 Areas of Loading and Unloading of Plant and Materials including Storage of Materials

Shown on plans A B & C.

4.5 Provision of Wheel Washing Facilities

Wheel washing facilities will be located to lessen the impact of dust and debris on the surrounding highway. The wheel washing facilities will be located onsite and will comprise a pressure washer to be operated by the site labourer on an "as required" basis.

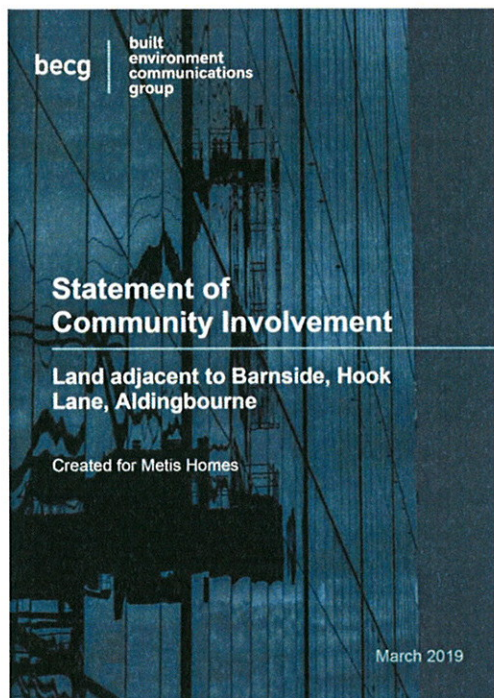
4.6 Restrictions on Construction Traffic

All suppliers and deliveries will be made aware that they cannot wait on Hook Lane for the site and should not to wait/use any surrounding residential roads other than specified in this CEMP.

4.7 Traffic Management Plan

1. All vehicles will be rigid vehicles to minimise disruption to local traffic and will enter and exit Hook Lane from the Westergate end of Hook Lane. Signs will be erected in strategic locations so drivers have adequate warning
2. Drivers will be asked to call the Site Manager prior to reaching the site to confirm access time. Delivery times will be between 8am and 4pm where possible
3. 'Site Entrance' and 'Lorries Turning' signage plus clear sight lines will be maintained during the construction period
4. Frequency of vehicles as follows:
 - Weeks 1 to 4 - Site strip, haul road & initial estate road to base course, 20 tonne haulage vehicles up to 10 per day
 - Weeks 5 to 10 – Foundations and oversites, up to 10 concrete lorries per day when pouring. 2 -3 rigid vehicles per week delivering blocks, floor beams and general materials.
 - Weeks 11 to 16 – Completion of estate road, foundations and oversites – up to 10 concrete lorries per day when placing / pumping concrete and typically 2 -3 rigid lorries per week delivering floor beams and blocks
 - Weeks 17 to 46 - Timber, tile, brick deliveries etc, several deliveries per day for superstructures.
 - Weeks 47 to 62 - Several deliveries each day for general materials for internal and external works.
 - Works in connection with services and highways improvement (S278) will be advertised as required by the appropriate local authority.

5. Details of Public Engagement



A Statement of Community Involvement was prepared March 2019 and submitted as part of the reserved matters planning application process. The document by Built Environment Informations Group is identified here together with the Executive Summary which highlights the engagement to date and ambitions going forward.

Mapledean embraces the spirit and intentions of the SIC and will continue to connect with residents close to the development. Notification of significant activities will be periodically delivered to residents who will be encouraged to contact the company with any queries or contributions. The names of the site and management team will be made available to residents closest to the site.

Executive Summary

Metis Homes is committed to consulting with the local community regarding its proposals for the development of land adjacent to Barnside, Hook Lane, Aldingbourne.

Pre-application consultation included individual meetings with neighbouring residents, as well as a presentation to Aldingbourne Parish Council. Local ward members were also invited to meet and provided with further detail regarding the plans. This provided key stakeholders and interested parties the opportunity to view and provide feedback on the proposals.

Metis Homes has carefully reviewed all of the comments received and, where possible, has evolved the proposals to address the comments raised by the local community and key stakeholders consulted on the application.

Metis Homes is committed to engaging with the local community and, following the submission of the application, will ensure that interested parties and key stakeholders remain informed and updated regarding the plans.

This document provides a chronological account of the pre-application consultation undertaken.

6. Storage and Security

6.1 Storage for Plant and Materials during Construction

Secure storage will be designated alongside loading and unloading areas.

6.2 Erection and Maintenance of Security Hoarding

Security gates will be erected at the entrance of the temporary access road prior to commencement of construction works and “Heras” fencing will be erected along the full road frontage with Hook Lane. A wall/fence structure to an agreed specification will be erected on the northern boundary with Barnside. The southern boundary, when cleared of trees, will be made secure with permanent close board fencing.

