

Demolition of Redundant Poultry Farm Buildings & Dwelling, and Erection of 13No. Dwellings with Associated Access, Car Parking and Landscaping

Land West of Yapton Road (Poultry Farm),
Middleton-on-Sea, PO22 6DY

Application M/45/16/PL

Condition 18: Construction Management Plan

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CONTENTS

1.0	INTRODUCTION	1
1.1	Background	1
1.2	The Site	1
1.3	The Development & Construction Programme.....	2
1.4	Scope & Role of this CMP.....	2
2.0	ENVIRONMENTAL COMPLIANCE FRAMEWORK.....	4
2.1	Compliance with Legal Requirements.....	4
2.2	Compliance with Industry and Good Practice Guidance	5
2.3	Frontier Corporate Environmental Policies.....	5
2.4	Highwood Construction Voluntary Action.....	5
3.0	PROJECT TEAM ROLES & RESPONSIBILITIES	6
4.0	ENVIRONMENTAL AWARENESS, TRAINING & COMPETENCY	8
5.0	MANAGEMENT & MITIGATION: GENERAL	9
5.1	Public Engagement	9
5.2	Working Hours	9
5.3	Vehicle Movements	10
5.4	Hoarding	10
5.5	Site Layout: Access, Parking, Storage, Waste.....	11
6.0	MANAGEMENT & MITIGATION: DUST & AIR POLLUTION AND MUD ON THE ROAD	14
6.1	Non Road Mobile Machinery (NRMM).....	16
7.0	MANAGEMENT & MITIGATION: NOISE & VIBRATION	17
8.0	MANAGEMENT & MITIGATION: LIGHT	18
9.0	MONITORING, COMPLIANCE, CHANGES AND RECORDS	19
9.1	Environmental Monitoring.....	19
9.2	CMP Compliance.....	19
9.3	CMP Changes	19
9.4	Record Keeping.....	19

TABLES

Table 1-1: Site Details.....	1
Table 3-1: Project Team	6
Table 3-2: Role & Responsibilities	6
Table 6-1 Mitigation Measures	14

DRAWINGS

Drawing 1 Site Location Plan

Drawing 2 Site Layout Plan

APPENDICES

Appendix A	Site Photographs
Appendix B	Proposed Site Plan (The Seaman Partnership Ltd Drawing PL01 Rev E; September 2015)
Appendix C	Arun District Council’s “Construction Code of Practice” (024_v1_March18)

1.0 Introduction

1.1 Background

SLR Consulting Limited (SLR) has been instructed by Frontier Estates Limited (Frontier) to prepare a Construction Management Plan (CMP) as required to discharge Condition 18 of Planning Permission M/45/16/PL, for the ‘demolition of redundant poultry farm buildings & dwelling & erection of 13No. dwellings with associated access, car parking & landscaping.’ Condition 18 states:

“No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but necessarily be restricted to the following matters:

- ✧ *The anticipated number, frequency and types of vehicles used during construction;*
- ✧ *The method of access and routing of vehicles during construction;*
- ✧ *The parking of vehicles by site operatives and visitors;*
- ✧ *The loading and unloading of plant, materials and waste;*
- ✧ *The storage of plant and materials used in construction of the development;*
- ✧ *The erection and maintenance of security hoarding;*
- ✧ *The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), and*
- ✧ *Details of public engagement both prior to and during the construction works.”*

The site is owned by Frontier, who will employ Elford Demolition and Remediation Limited (EDR Demolition) for all aspects of demolition and Highwood Group Limited (Highwood) as principal contractor responsible for all aspects of the construction – including the buildings and implementation of the landscaping scheme.

1.2 The Site

A site location plan is provided as Drawing 1, the existing layout is illustrated in Drawing 2. Photographs (from 2019) are provided in Appendix A. Brief details for the site are presented in Table 1-1.

Table 1-1: Site Details

Site Details		
Address	Former Yapton Road Poultry Farm, Yapton Road, Middleton-on-Sea, West Sussex, PO22 6DY	
Site Location	The site is located to the north of Middleton-on-Sea a mixed agricultural and residential setting, to the west of the B2132 (Yapton Road). The site is centred on National Grid Reference 497382, 100748.	
Site Area	The site is approximately 0.61 hectares	
Current Usage	The site is currently disused and comprises a derelict former farmhouse and multiple poultry sheds in varying states of disrepair.	
Land Uses	North	Undeveloped open land/ agricultural land.

Site Details		
Surrounding the Site	South	Residential properties - Silver Birch Drive. Middleton-on-Sea village
	East	Yapton Road, Middleton Business Park, with agricultural fields beyond.
	West	Undeveloped open land/ agricultural land.

1.3 The Development & Construction Programme

The development plans are shown on the Proposed Site Layout (The Seaman Partnership Ltd Drawing PL01 Rev E dated September 2015) presented in Appendix B, the proposed development comprises:

- ✦ demolition of redundant poultry farm buildings & dwelling;
- ✦ redevelopment of the site to comprise a 13No residential dwellings (3No. 4-bedroom, 5No. 3-bedroom and 3No. 2-bedroom), and
- ✦ reconfiguration of the remaining site area to include access road and parking, landscaped gardens and amenity space.

The dwellings will be accessed from Silver Birch Drive via an engineered access solution.

The dwellings are due to be completed by Spring 2021.

The principal contractor's detailed programme is not available at this time but EDR Demolition and Highwood have laid out the following programme headlines (commencement is subject to planning condition discharges):

- | | |
|--|-----------------------------------|
| ✦ Erection of Temporary Hoarding around Dwelling | January 2020 |
| ✦ Demolition of Dwelling | January – February 2020 (4 weeks) |
| ✦ Tree Removal & Vegetation Clearance | March 2020 (1-2 weeks) |
| ✦ Erection of Boundary Hoarding | March 2020 |
| ✦ Construction of Engineered Access Solution and Access Road | March 2020 (3 weeks) |
| ✦ Demolition of Outbuildings | March 2020 (2 weeks) |
| ✦ Enabling Works, Foundations & Services | April – May 2020 |
| ✦ Superstructure | May - December 2020 |
| ✦ Internals | November 2020 - January 2021 |
| ✦ External Works including Landscaping | January – February 2021 |

1.4 Scope & Role of this CMP

All parties including Arun District Council recognise that some disturbance to residents living close to building sites will be inevitable, however, Frontier, EDR Demolition and Highwood want to minimise the impact of the development work. Hence this Construction Management Plan (CMP) describes how, using best practicable means, construction activities will be controlled to seek to avoid and, if necessary, mitigate adverse impacts on neighbours as well as the environment. It also sets out the activities designed to demonstrate that such mitigation measures are carried out and that they are effective.

