

Land r/o Eastergate Medical Centre, Barnham Road, Eastergate

Construction and Environmental Management Plan

Land r/o Eastergate Medical Centre, Barnham Road, Eastergate, Chichester
PO20 3RP



Application No. **BN/38/24/PL**

8th January 2026 (Second Draft)



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PLANS INCLUDED:

PLAN '1' – SHOWING SITE ACCESS ARRANGEMENTS, WELFARE SET-UP, PARKING PROVISION, MATERIALS STORAGE, TEMPORARY LORRY TURNING AREA, SITE PERIMETER SECURITY AND SALES ARENA

PLAN '2' – SHOWING ARRANGEMENT AT INITIAL SITE SET-UP TO ENSURE MINIMAL DISRUPTION TO HEALTH CENTRE OPERATIONS

PLAN '3' – SHOWING PROPOSED MARKETING SUITE SET UP IN ADVANCE OF SHOW HOME OPENING INCLUDING EXTENT OF HOARDING

1. INTRODUCTION

Metis Homes are committed to adopting best practice policies during the construction processes to protect the local environment and community from excessive noise, vibration and dust pollution, as well as encouraging a considerate approach by drivers when delivering to the site given its proximity to Eastergate village.

The Construction Director (Chris Hayter) is responsible for the implementation and monitoring of this Construction and Environmental Management Plan (CEMP).

This CEMP doubles as a Construction Traffic Management Plan (CTMP) and has been prepared to provide the details required by Arun District Council relating to Condition 4 of the full planning consent. The planning condition is worded as follows:

- 4 No development shall take place, until a Construction & Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with National Highways, WSCC Highways, the council's Environmental Health Officer and Ecologist as appropriate). Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction and will include (but not be limited to) details of the following information for approval:
 1. The anticipated, number, frequency, types, and timing of vehicles used during construction (construction vehicles should avoid the strategic road network during the peak hours of 0800-0900 and 1700-1800 where practicable).
 2. The preferred road routing for all construction traffic associated with the development.
 3. Provision of wheel washing facilities (details of their operation & location) and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders).
 4. A scheme for recycling/disposing of waste resulting from demolition and construction works (i.e., no burning permitted).
 5. Details of areas for the loading, unloading, parking, and turning of vehicles associated with the construction of the development.
 6. Details of areas to be used for the storage of plant and materials associated with the development.
 7. Details of the temporary construction site enclosure to be used throughout the course of construction (including access gates, decorative displays & facilities for public viewing, where appropriate).
 8. Contact details for the site contractor, site foreman and CDM co-ordinator (including out-of-hours contact details).
 9. Details of the arrangements for public engagement/consultation both prior to and continued liaison during the construction works.

10. Details of any temporary traffic management that may be required to facilitate the development including chapter 8 traffic signage.

11. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s).

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints, shall be available on site and their availability made known to all relevant parties.

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work on Sunday or Bank/Public Holidays.

Summary of the Requirements of Condition 4

The condition requires the CEMP to include details of the following and the table below cross references which of these matters are addressed within this CEMP.

Table 1.1 Condition 4 References

Item	Document Reference
No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work on Sunday or Bank/Public Holidays.	See 8. Construction Works – Overview on page 22
Details of the areas for the loading, unloading, parking and turning of vehicles associated with the construction of the development.	See 8. Construction Works – Contractors' Parking on page 23; see also 9. Traffic Route – Construction Access on page 25; see also 9. Traffic Route – Site Compound and Welfare on page 25; see also Plan '1' included at Appendix B
The preferred road routing for all construction traffic associated with the development.	See 8. Construction Works – Construction Deliveries on page 23; See 9. Traffic Route on page 24
Details of the temporary construction site enclosure to be used throughout the course of construction (including access gates, decorative displays and facilities for public viewing, where appropriate)	See 9. Traffic Route – Site Compound and Welfare on page 25; see also 11. Safety & Security – Security on Site on page 28

Contact details for the site contractor, site foreman, and CDM Co-ordinator (including out-of-hours contact details)	See 5. Team Contact Details on page 18; also see 11. Safety & Security: Security on Site on page 28; see also Plan '1' included at Appendix B
The anticipated number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the strategic road network during the peak hours of 0800-0900 and 1700-1800 where practicable)	See 8. Construction Works: Overview on page 22; See 8. Construction Works – Construction Deliveries on page 23
Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigations barrier(s).	See 9. Traffic Route – Vehicle Management on page 24; see also Noise & Vibration on 30
Details of how measures will be put in place to address any environmental problems arising from any of the above (points 1-11) shall be provided. A named person shall be appointed by the applicant to deal with complaints, shall be available on site and their availability made known to all relevant parties.	See 5. Team Contact Details on page 18 for means of contacting Site Manager; see 6. Roles & Responsibilities on page 19 for information on the Site Manager's role for dealing with environmental issues; see also 7. Public Engagement Incl. Complaints & Incidents on page 20
A scheme for recycling/disposing of waste resulting from demolition and construction works (i.e. no burning permitted)	See 10. Plant and Materials: Dealing with Waste on page 27. See 11. Safety & Security – Health & Safety on page 28
Provision of wheel washing facilities (details of their operation and location) and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders)	See 9. Traffic Route: Vehicle Management on page 24.
Details of any temporary traffic management that may be required to facilitate the development, include Chapter 8 traffic signage	None anticipated.
Details of areas to be used for the storage of plant and materials associated with the development.	See 10. Plant & Materials – Storage of Plant and Materials on page 26

Details for the arrangements for public engagement/consultation both prior to and continued liaison during the construction works.	See 7. Public Engagement Incl. Complaints & Incidents on page 20
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2. SITE DESCRIPTION



OVERVIEW

Grid Ref:

E 494677, N 105746

Address:

Land r/o
 Eastergate Medical Centre
 Barnham Road
 Eastergate
 Chichester
 PO20 3RP

The site comprises scrub and grass with trees and hedges along the perimeter.