The ‘boundary’ to the first phase of works and the balance of the site will be defined and secured by Heras and “ecology” fencing.

Fences / hoarding will be checked and maintained on a regular basis to ensure a safe working environment and prevent risk to the general public.

Additional fencing will be erected and taken down around hazardous or restricted areas of the site as required.

When the main estate road is available to use, the security gates will be relocated to the bell mouth. A pedestrian gate will be available at the northern boundary (with Barnside).

6.3 Lighting

Lighting may be arranged on site in a static formation where required, where lamps are fixed to support poles, masts or items of plant such as scaffolding. It will be set up locally, as and where work is progressing, by the use of moveable supports or being hand-held with trailing leads.

Subcontractors will be required to provide adequate task lighting relating directly to their site function.

Where deemed necessary to illuminate general working areas, festoon (overhead) lighting can be suspended from grids at regular spacings. Both cable and lamp holders will be appropriately weather-resistant.

The arrangement will be such that visual intrusion and light spillage are kept to a minimum, particularly in close proximity to residential properties where it may cause nuisance or distraction. Where necessary, lighting will be provided to site boundaries to ensure the safety of passing pedestrians.

7. Managing Impact of the Construction Activity

7.1 Dirt and Dust during Construction

All reasonable measures will be taken to control nuisance regarding dust and pollution and complying with all reasonable requests from occupiers of adjoining properties.

The main sources of dust arises during the demolition and topsoil stripping process. The mitigation measures are dependent on the weather. During a dry spell, water spraying shall be used to damp down the surfaces. During wet periods, attention shall be drawn to trafficking of mud and debris by vehicles on to the highways. In this case the roads shall be inspected daily and cleaned as appropriate. Dust suppression measures shall be assessed at the beginning of each day and reviewed as necessary. This will have regard to the nature of the works, the location and proximity of adjacent properties and the public.

The following precautions and best practice measures will be adopted from the beginning of project.

- Dampening down using fine water spray (via on site water supply) on to activity areas that may create dust
- No dust creating activities carried out in areas in close proximity to the adjoining properties during moderate or high wind conditions
- All loose debris and arisings that are light enough to be lifted up by the aforementioned wind speeds are to be cleared from the external or exposed site-working areas
- The debris and arisings will be either removed from the site or stored on the site in covered containers or spoil heaps as necessary
- In dry and windy conditions selected site areas will be hosed down to reduce the migration of debris dirt and dust particles into the air
- Sheeting of haulage vehicles entering/leaving site
- Covering of site skips
- During muck shift periods, provide road sweepers when necessary
- Regularly inspect and clean approach roads (Hook Lane)
- Control site speed limits to prevent the creation of dust
- Continual onsite monitoring carried out by the person in charge to ensure the aforementioned mitigating action is adhered to
- By using the dust mitigation measure above, the potential for dust emissions to arise shall be significantly reduced

7.2 Waste Management – Scheme of Disposing/Recycling of Waste during Construction

Throughout the development process best attempts will be made to reduce the amount of waste going to land fill and to maximise the use of recycling facilities and opportunities to reuse materials.

7.3 Ecology

Construction activity will be controlled in a way which mitigates damage or destruction to animals and their habitats.

Site clearance activities are subject to supervision by an attending ecologist. A GCN licence will be obtained from English nature to facilitate works on the rear (western) section of the site.

If any protected species is encountered throughout the construction phase the consultant ecologist and the Council ecologist will be notified and steps to protect the protected species will be put into place.

7.4 Arboriculture

Tree protective fencing will be erected to protect Root Protection Zones of the site's retained trees. British Standards will be adhered to along with compliance with the approved Arboricultural Method Statement produced.

8. Health & Safety

All workers and visitors entering the site will be made aware of the health and safety procedures of the site and given a copy of the health and safety plan.

9. Contact

For further information or concerns please revert to the Site Manager at the site office or contact Mapledean head office as below:

Address: Mapledean Projects Limited
Hollythorns House
The Hollythorns
New Road
Swanmore
Hampshire
SO32 2NW

Telephone: 01489 896668

Email: Enquiries@mapledean.co.uk

10. Appendices

Plans A, B & C

A

Access through existing gateway entrance onto temporary haul road to facilitate estate road construction to base coat