This CMP includes sections on vehicle movements, plant, security, material storage, public engagement and impact on public highways – as directed by Condition 18¹, it has been written by SLR with input by Frontier, EDR Demolition and Highwood, and includes:

- » an overview of the proposed development and associated construction programme (Section 1.3 above);
- » the actions to be implemented to minimise neighbour and environmental impacts from the development works;
- » commitments regarding construction practices, and a list of relevant legislation, codes of practices, standards and local environmental practices (including guidance from Arun District Council² – see Appendix C);
- » lists of the required environmental licenses, permits, consents and other statutory requirements;
- » a section on the training that will be given to site staff to gain an understanding of the environmental issues relevant to the development works, including provision of site specific information on the environmental impacts of construction and mitigations; and
- » information regarding the monitoring and review of the environmental requirements as set out in this CMP, to ensure that environmental controls are in place throughout construction.

In summary, this document identifies how the works will be undertaken within environmental legislation and best practice.

The overall responsibility for ensuring implementation of the CMP lies with Highwood, by submitting it Highwood and all of their sub-contractors are committing to adhere to the environmental controls documented here. As this is the case, this CMP will form part of the site induction which will be mandatory for all Highwood employees, contractors and visitors attending the construction site.

¹ Documents, reacting to other planning conditions, will set out how Highwood will manage matters with respect to ecology, trees and contaminated land during the construction stage.

² Arun District Council – Construction Code of Practice (Ref: 024_v1_March18)

2.0 Environmental Compliance Framework

This section of the CMP presents the framework within which environmental matters are to be managed.

2.1 Compliance with Legal Requirements

Aside from health and safety requirements, all works will be undertaken with appropriate consideration of UK environmental law and statutory guidance; and as such, Highwood will make themselves fully aware of its requirements. The following list of legislation, which is not exhaustive, will be considered:

- ✦ Clean Neighbourhoods and Environment Act 2005;
- ✦ Control of Asbestos Regulations 2012
- ✦ Control of Noise at Work Regulations 2005;
- ✦ Control of Pollution (Oil Storage) (England) Regulations 2001;
- ✦ Control of Substance Hazardous to Health Regulations 2002;
- ✦ Environment Act 1995;
- ✦ Environmental Damage (Prevention and Remediation) Regulations 2015;
- ✦ Environmental Noise Regulations 2006;
- ✦ Environmental Protection Act 1990 (Parts 2A and 3);
- ✦ Environmental Permitting (England and Wales) Regulations 2016;
- ✦ Hazardous Waste (England and Wales) Regulations 2005;
- ✦ Natural Environment and Rural Communities Act (NERC) 2006;
- ✦ Protection of Badgers Act 1992;
- ✦ The Controlled Waste (England and Wales) Regulation 2012;
- ✦ The Hazardous Waste (Miscellaneous Amendments) Regulations 2015
- ✦ Waste (England and Wales) Regulations 2011
- ✦ Water Resources Act 1991; and
- ✦ Wildlife and Countryside Act 1981.
- ✦ The Conservation of Habitats and Species Regulations 2010
- ✦ The Contaminated Land (England) Regulations 2006 (As amended)
- ✦ The Water Industry Act 1991

There are several safeguards which exist to minimise the effects of construction noise including:

- ✦ the various EC Directives and UK Statutory Instruments that limit noise emissions of construction plant;
- ✦ the guidance outlined in BS 5228³-1:2009+A1:2014; and
- ✦ the powers that exist for local planning authorities, under Sections 60 and 61 of the Control of Pollution Act 1974, to control environmental noise and pollution on construction sites.

2.1.1 Licenses, Consents and Management Plans

All licenses, consents or other permissions for the development works will be obtained and implemented prior to work commencing. Specific consents, licenses and management plans will include, but not be limited to:

- ✦ Planning Consent for the proposed works;
- ✦ (Temporary) Discharge Consents; and
- ✦ Spill Response Plan.

³ BS 5228-1:2009+A1:2014. Code of practice for noise and vibration control on construction and open sites.

2.2 Compliance with Industry and Good Practice Guidance

Highwood will also be aware of and undertake all works in accordance with industry guidance and good practice documents including, but not limited to:

Pollution Prevention Guidelines (PPGs)⁴

- ✦ PPG2 Above Ground Oil Storage Tanks, August 2011
- ✦ PPG5 Works in, near or over Watercourses: Prevent Pollution, 2014;
- ✦ PPG6 Construction and Demolition Sites, 2014
- ✦ PPG7 Operating Refuelling Sites, 2011
- ✦ PPG13 Vehicle Washing and Cleaning, 2007
- ✦ PPG26 Storing and Handling drums & intermediate bulk containers, 2014
- ✦ PPG27 Underground Storage Tanks 2004; and
- ✦ PPG21 Incident Response Planning and PPG22 Dealing with Spills (both archived by EA.)

Others

- ✦ Keep your Oil Safe: how to comply with oil storage regulations EA, 2011
- ✦ Control of Water Pollution from Construction Sites, Guidance for Consultants and Contractors, CIRIA, 532, 2001; and
- ✦ Waste Duty of Care Code of Practice

Contaminated Land

- ✦ HSE publication “Protection of workers and the general public during the development of contaminated land”⁵ which references dust control measures that may be required under some circumstances, particularly to minimize risk of accidental ingestion and spread of contamination.

Arun District Council non-statutory Guidance

- ✦ Arun District Council – Construction Code of Practice (Ref: 024_v1_March18)

2.3 Frontier Corporate Environmental Policies

As Highwood’s client, Frontier have relayed that their own corporate aim to be “environmentally responsible”.