To the north are the rear gardens of two residential properties located on Fontwell Avenue.

To the south is Eastergate Medical Centre, with whom the access road to the site is shared, plus two residential dwellings on Collins Close.

To the west are residential properties located on Fontwell Avenue, separated by the rear gardens to these properties.

To the east are wooded fields and open farmland.

The site is predominately flat.

(Please refer to Appendix A for the site location plan)

CONTAMINATION

Following completion of the Tier 1 risk assessment, no active pollution pathways have been identified based on a residential end use with homegrown produce.

The site investigation was clean, and soils are suitable for re-use or disposal offsite as inert materials.

Should any other areas of contamination be encountered, the LPA will be notified immediately, and these will be dealt with in an appropriate manner.

All operatives will be made aware of procedures to follow in the event of contamination 'discovery' issues on the site and will use best practice techniques during the construction phase.

3. EXISTING SERVICES

REFER TO EXTRACTS FROM EXISTING SERVICES RECORD DRAWINGS BELOW

GROUND PENETRATING RADAR UTILITIES SURVEYS HAVE BEEN OBTAINED FOR THE SITE AND ADJACENT HIGHWAY

WATER

A water main and fire hydrant are present in the left-hand side of the carriageway of the shared access road, but these are not available to connect to for the purposes of serving the development.

Portsmouth Water's records indicate that there is a main in the opposite footway/carriageway of Barnham Road. Our appointed multi-utility contractor will be responsible for connection to and routing of a new main into the site from a point of connection in Barnham Road.

GAS

SGN's records indicate that there is no plant within the site or the shared access road that will be impacted by the development.

ELECTRIC

An HV mains cable extends into the site within the left-hand side footway up to a sub-station. Thereafter an LV mains cable runs into the medical centre building.

These are not available to connect to for the purposes of serving the development.

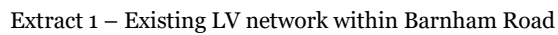
SSE's records indicate low voltage (LV) mains cables are shown in the opposite side of the Barnham Road carriage to the site access road.

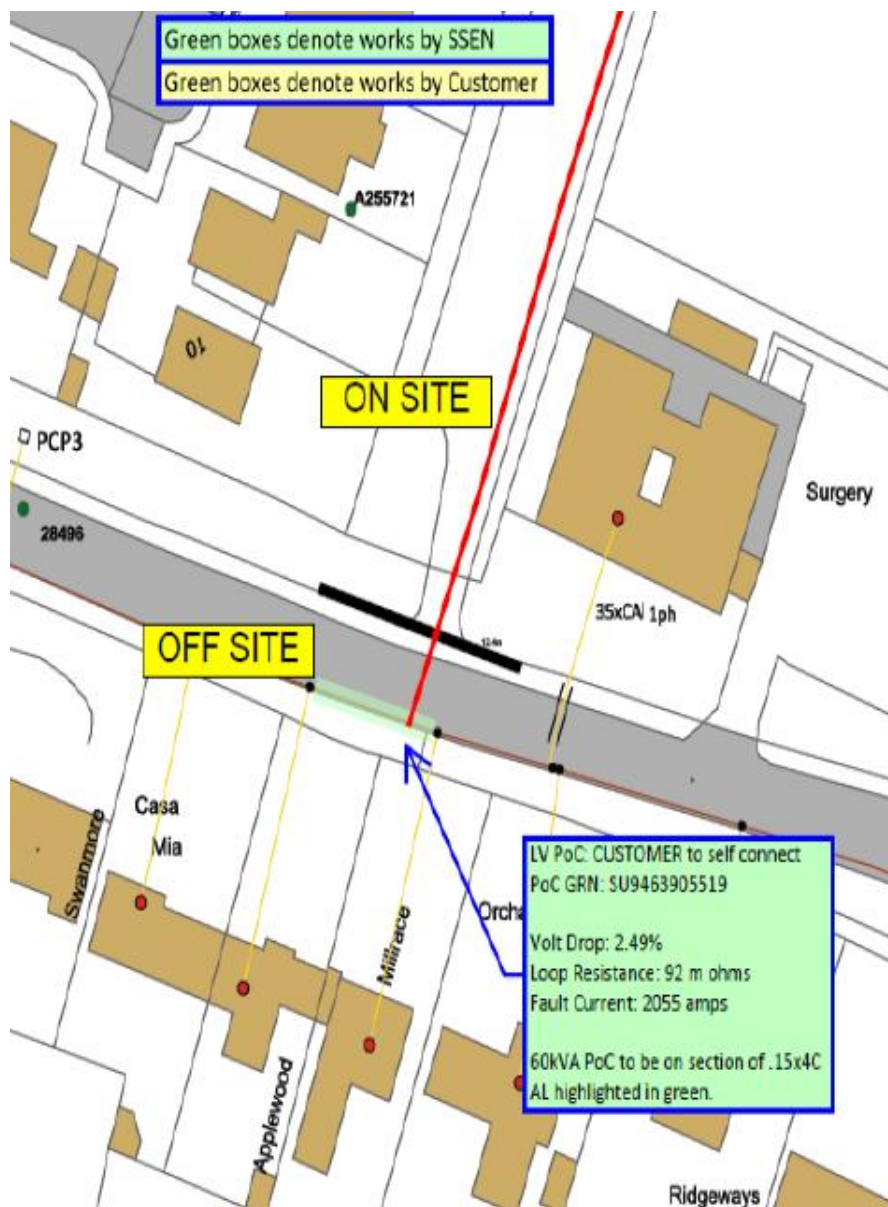
From this point of connection, an LV supply will be extended along the access road shared with the medical centre to our site boundary.

Diversionary works are not envisaged to be required to allow construction of the development.