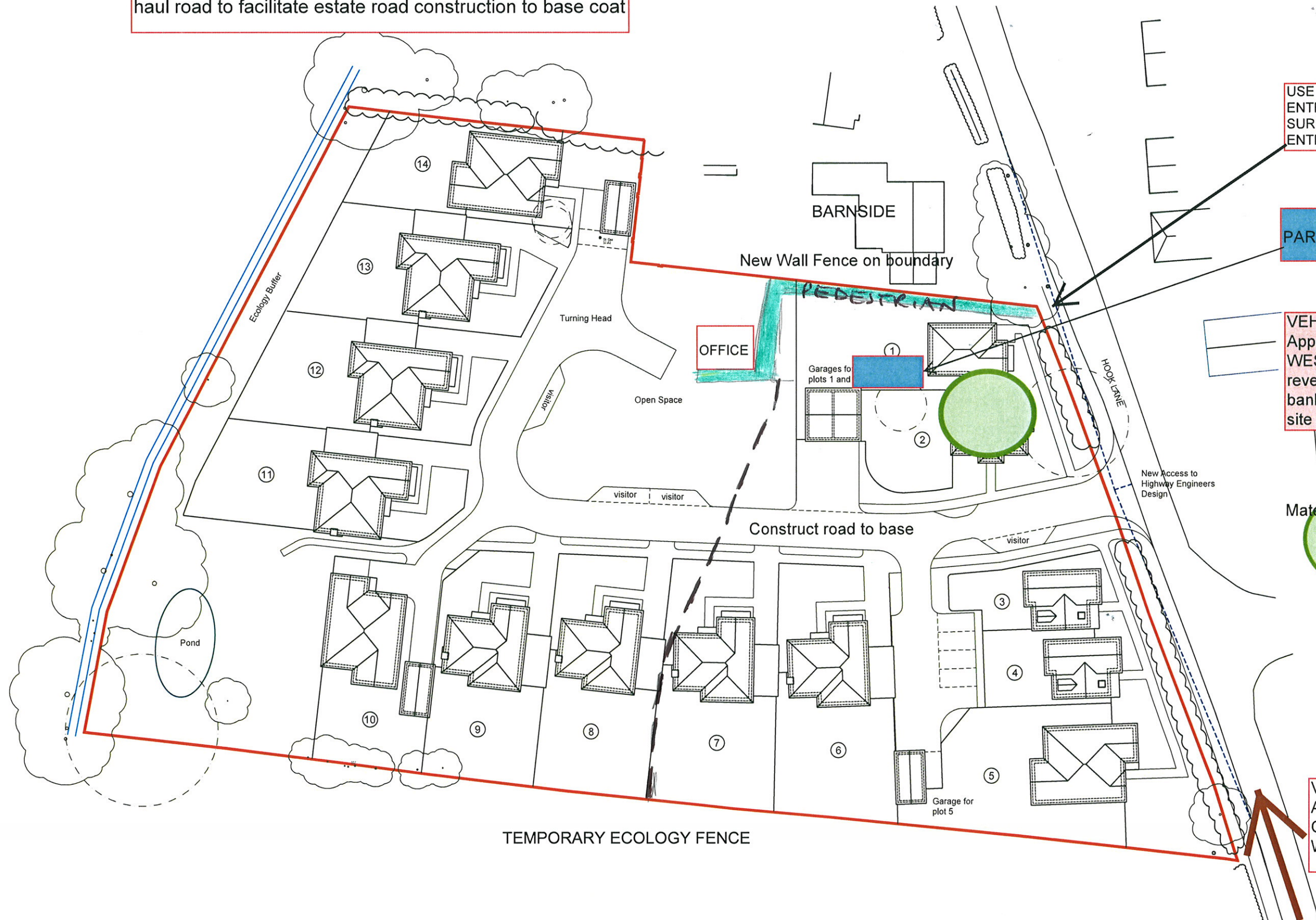
USE EXISTING GATEWAY ENTRANCE AND GRAVEL SURFACE AS TEMPORARY ENTRANCE

PARKING X 4 spaces

VEHICLE ROUTING:
Approaching from WESTERGATE:
reverse into site with banksman and leave site in a forward gear

Materials set down area

VEHICLES TO
APPROACH SITE
ONLY FROM
WESTERGATE END



REVISIONS |

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK IS COMMENCED. THE DESIGN AND DRAWING ARE THE COPYRIGHT OF THE CONSULTANTS AND MUST NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE CONSULTANTS. ALL INFORMATION SHOWN ON THE DRAWING IS SUBJECT TO OBTAINING THE NECESSARY STATUTORY CONSENTS.

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CHARTERED
ARCHITECTS

JOB | Hook Lane, Aldingbourne

DWG | Proposed Site Plan

S | 1:500 @ A3 D | Feb 19

No. | 7632 / D01

USING ESTATE ROAD TO BASE COURSE
CONSTRUCT FOUNDATIONS / DRAINAGE
OVERSITES

PARKING
7 + 4 + 4

VEHICLES REVERSE
INTO SITE
LEAVE FORWARD

MATERIALS
SET DOWN

PEDESTRIAN

VEHICLES
FROM
WESTERGATE



TEMPORARY
ECOLOGY FENCE

REVISIONS |

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C



PARKING UP TO 21

PEDESTRIAN

VEHICLES ENTER & LEAVE SITE IN FORWARD GEAR

VEHICLES FROM WESTERCLATE

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