All construction works on site need to take the above into consideration. Practically, during construction the Principal Contractor may be able to minimize construction traffic, the use of landfill, etc

2.4 Highwood Construction Voluntary Action

Highwood has advised that the site will be registered under the Considerate Constructors Scheme before demolition commences. For more information see <https://www.ccscheme.org.uk/>

⁴ Although withdrawn in December 2015, PPG remain useful documents to those working at construction and demolition sites

⁵ HSE (1991). Protection of Workers and the General Public During the Development of Contaminated Land. HS(G) 66, HMSO, London.

3.0 Project Team Roles & Responsibilities

Table 3-1, below lists the project team details, with their responsibilities outlined in Table 3-2, below.

Table 3-1: Project Team

Company	Name	Project Role	Contact Number	Contact Email
Client: Frontier	Luke Harris	Client's Representatives		
EDR Demolition	Stuart Hewitt	Pre-Contract Director		
Principal Contractor: Highwood	Garfield Coombs	Contract Manager		
	TCB	Site Agent & Environmental Manager	TBC	TBC

Table 3-2: Role & Responsibilities

Project Role	Environmental Responsibility
Client Representatives	Responsible for informing the Principal Contractor of the need to produce the CMP, and for providing adequate time and funds to allow compliance by the Principal Contractor. Also for ensuring Frontiers environmental policies are reflected in any contract documents.
Contract Manager	Responsible for producing the CMP and gaining approval from the client and regulators.
Environmental Manager	Compliance with environmental legislation, consents, objectives, targets and other environmental commitments including those of Frontier and the Principal Contractor.
Site Agent	Responsible for the management of the work on site, the overall environmental performance and implementation of the CMP.
Site Staff	To receive general environmental awareness training, undertake work in accordance with the site induction, method statements and toolbox talks.

Note: whilst Arun District Council have not directed this CMP to focus on waste, responsibility for waste management will fall to the nominated Site Agent who will be appointed prior to commencement of site works. Waste is discussed in Arun District Councils non-statutory guidelines entitled "*Construction Code of Practice*" – as presented in Appendix C and the responsibilities of the agent will include, but not be limited to:

- ensuring that all construction staff and sub-contractors are aware of site requirements for management and minimisation of waste – in accordance with Arun District Council Construction Code of Practice;
- monitoring of material re-used and waste tonnages;
- liaison with registered / licensed waste management contractor(s) regarding removal of waste;

-
- » dealing with any hazardous wastes that may be generated; and
 - » liaison with others to ensure that materials are managed (and recycled) in the most sustainable manner possible.

4.0 Environmental Awareness, Training & Competency

The Site Agent and other site supervisors / managers should be fully informed of the contents of the CMP.

An induction will be required for all workers (permanent, temporary, contractors and subcontractors), site visitors, or other third parties, prior to the commencement of their works on site.

The induction should contain a briefing on the contents of the CMP along with relevant environmental issues (weather, operations underway at the time, etc) and toolbox talks, site specific mitigation requirements and incident response procedures.

A record of all briefings and inductions should be kept and all individuals will be required to acknowledge that they have received and understood the inductions and briefings.

Plant operators and construction staff will also be trained by the Contractor with regard to spill prevention/mitigation measures and procedures and in the use of relevant mitigation material (e.g. spill kits).

Highwood will ensure that all employees coming onto site are competent to fulfil their role. Before anyone is allowed on site, they must provide Highwood with all records or cards that prove that they have been trained and are competent in the activity they will be undertaking, and they are the person they say they are. All operative must have a valid Construction Skills Certification Scheme (CSCS) and all supervisors must have a SSSTS or SMSTS accreditation for the trade they are managing.

5.0 Management & Mitigation: General

The site specific issues that should be considered by the Contractor for the proposed works at the site are as follows:

- ✦ Public Engagement;
- ✦ Working Hours & Vehicle Movements; and
- ✦ Construction Layout: Access, Parking, Storage, etc.

5.1 Public Engagement

To open community liaison Highwood will prepare and carry out a leaflet drop before commencing work, and prior to key phases during the construction works. In accordance with the requirements of Arun District Council Construction Code of Practice, the leaflet will include information relating to⁶:

- ✦ The nature of the work;
- ✦ Proposed hours of work;
- ✦ Expected duration of the work / tasks, and
- ✦ Contact details (i.e. name and mobile number) of the Site Agent and Contracts Manager.

The Site Agent and Contracts Manager will log and react to any public enquiries / complaints within a reasonable timeframe.

5.2 Working Hours

Highwood intend to open the site from 7:00 in the morning until 6:00 in the evening on weekdays and on Saturdays and Sundays from 7:00 in the morning until 1:00 in the afternoon. Access to the site outside of these hours will not be allowed and, where practicable, unloading will only be permitted within the site itself.

Regarding noisy work, Highwood will endeavour to comply with advice in Arun District Councils non-statutory guidelines entitled “*Construction Code of Practice*” – as presented in Appendix C⁷ which clearly sets out acceptable hours of operation for noisy construction work by stating:

“Where residential occupiers are likely to be affected by noise, the hours of work will normally be restricted to:

- ✦ *Monday to Friday 08:00am-18:00pm;*
- ✦ *Saturday 08:00am-13:00pm.*

⁶ This information will also be provided on site notices

⁷ The document contains guidance regarding:

- ✦ Noise;
- ✦ Vibration Levels;
- ✦ Air Pollution (Smoke, Fume and Dust Nuisance);
- ✦ Contaminated Land;
- ✦ Waste Management; and
- ✦ Mud on the Road.

- *Sunday and Public Holidays: No work where noise is audible at the site boundary”.*

5.3 Vehicle Movements

Table 5-1, below, provides a summary of the anticipated vehicle movements during each stage of work. All delivery vehicles will stay in the designated off-highway ‘Vehicle Holding’ area until there is adequate space on site to make the delivery / collection. All site staff will utilise on site vehicle parking.

Table 5-1: Summary of Vehicle Movements

Average Vehicle Movements	
Demolition / site clearance	Delivery of plant and equipment at the start of the demolition phase. 2-3No. site worker vehicles on site per day during the demolition phase. 1-2No. large collection vehicles on site per week. Collection of plant and equipment at the end of the demolition phase (NB: it is likely that the demolition plant will stay on site between phase 1 and 2 of the demolition, to assist with vegetation clearance).
Construction	10-12No. site worker vehicles on site per day during the demolition phase. 2No. large and 4No. smaller deliveries.