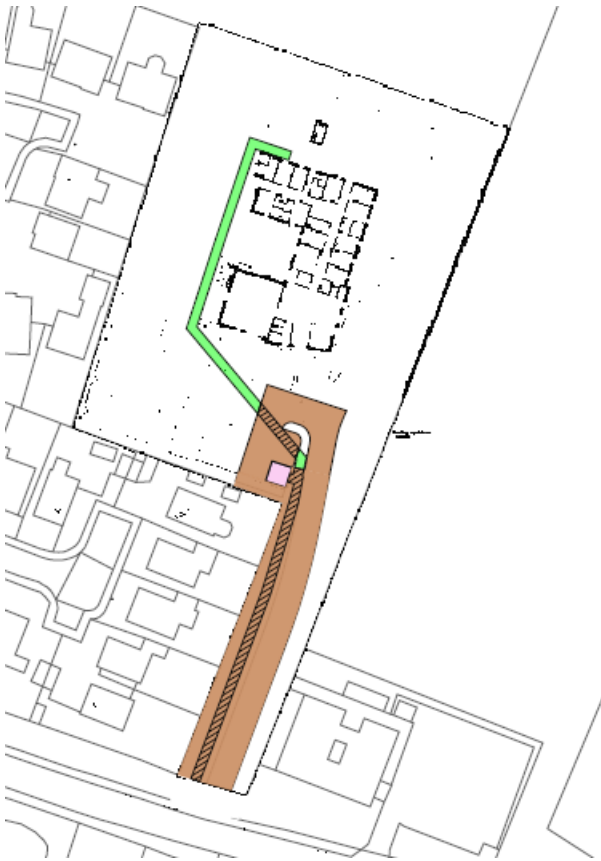
STREETLIGHTING

Streetlights are present within the access road and record plans/GPR survey results show LV supply cable routing. Connection to the foul sewer and formation of a small area of footpath at our site entrance will necessitate us working around these existing cables.