5.4 Hoarding

5.4.1 Demolition (Phase 1)

Prior to commencing demolition works, EDR Demolition will erect security fencing around the initial ‘demolition zone’. The layout of the fencing is shown in Figure 5-2 within Section 5.5.1. overleaf. In order to reduce vegetation disturbance, heras fencing (or similar) will be used on the north, east and west extents of the demolition zone, while solid fencing will be used along the southern boundary to minimise the adverse impacts of dust and noise on the adjacent residential properties.

As the vehicle access track on site is a public right of way (PROW), EDR Demolition will also install barriers and temporary closure notices⁸ (including diversion routes) on the footpath, along with safety, warning and information signs.

Maintenance of the fencing will be the responsibility of EDR Demolition, who will visually inspect the security hoarding twice weekly.

5.4.2 Demolition (Phase 2) & Construction

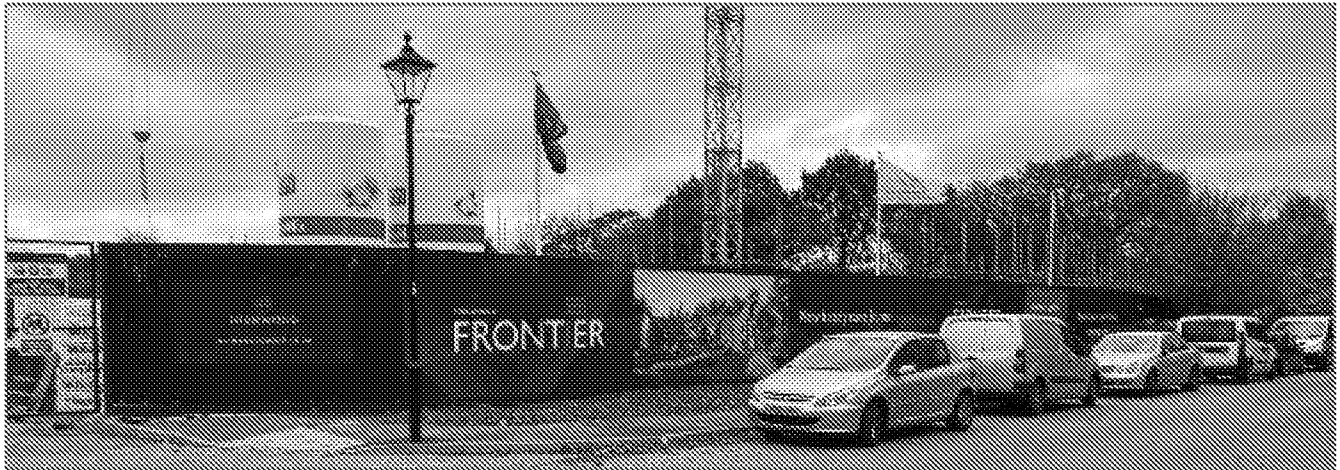
Following vegetation clearance, the Principal Contractor will erect security hoarding. The layout of the hoarding is shown in Figure 5-3, Section 5.5.2, overleaf. Maintenance of the hoarding will be the responsibility of Principal Contractor, who will visually inspect the security hoarding on a weekly basis. The security hoarding will remain in-situ until six weeks prior to completion, to allow boundary works to be completed.

The security hoarding will be 2.4m high and of timber construction. The security hoarding will be blue and will include branding, along with safety, warning and information signs and, where appropriate, community

⁸ West Sussex County Council Road Traffic Regulation Act Temporary Closure Notice Ref: LD/RW/FP106/I27484

involvement. Examples of Frontier / Highwood hoarding is provided Figures 5-1, below. At this stage the provision of a public viewing area is not considered necessary.

Figure 5-1: Example of Frontier / Highwood Security Hoarding Showing Branding and Signage



5.5 Site Layout: Access, Parking, Storage, Waste

5.5.1 Demolition (Phase 1)

The arrangement for the first demolition phase will be as shown in Figure 5-2, overleaf. EDR Demolition has devised locations for:

- ✦ Site Entrance (using the existing vehicular access track);
- ✦ Off-Highway Vehicle Holding area for deliveries / collections and wheel wash;
- ✦ Site Accommodation;
- ✦ Parking; and
- ✦ Footpath diversion.

The extent of the demolition zone has been devised to ensure public safety, whilst mitigating the potential risks to arboriculture, ecology and neighbours. Any combustible waste and asbestos waste will be removed from site. All other waste (i.e. rubble, masonry etc.) will remain on the building floor slab for treatment / disposal during the second phase of demolition (NB: below ground demolition work of the dwelling (i.e. floors-slab and foundation removal) will be undertaken during the second phase of demolition).

Figure 5-2: Schematic of Site Layout During Demolition (Phase 1)