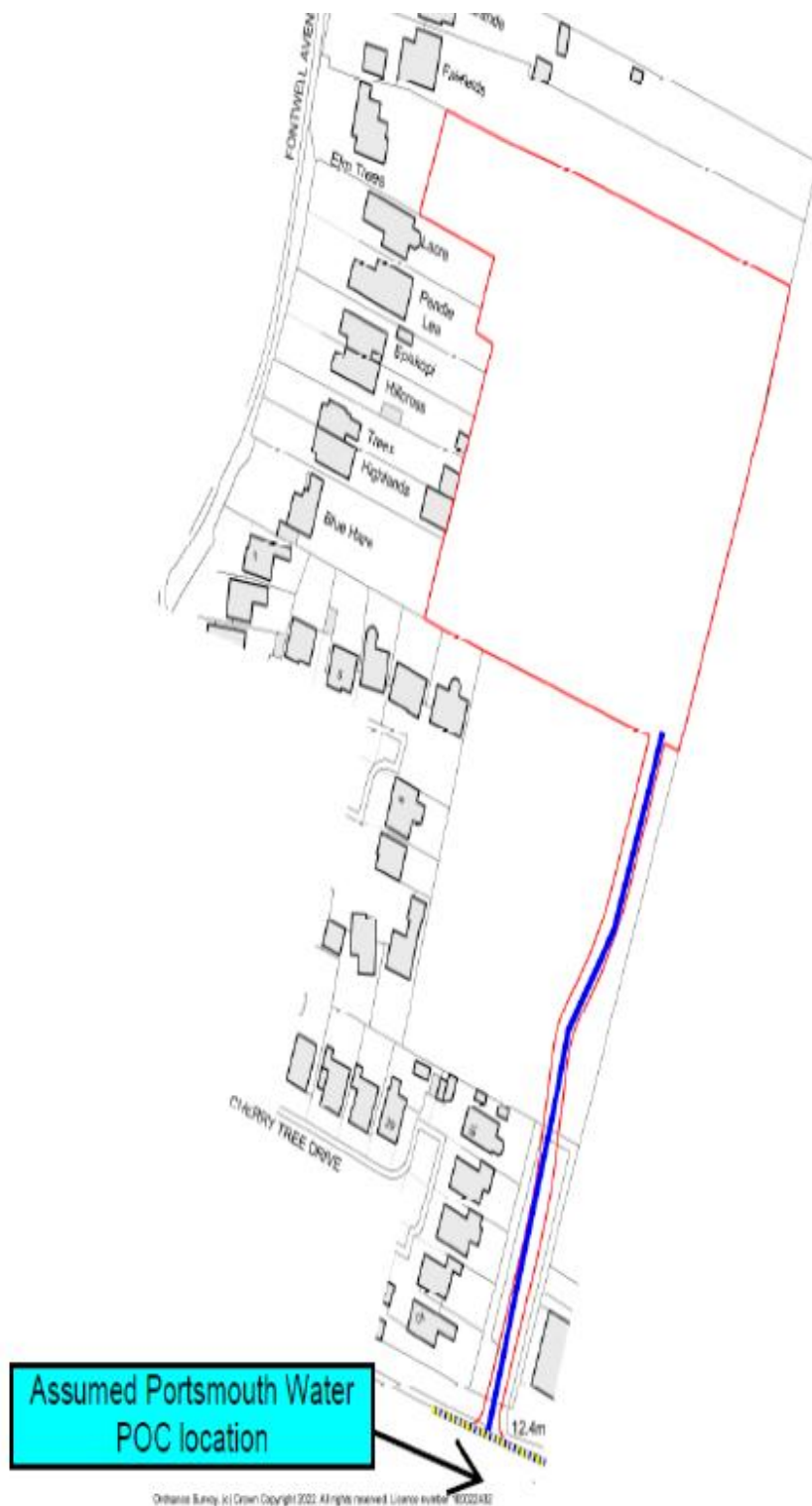




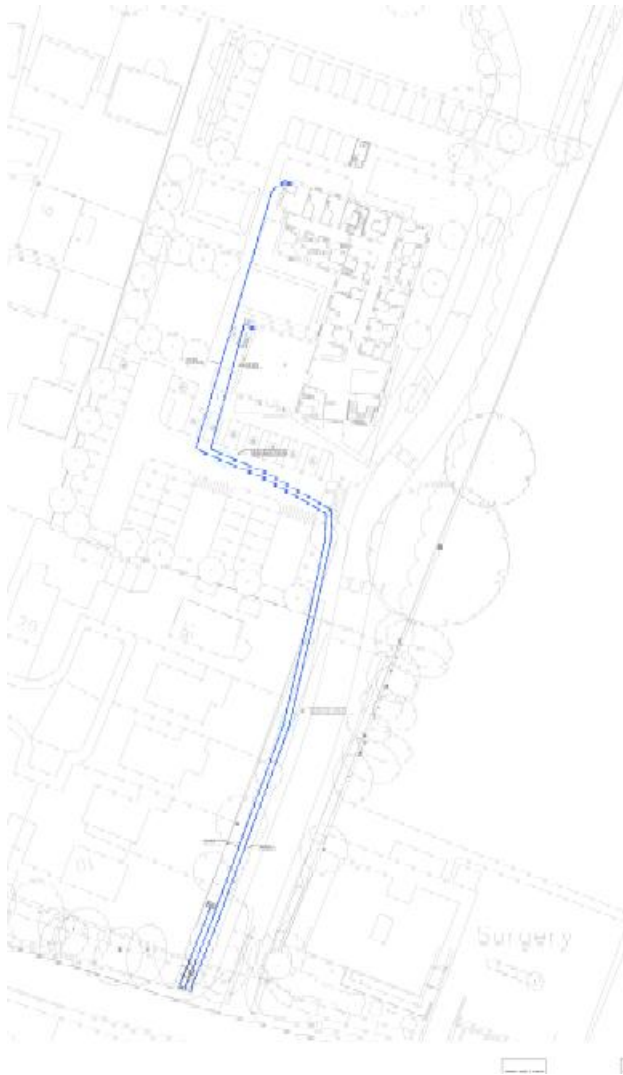
Extract 2 – Extension of existing LV network from Barnham Road to the site boundary



Extract 3 – Existing HV main into/LV cable out of existing sub-station within shared access road, ultimately supplying medical centre building



Extract 4 – Point of connection to existing water main on southern side of Barnham Road and extension of new water main to site boundary

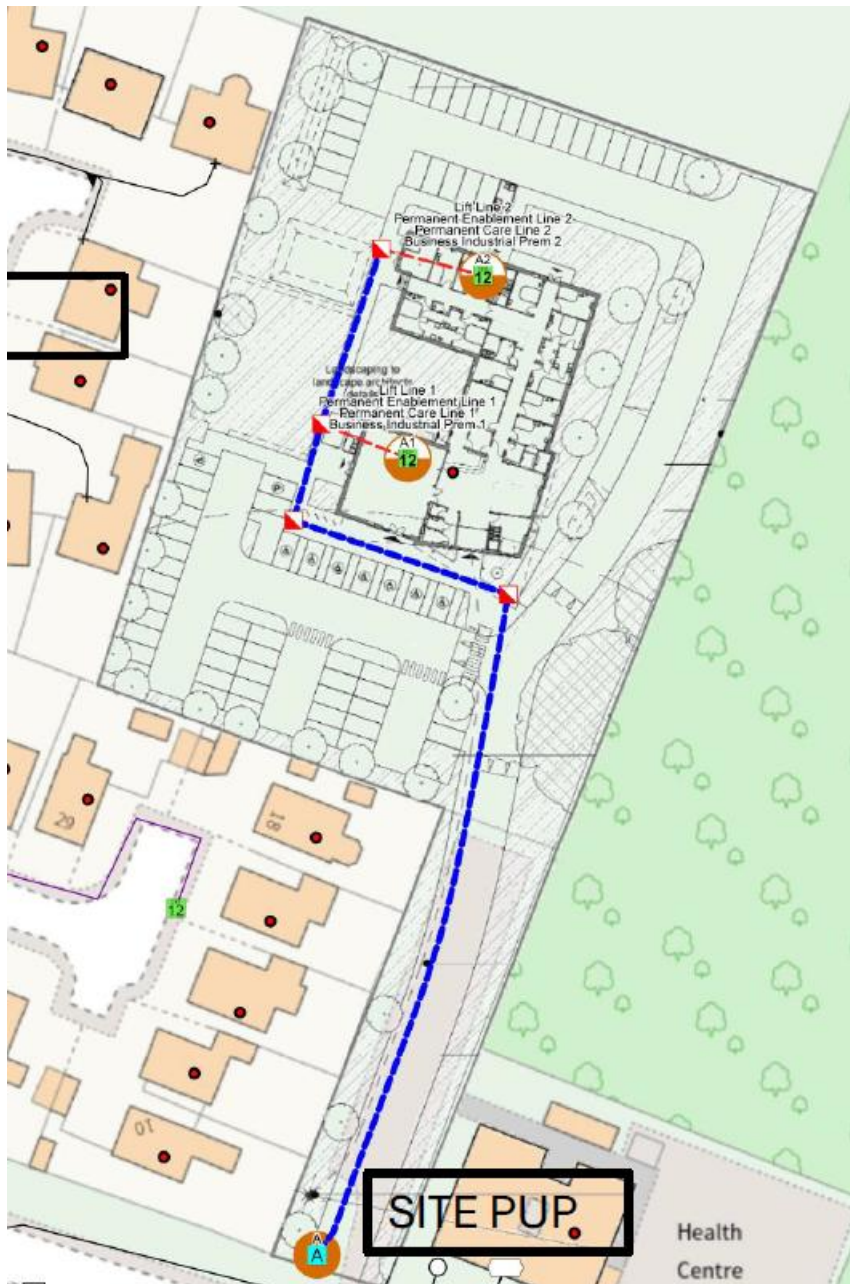


Extract 5 – Existing water main running within shared access road, ultimately supplying medical centre building

BT

BT Openreach's records show a duct and chamber route in the carriageway of the shared access road, with fibre connections serving the medical centre. Proposals will be sought from Openreach to extend this network to serve our development.