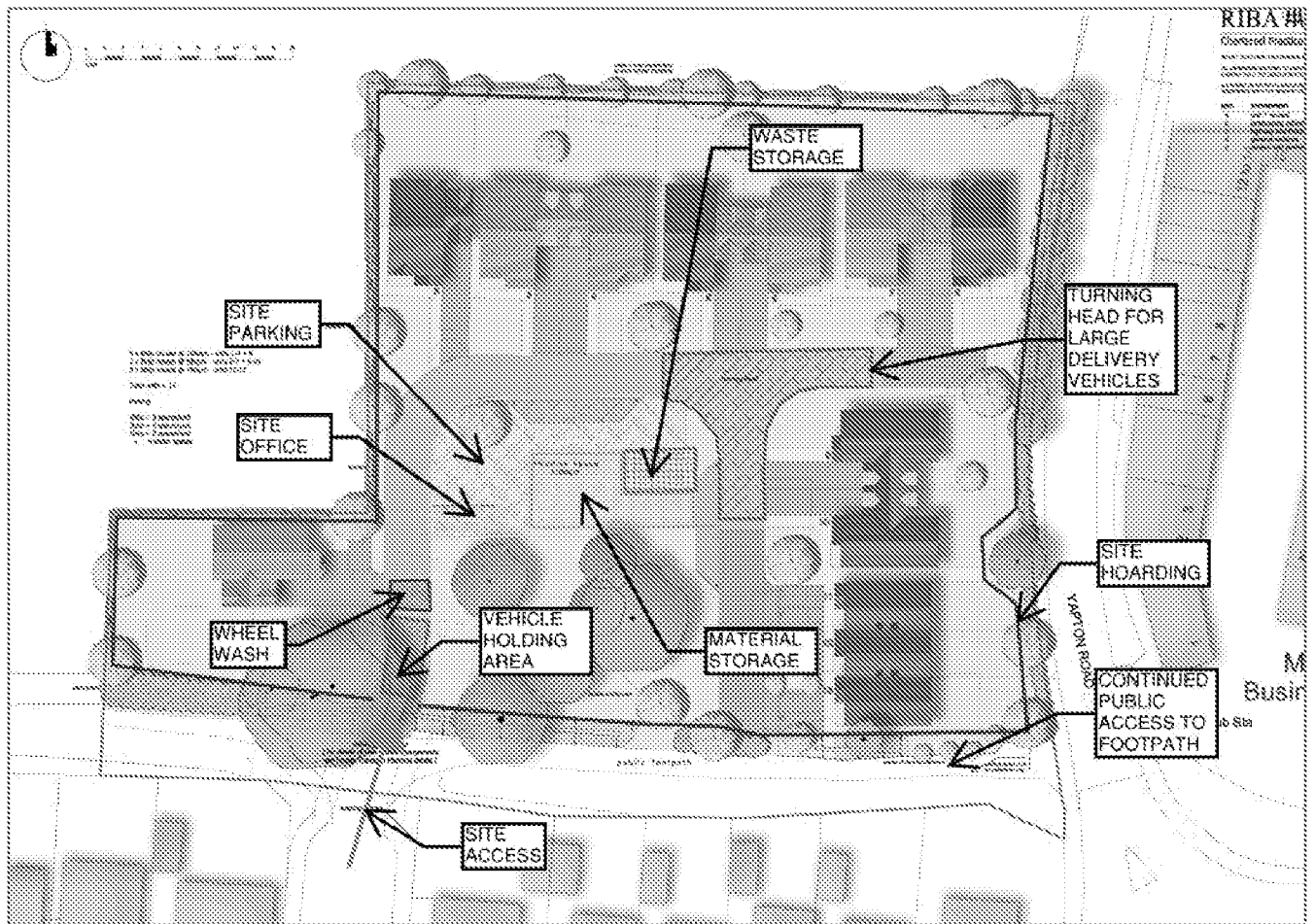
5.5.2 Construction

Whenever possible, Highwood intend to use the site for construction vehicle parking, and following a review of construction logistics Highwood has devised locations for:

- ✦ Site Entrance (using the existing vehicular access track);
- ✦ Off-Highway Vehicle Holding area for deliveries / collections and wheel wash;
- ✦ Large vehicle turning head to ensure access and egress from the site in a forward gear;
- ✦ Site Accommodation;
- ✦ Parking;
- ✦ Waste Storage, and
- ✦ Materials Storage.

The arrangement will be as shown in Figure 5-3, overleaf. That configuration will prevail whilst the dwellings are being constructed. Sometime after that (when the principal contractor is working on internals) the site will be reconfigured to allow for access to a marketing suite and the implementation of the landscape planting.

Figure 5-3: Schematic of Site Layout During Construction



6.0 Management & Mitigation: Dust & Air Pollution and Mud on the Road

Given the construction activities outlined above and the (road-going and site) vehicles that will be involved, uncontrolled redevelopment of this site could bring about significant adverse air quality impacts and allow mud onto the road (which can lead to dust). Highwood, however, plan to adhere to good practice and implement appropriate mitigation measures so that the release of airborne pollutants and the track-out of mud will be reduced to levels which are not considered to be significant. Highwood is a considerate contractor and will act to prevent their operations being a nuisance to neighbours.

Regarding air pollution, Highwood will endeavour to comply with relevant legislation, as well as the advice in Arun District Councils Construction Code of Practice – as presented in Appendix C. The section entitled “Dust and Air Pollution” contains the following examples of mitigation measures:

- ✧ *Screening of the building and structures to be demolished;*
- ✧ *Controlling cutting and grinding materials on site;*
- ✧ *Covering skips and removals vehicles when leaving site, and*
- ✧ *Mixing large quantities of concrete in enclosed / shielded areas.*

Regarding mud on the road, and in accordance with Arun District Council’s advice, Highwood will take strict measures to minimise mud on road (i.e. a wheel wash will be utilised during the demolition and construction phases), and will ensure that the area around the site, including the public highway, is regularly and adequately cleaned to prevent the accumulation of dust and dirt.

Highwood do not plan, unless circumstances dictate, to carry out air monitoring but the firm will deploy “Best Practicable Means” at all times to control dust. The site team will visually monitor for air pollutants and mud track-out.

The burning of fires which give rise to dark smoke is prohibited under the Clean Air Act 1993. In addition, smoke from fires must not be allowed to give rise to nuisance. Highwood will not allow fires on site.

Highwood will impose a site speed limit and provide a hard-surfaced wash down area with adequate water supply and hose which will be manned when appropriate. Given the site controls planned, mud should not reach the road in significant quantities, but the firm will call in road sweepers if needs be.

Table 6 1, below, presents other mitigation measures that may be used by Highwood from time to time as appropriate.

Table 6-1 Mitigation Measures

Site Application	Mitigation Measure, Highwood may...
General Dust Management	Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner
	Record any exceptional incidents that cause dust and/or air emissions, either on or off-site
	Where possible locate machinery and dust causing activities away from receptors
	Erect solid screens or barriers around dusty activities or the site boundary
	Take steps to avoid site water runoff and mud
	Clean site fencing, barriers and scaffolding