Diversionary works are not anticipated to be required.



Extract 6 – Existing Openreach plant within shared access road and serving the medical centre.

4. SENSITIVE RECEPTORS

TREES

An Arboricultural Impact Assessment and Method Statement has been completed by Owen Allpress Independent Arboricultural Consultant which indicates (i) those Category U and Category C trees that require removing in order to facilitate the consented scheme, and (ii) the extent of Root Protection Zones to be defined by tree protection fencing.

In accordance with Condition 3, written confirmation will be sought from Owen Allpress that the tree protection fencing has been erected in accordance with Retention & Protection Plan (dwg. no. 2579-02-P1) prior to any major level changes being enacted.

ECOLOGY & BIODIVERSITY

Ecology related constraints on this site are embodied in the planning consented documents on which Conditions 6&19-24 inclusive are based, namely:

Ecological Impact Assessment carried out by Ecology Works dated March 2024
Reptile Survey and Mitigation Strategy carried out by Ecology Works dated November 2025

Metis Homes commits to implement the mitigation measures recommended, which are a BNG scheme plus the provision of biodiversity green roofs, bat-friendly lighting, bat tubes, swift bricks & bee bricks.

5. TEAM CONTACT DETAILS

<u>ROLE</u>	<u>CONTACT DETAILS</u>
Construction Director	Chris Hayter Metis Homes 07711 064650
Contracts Manager	Andrew Chase Metis Homes 07703 294685
Senior Site Manager	TBC Metis Homes
Senior Technical Manager	David Lambert Metis Homes 07442 748513
Operations Director	Andrew Sinclair Metis Homes 07786854595
Commercial Manager	Andy Mogg Metis Homes 07742 232875
Architect (Working Drawings)	Metis Homes 01962 893535
Engineer (Structural)	Banners Gate Ltd Tony Ayliffe 0121 687 1500
Engineer (Civils)	Christopher Slade CGS Civils 01243 933253
Ecologist	Frances King- Smith Ecology Works 07881 410555
Arboriculturist	Owen Allpress Independent Arboricultural Consultant 07427 084984
Local Planning Authority	Arun District Council 01903 737756

6. ROLES & RESPONSIBILITIES

This CEMP will be distributed to all members of the project team, including suppliers and subcontractors as necessary to ensure that environmental and health and safety requirements are adequately communicated.

The anticipated roles and responsibilities of the key parties involved in the construction works are set out above. However, it should be noted that all members of project staff are responsible for ensuring the requirements of the CEMP are followed. The site manager's role is key and their specific responsibilities are explored further below.

Metis Homes will appoint key sub-contractors to develop specific phases on their behalf.

All project staff & sub-contractors have the responsibility to: -

- Work to agreed plans, methods and procedures to eliminate and minimise environmental impacts (including the CEMP)
- Understand the importance of avoiding pollution on-site, including noise and dust, and how to respond in the event of an incident to limit environmental impact.
- Report all incidents immediately to their line manager.
- Monitor the workplace for potential environmental risks and alert their immediate line manager if any are observed; and
- Co-operate as required, with site inspections and audits.

SITE MANAGER ROLE

The Site Manager will be responsible for the following: -

- The day-to-day management of Health and Safety, Environmental and Quality Performance during the construction of the Proposed Development.
- Implementing this CEMP and monitoring the performance of sub-contractors.
- Ensuring that all staff and operatives receive a site-specific health, safety and environmental induction prior to starting work on-site and are provided with relevant information concerning environmental sensitivities and protection measures.
- Review all risk assessments and method statements and ensuring an appropriate programme of toolbox talks are developed and effectively communicated.

7. PUBLIC ENGAGEMENT INCL. COMPLAINTS & INCIDENTS

Metis Homes seeks to have an open dialogue with stakeholders, neighbours and members of the public who may be interested in or impacted by our constructions works.

We will

- notify neighbouring residential and business premises of our intended start on site date and outline programme, such correspondence will include contact details for Metis personnel associated with the site;
- communicate with neighbouring residential and business premises of works within the public highway that may cause disruption;
- communicate with immediate neighbours over any particular construction activities on site that are likely to cause disruption;
- display ways of contacting Metis Homes, including details of our site manager and construction director;
- erect a physical project Information Hub at the site to impart information about the project to neighbours and passers-by;
- release timely information about the project via a virtual noticeboard on our website

Logging a complaint / incident will be the responsibility of the Site Manager. The Site Manager's details as point of contact in the event of a complaint will be displayed on signage on the perimeter hoarding/fencing.

The formal procedure for handling project complaints/concerns will be developed and agreed by the project team but may include a procedure similar to that detailed below:

Date

Recorded by

Concerning

Incident

Stakeholders (i.e. the general public, local authority etc.) will be able to report any concerns, complaints or other comments to the site manager in writing, by email or in person at the site offices.

The site manager will take full details of the concerns expressed and ensure that a formal assessment of the reported concern is instigated. Depending on the outcome of this assessment, the site manager will undertake an investigation to assess what corrective and preventative action, or further investigation is necessary then issue a response to the person who has submitted the complaint/concern.

Any corrective measures/actions will be implemented with associated implementation dates being recorded. Following implementation of the corrective action and agreement with the relevant stakeholder that the complaint has been adequately addressed the case will be closed and date recorded.

8. CONSTRUCTION WORKS

OVERVIEW

The consented scheme for land r/o Eastergate Medical Centre, Barnham Road, Eastergate permits a residential development comprising a total of 21 proposed dwellings, all being bungalows.

Construction of the development is anticipated to begin on-site in February 2026 and is anticipated to extend until April 2027. First handover is anticipated to take place in March 2027.

The phasing of the site will be as follows:

- Groundworks enabling works to create a temporary hard-standing to allow contractors' plant and vans to access the site to avoid causing any disruption to Eastergate Medical Centre, and to allow temporary welfare facilities to be provided whilst stage 1 is delivered
- Groundworks stage 1 – the installation of roads and drainage infrastructure, including extending utility services onto site via the proposed service corridor; create hard-standing for and extend drainage to site office and welfare location, including forming temporary parking areas for use by tradesmen and on-site turning area for delivery lorries
- Groundworks stage 2 – install hard-standing to receive and extend drainage and temporary utility services to proposed marketing suite cabin on open space area to the east of Plot 1, including visitors' parking spaces
- Stage 3 – to coincide with completion of groundworks stage 1, immediate start on the construction of the bungalows; the build sequence will be Plot 1 (Show home), Plots 2-7, Plots 8&9, Plots 14&15, Plots 10-13 and Plots 16-21
- Stage 4 – fast-track the completion Plot 1 ready to be dressed out as a Show Home, to be used in conjunction with and accesses from the marketing suite cabin
- Stage 5 – to coincide with the completion of Plots 16-21, the final surface to the access road will be applied and the open space areas prepared for landscaping, although the installation of open space trees etc. may have to wait until the start of the next planting season (October/November 2027)

Plant expected to be used for this site are listed below: -

- 180/ 360 excavators (max. 3 no.)
- Dumper trucks (max. 2 no.)
- Telehandlers (1 no.)
- Mobile cranes (9 no. visits)
- Rollers (1 no.)
- Concrete delivery vehicles (c. 110 no. envisaged)
- Delivery vehicles (estimated as 12 no. per week average (post groundworks stages)
- Muck away vehicles (we always look to minimize but estimate 130 no.)

The standard working hours for all construction activities will be from:

- 0800 to 1800 Monday to Friday;
- 0800 to 1300 Saturdays; and
- No works on Sunday, Bank or Public Holidays

PEDESTRIAN MANAGEMENT

- Contractor cars/vans will enter the site via the proposed main access from Barnham Road past Eastergate Medical Centre.
- The site security hoarding will be set back at this point to allow material delivery lorries to pull onto the site and so not obstruct the flow of traffic to Eastergate Medical Centre.
- A separate pedestrian gate will be included in the secure gated entrance.
- The proposed parking area on the site for contractor cars/vans will be installed at an early stage. An area will be provided for c. 13 vehicles in the proximity of the site compound with the potential for more on the perimeter of the open space area. Please refer to Plan 2 included at Appendix B.
- The general public will be excluded from the site using appropriate perimeter fencing and signage. There will be dedicated pedestrian route from the site boundary to the compound and main project office set-up.
- Beyond the main project office set-up, pedestrian routes with appropriately located crossing points will serve to segregate people from vehicles within the site.
- Health and Safety signage will be displayed at appropriate locations throughout the works.
- All operatives and visitors will be required to sign in and out of the site on a daily basis.

CONTRACTORS' PARKING

- As part of the groundworks stage 1 works, the areas of the site intended for use as site compound, materials storage area and contractors' parking area will be formed. This will persist until stage 5 has been completed. Details are contained within Plan 1 included at Appendix B.
Plan 1 indicates the provision of 13 parking spaces for contractors' cars & vans. Further areas can be made available if required by forming hard-standings to the perimeter of the central open space, as well as plot driveways and parking courts at appropriate stages of construction.

CONSTRUCTION DELIVERIES

- All construction deliveries (materials and plant) will enter via the main access referred to under Pedestrian Management above.
- A temporary turning area for articulated vehicles will be installed, thereby allowing delivery lorries to enter and leave the site in a forward direction. Please refer to Plan 1 included at Appendix B.
- Material supply companies for Metis and our sub-contractors will be told that any/all delivery vehicles are to avoid using the local road network during the peak hours of 0800-0900 and 1700-1800, wherever possible. It is worth noting that deliveries between 1700-1800 will be very unlikely as the site would tend to close earlier than this, particularly in the winter months.

9. TRAFFIC ROUTE

Material supply companies for Metis and our sub-contractors will be told that any/all delivery vehicles are to approach the site from the northerly and westerly direction via the Fontwell Avenue junction with Barnham Road.

Measures will be adopted to ensure that construction vehicles travel minimal distances along sensitive routes (residential or congested roads) and those vehicles are kept clean and sheeted when on public highways.

Action will be taken to minimise and control any nuisance arising from construction traffic on site by using measures such as controlling vehicle speed, use of sweepers, wheel washing and keeping all site entrances clean.

The local adopted road network must be deemed capable of dealing with the number and size of vehicles expected to be used for the delivery of materials, plant etc. to the site. Where any damage to the public highway can be attributed to a particular haulier, this will be reported to the Highway Authority (West Sussex County Council) to pursue the haulier and arrange appropriate repairs as only they can permit work within the public highway.

VEHICLE MANAGEMENT

- All vehicles to switch off engines - no idling vehicles (noise and emission prevention)
- All loads of loose material entering and leaving site to be covered
- The site manager will be responsible for ensuring that suitable measures are in place to ensure roads are kept clean
- All site roads and parking courts will be installed to running course as part of the first construction activities, which will serve to ensure that all construction traffic and material delivery vehicles can drive on a hard surface and so minimize the amount of mud generated
- Effective vehicle cleaning and specific wheel-washing on leaving site - a jet wash will be provided at the site entrance during muck away operations
- These hard surfaced haul routes will be regularly washed and swept in order to minimize the amount of dust generated
- All plant will be regularly maintained, with any plant showing signs of producing black smoke being taken out of use. Well maintained modern plant helps reduce noise levels
- Use low Sulphur diesel
- Delivery times will be controlled as set out in Construction Deliveries section
- Suppliers/sub-contractors will be sent away by site management should they ignore these requirements.
- Biosecurity risk will be minimized by means of ensuring all plant and delivery vehicles only traffic over areas of hard-standing, which will be delivered through the installation of all roads and parking areas as part of the first Stage of groundworks. Any imported soils will be from certified sources thereby satisfying any biosecurity

concerns.

CONSTRUCTION ACCESS

(See plans in Appendix B)

It is proposed to use the permanent access point to the site adjacent to Eastergate Medical Centre for heavy construction deliveries of plant and materials, with the site being approached from a southerly direction.