Site Application	Mitigation Measure, Highwood may...
	Remove materials that have a potential to produce dust from site as soon as possible unless being re-used on-site.
	Cover, seed or fence stockpiles to prevent wind whipping
	Ensure all vehicles switch off engines when stationary – no idling
	where practicable avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment
	Impose and signpost a maximum speed limit of 15mph on surfaced and 5mph on un-surfaced haul roads and work areas
	Use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction
	Use enclosed chutes and conveyors and covered skips
	Minimize drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays
Demolition	Use effective water suppression during demolition operations. (Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In additional high volume water suppression systems, manually controlled can produce fine water droplets that effectively bring the dust particles to the ground).
	Avoid explosive blasting by using appropriate manual or mechanical techniques
	Bag and remove biological debris or damp down such material before demolition
Earthworks	Re-vegetate earthworks and soil stockpiles to stabilise surfaces
	Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil
	Avoid Double Handling of material where possible
	Cease operations during high winds in the direction of sensitive receptors
Construction	Avoid scabbling (roughing of concrete surfaces)
	Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out (unless this is required for a particular process)
	Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emissions control systems to prevent escape of material and over filling during delivery.
Trackout	Use water assisted dust sweepers on the access and local roads to remove tracked out material (and avoid dry sweeping large areas)
	Inspect on-site haul routes for integrity and instigate necessary repairs to the surfaces as soon as reasonably possible

6.1 Non Road Mobile Machinery (NRMM)

With respect to Non Road Mobile Machinery (NRMM) and plant Highwood will see that it is well maintained. If any emissions of dark smoke occur then the relevant machinery will be stopped and any problem rectified. In addition, when practicable, Highwood will apply the following controls:

- ✦ NRMM to use fuel equivalent to ultralow sulphur diesel (fuel meeting the specification within EN590:2004) ;
- ✦ NRMM to comply with either the current or previous EU Directive Staged Emission Standards (97/68/EC, 2002/88/EC, 2004/26/EC).
- ✦ NRMM to be fitted with Diesel Particulate Filters (DPF) conforming to defined and demonstrated filtration efficiency (load/duty cycle permitting)

and Highwood may implement fuel conservation instructions:

- throttle down or switch off idle construction equipment;
- switch off engines of trucks while they are waiting to access the site and while they are being loaded or unloaded;
- ensure equipment is properly maintained to ensure efficient fuel consumption.

EDR Demolition and Highwood are minded that any plant used for the crushing of materials must be authorised by the Local Authority, and that all works are to be carried out in accordance with the conditions of the authorisation. Given the small volume of material suitable for crushing present on site, EDR Demolition and Highwood are not proposing to utilise mobile crushing machinery (NB: it is proposed that all material will be disposed of off-site).

7.0 Management & Mitigation: Noise & Vibration

Given the construction activities outlined above and the (road-going and site) vehicles that will be involved, uncontrolled redevelopment of this site could bring about significant adverse noise and vibration impacts, causing nuisance and damage. Highwood, however, plan to adhere to good practice and implement practical measures that are generally sufficient to reduce the release of sound and vibration to levels which are not considered to be significant. Highwood is a considerate contractor and will act to prevent their operations being a nuisance to neighbours.

Highwood do plan to restrict hours of operation for noisy construction to those stated in Section 5.1, but do not plan to seek Prior Consent from Arun District Council on noise levels as, unless circumstances dictate otherwise, Highwood do not plan to carry out monitoring in advance of or during the construction. The site team will use their experience to monitor noise and vibration levels.

Highwood will comply with relevant legislation and endeavour to comply with the relevant parts of British Standard 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites and Arun District Council's non-statutory guidelines "Construction Code of Practice" – as presented in Appendix C. Highwood expect to act in accordance with Arun District Council's guidance on noise:

- ✦ Noisy plant and equipment will be sited as far away as is practicable from sensitive receptors;
- ✦ Use barriers to reduce effects on sensitive receptors;
- ✦ Where practicable, plant and equipment will be powered by mains electricity, in preference to diesel generators;
- ✦ Plant will be well maintained to eradicate extraneous noise (i.e. creaking and squeaking);
- ✦ Machines used intermittently are shut down when not in use or throttled down to a minimum;
- ✦ Use modern, quiet and well-maintained equipment, including electrically powered plant where possible, or fit effective exhaust silencers to vehicles and mechanical plant (all equipment must comply with the EC Directives and UK Regulations set out in BS 5228:Part 1);
- ✦ Maintain the maximum distance between noise and vibration sources and neighbouring premises, and take steps to mitigate nuisance. This may be achieved by:
 - Using low impact techniques wherever possible
 - Careful material handling such as lowering rather than dropping items;
 - Considerate siting of loading/unloading areas;
 - Controlling the opening of site gates;
 - During deconstruction, leaving building facades and boundary walls intact as long as possible and boarding/bricking up windows; and
 - Avoiding unnecessary noise (such as shouting, loud radios or excessive revving of engines) by effective site management.

8.0 Management & Mitigation: Light

Given the construction activities outlined above, uncontrolled redevelopment of this site could bring about significant adverse light impacts to birds and other wildlife and neighbours – especially at night. Highwood, however, plan to adhere to good practice and implement appropriate mitigation measures so that light pollution will be reduced to levels which are not considered to be significant. Highwood is a considerate contractor and will act to prevent their operations being a nuisance to neighbours.

Regarding construction lighting, Highwood are not planning to work overnight and will restrict the use of all non-essential external temporary construction lighting to the opening hours stated in Section 5.1.

In accordance with Arun District Council's Construction Code of Practice, Highwood will also mitigate by following the:

- ✦ using temporary lighting only when absolutely necessary⁹ and when it is necessary to use modern low power lighting (to avoid over-lighting) or down lighting;
- ✦ using physical screens when necessary;
- ✦ programming work effectively to lessen the chance of light disturbance;
- ✦ deploying directional and / or shielded lighting (particularly avoiding upward lighting); and
- ✦ considering the suitability / type of lights to be used.

These measures are in accordance with PPG6 which although withdrawn in December 2015 remains a useful document to those working at construction and demolition sites.

Highwood's site team will also mitigate by reacting appropriately in case where vehicle lighting may cause significant adverse impact (for instance by turning off headlights, re-routing vehicles or erecting screens at boundaries).

⁹ This is also important as temporary lighting on a construction site is likely to be powered by hydrocarbon-burning generators which emit noise and air pollutants locally.

9.0 Monitoring, Compliance, Changes and Records

9.1 Environmental Monitoring

Highwood do not plan, unless circumstances dictate, to carry out noise, air, or light monitoring save by ear, visual and olfactory means.

In the event of an environmental emergency or a breach of the environmental protection measures, the Principal Contractor will inform the Client.