- As stated in the section titled 8. Construction Deliveries, in order to avoid any congestion with visitors to Eastergate Medical Centre and to achieve the safest vehicle management techniques, it is intended that all delivery lorries will enter and exit the site in a forwards direction, facilitated by a turning area on site suitable for articulated wagons.

SITE COMPOUND AND WELFARE

(Please refer to the plans included at Appendix B)

- Our permanent site set up will be established in an area of the proposed public open space to the rear of Plot 20. This site set up will be able to remain in place for the majority of the development process duration.
- Parking for sub-contractor vehicles will be provided adjacent to the site compound and welfare set-up, with additional provision available to the perimeter of the central public open space area as needed, as well as the option to use plot driveways and parking courts at the appropriate stages of construction.

10. PLANT & MATERIALS

STORAGE OF PLANT AND MATERIALS

- All plant will be secure and immobilized when not in use/during non-working hours.
- Plant should be regularly maintained and removed from site immediately if found to be leaking.
- All materials will be stored in such a way as not to present a risk to adjoining properties.
- The Site Manager will inspect daily the site area for spillages; an incident form will be completed should any be found, and forwarded to Head Office so we can work to avoid recurrences.
- The Site Manager will inspect bunds and drip trays, more frequently during periods of bad weather.
- Rainwater should be kept from entering bunds and drip trays. The Site Manager will be responsible for overseeing the emptying of drip trays & bunds adhering to control procedures.
- Information will be displayed on spill kits and within the site office covering emergency actions and contact details. The EA's contact details will be prominently displayed and used should any incident occur which could impact upon ground water.
- Hazardous chemicals, which may harm staff and the environment, should be stored in an appropriate container within a ventilated store.
- COSHH assessments covering all substances on site will be kept within the site office and operatives will be appropriately trained in emergency procedures. The Site Manager will be responsible for updating the register.
- An area intended for use as construction materials storage will be provided in the northern and southern sections of the proposed public open space area. An area on the southern boundary will be dedicated to heavy-side material storage (bricks, blocks etc.) (see Plan '1' included at Appendix B)

DEALING WITH SPILLAGES

- Any/all fuel bowzers will be double-bunded in accordance with best practice.
- Drip trays will be used when refueling and care should be taken with hoses running between mobile plant and the fuel storage tank to avoid spillages and contain any leakage.
- Spill kits will be provided adjacent to refueling zones.
- Operators will be spill kit trained and kits will be inspected at regular intervals by the Site Manager to ensure supplies are maintained.
- Refueling procedures will be covered in the site induction, though only trained operatives will be permitted to carry out the procedure.
- Small plant should be refueled within the designated area.
- Small/mobile/static plant such as generators, compressors, pumps etc. will have drip trays.
- Spillages will be cleaned using agreed wet handling methods.

DEALING WITH WASTE

- Waste and materials management will be the responsibility of the Site Manager.
- Pests including rats and mice thrive in an environment where uncontrolled discarded food is permitted. Therefore, control of food waste will be closely monitored.
- Disciplinary action will be taken should this policy not be followed.
- Eating within the plots will not be permitted and bins will be provided throughout the development.
- As part of our emerging Sustainability Strategy, it is Metis Homes' policy to minimize waste produced, and where waste is inevitable, to recycle as much of that waste as possible. To that end:
 - we work closely with and monitor our waste management partners in their targets for recycling of construction waste
 - where space permits, we will provide separate skips for the segregation of timber and plaster-board waste
 - we have arrangements with our plastering/dry lining sub-contractors that their suppliers of plaster-board will collect plaster-board off-cuts for recycling purposes
- The proposed location for our waste management facilities is within the heavy-side material storage area shown on Plan 1 included at Appendix B.

11. SAFETY & SECURITY

HEALTH & SAFETY

Metis Homes are committed to promoting a positive safety culture. The enforcing authority for health and safety on construction sites is the Health and Safety Executive (HSE) who will be notified of all construction works prior to commencement on site.

The Site Manager will maintain a register of accidents, incidents, near misses and complaints in accordance with company policy.

We retain the services of MSAFE Risk Management Ltd to undertake monthly safety monitoring inspections across all our projects.

All works will be carried out in compliance with all statutory requirements and all other acts, regulations and Codes of Practice and site rules relating to the works will be observed.

No burning or bonfires are to be permitted.

SECURITY ON SITE

All operatives and visitors will be required to sign in on arrival and sign out on departure. A site risk assessment will be produced which will detail how security will be managed on the site. Any person identifying unauthorised personnel on-site should contact the Site Manager who will take appropriate action and ensure the unauthorised person leaves the site safely.

All boundaries will be secured to prevent unauthorized access. This will be delivered by means of some permanent fencing to site/plot boundaries, some Heras mesh panels double-clipped (top and bottom) on timber posts, and some temporary timber hoarding. There will be a scheme of graphics on the site gates which will comprise statutory information (covering health & safety of the public, instructions for visitors and for delivery drivers, how to contact the site manager etc. (Please refer to Plans 1 & 3 included at Appendix B).

Viewing into the site will be facilitated by means of our gated entrance.

A CCTV security camera system with integrated public address provision will be installed and remotely monitored.

An Information Board will be erected so that members of the public know who to contact in the event they need to report a security problem (amongst others).

As part of the site manager's routine checks of the site, the integrity of the boundary security fencing will be checked daily.

CONSIDERATE CONSTRUCTORS

Metis Homes operates our own set of standards for how we perform as a Considerate Constructor, covering such aspects as site appearance and presentation, community consideration and respect, environmental protection and enhancement, site safety performance and working environment and wellbeing.

12. NOISE & VIBRATION

The construction works are likely to follow mitigation measures as listed below: -

- Specialist investigation indicates that ground conditions are such that trench fill foundations will be suitable. As such, no piling is envisaged.
- Plant and equipment will be regularly maintained to ensure optimum performance of any fitted sound-reducing devices, e.g. exhausts.
- Toolbox talks will be held with site operatives to promote being a "Good Neighbour".
- A site induction will take place and will cover appropriate use of radios and being considerate to neighbours.
- Equipment and vehicles to be shut down when not in use.
- Where necessary, any permanent noise barriers would be constructed as early as possible in the construction programme.
- Hours of operation will be restricted as indicated in Section 8.

13. DUST & AIR QUALITY

During the construction Stage, there will be various site clearance operations and building activities undertaken which have the potential to generate particle emissions arising from dust and smoke.

These operations will be: -

- Earthworks
- Construction
- Track-out

Earthworks – comprising excavation and cart away for roads, drainage, soakaways, plot foundations and bund (previously deposited temporary stockpiles) removal will all take place between February and May 2026 when dust generation is unlikely to be of concern due to the prevailing seasons.

Construction – the construction of low-rise housing does not tend to generate significant quantities of dust. Given that silo mortar will be employed, this will mean that two sources of dust generation – sand & cement – will be removed from the equation.

Track-out – the Metis policy is to install all roadways and hardstanding areas to running course at the outset, in order to ensure that any/all deliveries to site are received on a bitmac road surface. Notwithstanding this, if necessary, jet-washing facilities will be provided at the site entrance/exit, such that minimal dust-generating mud etc. will be transferred to the surrounding road network.

Potential impacts of dust generation are:

- Human health
- Ecological receptors
- Property soiling

Human health – assessment as part of the planning application process identified the impact from the development as negligible.

Ecological receptors – assessment as part of the planning application process identified there were no impacts from the development on nearby sensitive receptors.

Property soiling – depending on prevailing atmospheric conditions, there is a moderate impact of property soiling by dust arising from building activities. The properties likely to be impacted are

- Adjoining properties to the north and west fronting Fontwell

Avenue but with rear gardens backing onto the site, and the health centre to the south

Outlined below are typical measures that will be implemented to manage, monitor and minimise the effect of air pollution:

- Minimise dust generating activities. Machinery and dust causing activities are to be located away from sensitive receptors where reasonably practicable;
- Use water as dust suppressant where applicable; dust suppression should consist of "mist spraying" only;
- Whenever possible keep stockpiles or mounds away from the site's northern, western & southern boundaries, sensitive receptors, water courses and surface drains;
- Whenever possible securely cover skips with polythene or tarpaulin;
- Use mechanical road sweepers on all adjacent secondary roads during periods of dry weather, where necessary;
- Site Manager to arrange regular inspections of site and local secondary road network to check on cleanliness of roads and whether any mud or other debris has fallen from vehicles serving the site.

14. CONSTRUCTION DRAINAGE

The following mitigation measures are proposed to protect the water environment:

- Strict control of the site boundaries will be enforced by the Site Manager, including minimal land clearance and restrictions on the use of machinery near water bodies NB: there are none present in the immediate vicinity of the site.
- The design of the SUDS and the use of pollution prevention control measures will ensure that the development does not impact groundwater.
- Cleared land should be replanted or vegetated as soon as practicable to minimise the extent of exposed land and the volume of surface water run-off.

PROPOSED TEMPORARY DRAINAGE STRATEGY

- Surface water from the completed scheme drains via permeable paving and a range of geo-cellular soakaways located within domestic gardens and public open space areas.
- As previously mentioned, the main drainage infrastructure will be installed as part of the enabling works Stage of the project.
- During the construction process, means of preventing silt and other pollutants from entering the system have been considered.
- A silt trap chamber will be introduced before the soakaway is installed and this will be regularly checked and cleaned during the construction works.
- Road gullies when constructed will be protected by the introduction of Terram so as to trap any silt and prevent it entering the drainage system.
- These will be inspected at regular intervals to ensure that protection is maintained,
- Concrete wash out skips will be used to avoid contamination from this source.
- Small tools will be washed out in a designated area within the compound area.

15. TEMPORARY LIGHTING

Light spill and glare during construction will be minimised by the controlled and sympathetic use of lighting taking into account the location of sensitive receptors both on and surrounding the site. We propose to have a PIR light facing downward above the site cabin for safety reasons. (Please refer to Plan 1 included at Appendix B for location of site cabin within compound).

The following best practice measures will be implemented during the construction works:

- Lighting to be switched off when not required for construction activities or for security/ health and safety.
- Light spill will be minimised by avoiding poorly sited lights on the site boundary.
- The programme of works will take into account the location of sensitive receptors, in particular the adjoining residential properties, ecological species sensitive to changes in ambient lighting levels, pedestrians and road users, through the careful selection of the compound locations, restricting hours of operation and through control and careful direction of lighting used.

16. CONCLUSION

All this information is relayed to personnel by the nominated person during the Site Induction process and reinforced through regular Toolbox Talks. The Site Manager is the nominated person.

Any problems are also reported to the Construction Director, Chris Hayter, for his comments.

Any breaches will be formally recorded in accordance with company procedures.

APPENDIX A SITE LOCATION PLAN

APPENDIX B

TEMPORARY LORRY TURNING, COMPOUND, WELFARE, PARKING, MATERIALS STORAGE, PEDESTRIAN SEGREGATION, LOGISTICS, PERIMETER SITE SECURITY AND SALES ARENA

PLANS INCLUDED:

PLAN '1' – SHOWING SITE ACCESS ARRANGEMENTS, WELFARE SET-UP, PARKING PROVISION, MATERIALS STORAGE, TEMPORARY LORRY TURNING AREA, SITE PERIMETER SECURITY AND SALES ARENA

PLAN '2' – SHOWING ARRANGEMENT AT INITIAL SITE SET-UP TO ENSURE MINIMAL DISRUPTION TO HEALTH CENTRE OPERATIONS

PLAN '3' – SHOWING PROPOSED MARKETING SUITE SET UP IN ADVANCE OF SHOW HOME OPENING INCLUDING EXTENT OF HOARDING