9.2 CMP Compliance

During the development works, compliance with the CMP should be determined by the Principal Contractor on a regular basis (at least weekly during period which may have high impact). The Principal Contractor should record any non-compliance and the subsequent corrective and preventative actions introduced. For clarity, corrective and preventive action must be undertaken by the Principal Contractor following any non-compliance identified against the CMP or other plans and procedures.

9.3 CMP Changes

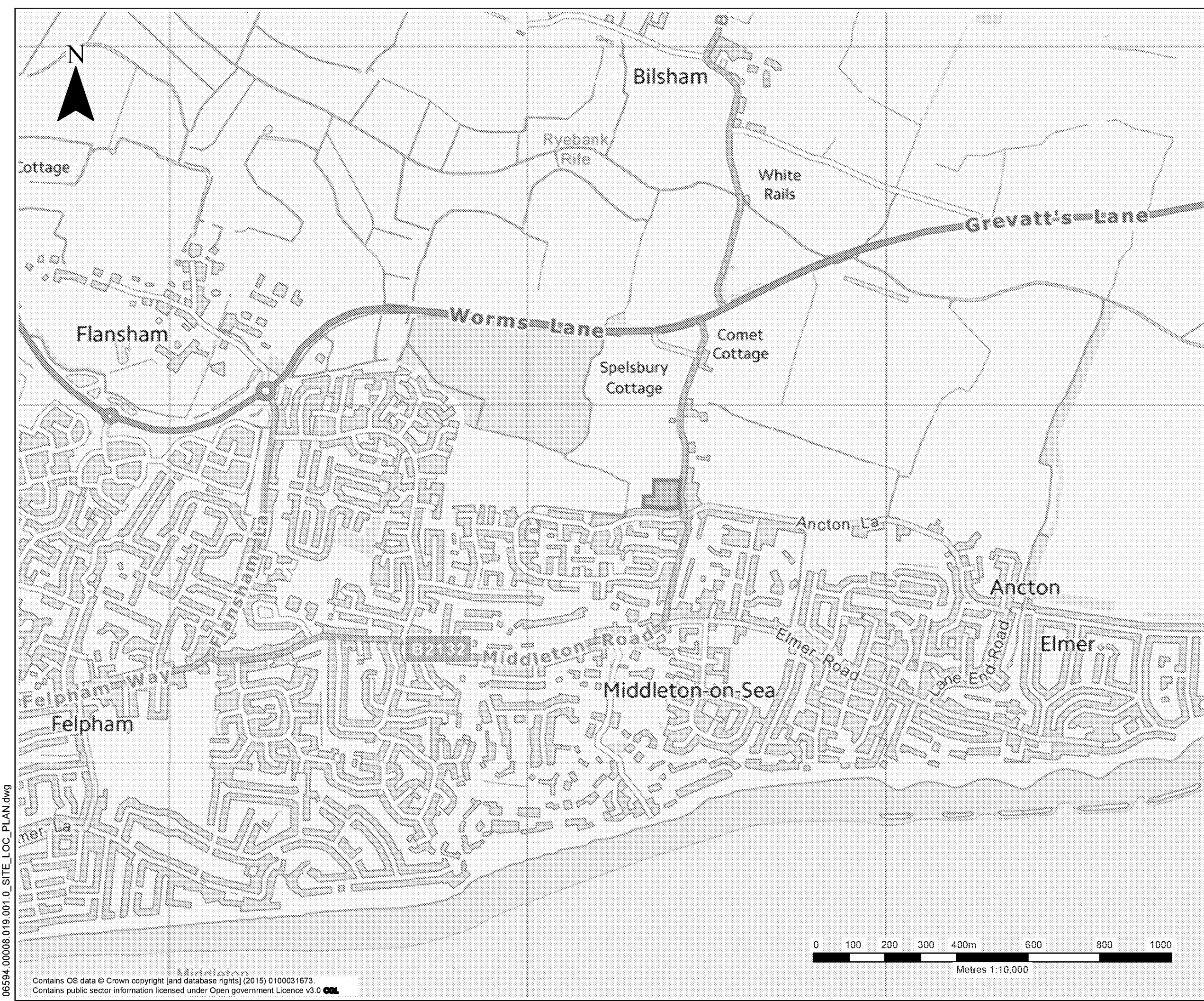
Any significant unexpected changes occurring during the proposed development works will require inclusion in the CMP. The Principal Contractor is required to update the CMP in such a case and agree any changes in the CMP with the Local Authority and other relevant bodies.

9.4 Record Keeping

All records relating to the implementation of the CMP for the development works should be compiled and kept by the Principal Contractor which, together with the CMP, should be provided to Frontier upon completion of the works.

DRAWINGS

Drawing 1 Site Location Plan



LEGEND



SITE LOCATION



FRONTIER



SLR

global environmental solutions

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YAPTON ROAD POULTRY FARM
MIDDLETON-ON-SEA

CMP

SITE LOCATION PLAN

DWG No. 1

Scale

1:10,000 @ A3

Date

MAY 2019

06594.00008.019.001.0_SITE_LOC_PLAN.dwg

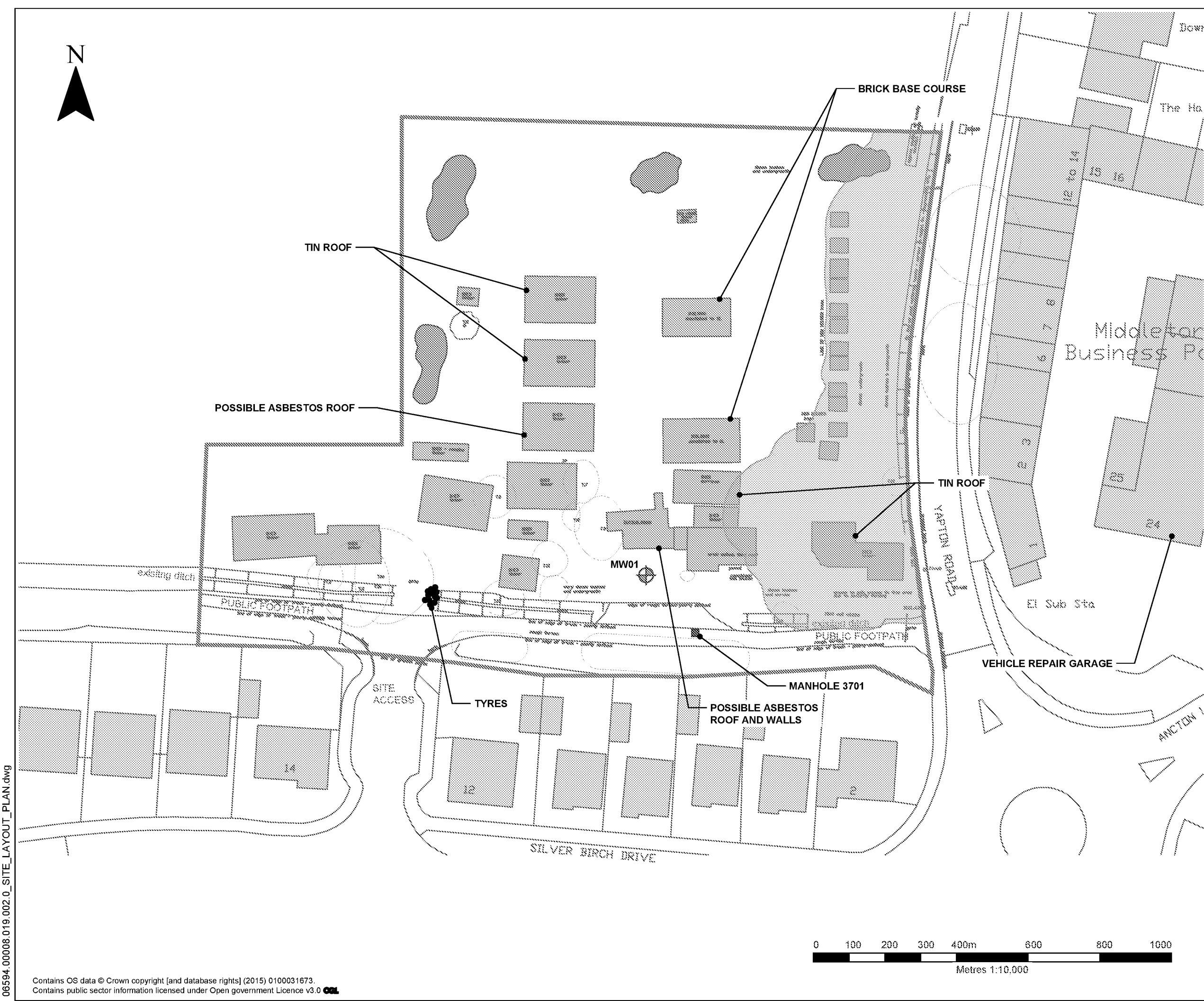
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ARUN DISTRICT COUNCIL 1407191906

DRAWINGS

Drawing 2 Site Layout Plan



NOTES

1. DRAWING IS BASED ON EDMUND WILIAMS SITE LOCATION/EXISTING DRAWING, DATED FEB 2019.

LEGEND

- SITE BOUNDARY
- DENSE VEGETATION
- HISTORIC MONITORING WELL IDENTIFIED DURING WALKOVER
- SOUTHERN WATER MANHOLE, REF:3701
- SMALL STOCKPILES CONTAINING: SOIL, TIMBER, DEMOLITION MATERIAL, TYRES, CEMENT SHEETING (POSSIBLY CONTAINING ASBESTOS)

FRONTIER

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YAPTON ROAD POULTRY FARM
MIDDLETON-ON-SEA

CMP

SITE LAYOUT PLAN

DWG No. 2

Scale
1:10,000 @ A3

Date
MAY 2019

APPENDICES

Appendix A Site Photographs



Photo 1: Google Earth Image of the site with indicative site boundary



Photo 2: Former Farmhouse with MW01 in the foreground



Photo 3: Former Farmhouse



Photo 4: View east along footpath, with ditches to the north and south.



Photo 5: Ditch culvert



Photo 6: Proposed site access route

Notes:		 402.06594.00008	Client:	FRONTIER ESTATES LTD	
			Project:	YAPTON ROAD, MIDDLETON-ON-SEA	
			Date:	MARCH 2019	
			Drawing:	OBSERVATION PHOTOGRAPHS	1 of 4



Photo 7: View east from southwest of the site



Photo 8: Northeast section of the site, with adjacent residential properties beyond



Photo 9: Small hen houses along the eastern boundary



Photo 10: View south to proposed access point



Photo 11: Cement clad (possibly containing asbestos) shed



Photo 12: Typical large shed construction

Notes:



402.06594.00008

Client:	FRONTIER ESTATES LTD	
Project:	YAPTON ROAD, MIDDLETON-ON-SEA	
Date:	MARCH 2019	
Drawing:	OBSERVATION PHOTOGRAPHS	2 of 4



Photo 13: Typical large shed construction



Photo 14: Typical large shed interior



Photo 15: Typical large shed interior



Photo 16: Typical large shed interior



Photo 17: Stockpile containing cement sheet (possibly containing asbestos)



Photo 18: Pile of tyres adjacent to the proposed site access

Notes:



402.06594.00008

Client:	FRONTIER ESTATES LTD	
Project:	YAPTON ROAD, MIDDLETON-ON-SEA	
Date:	MARCH 2019	
Drawing:	OBSERVATION PHOTOGRAPHS	3 of 4



Photo 19: Mixed stockpile



Photo 20: Mixed stockpile



Photo 21: Stockpile containing cement sheet (possibly containing asbestos) and timber



Photo 22: Middleton Business Park



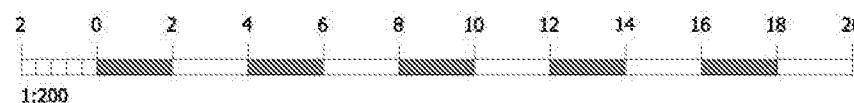
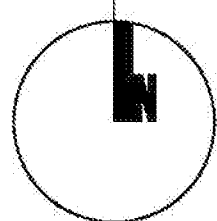
Photo 23: Residential properties to the south of the site



Photo 24: Open / Agricultural land to the north of the site (pond in mid-ground)

APPENDICES

Appendix B Proposed Site Plan (The Seaman Partnership Ltd Drawing PL01 Rev E; September 2015)

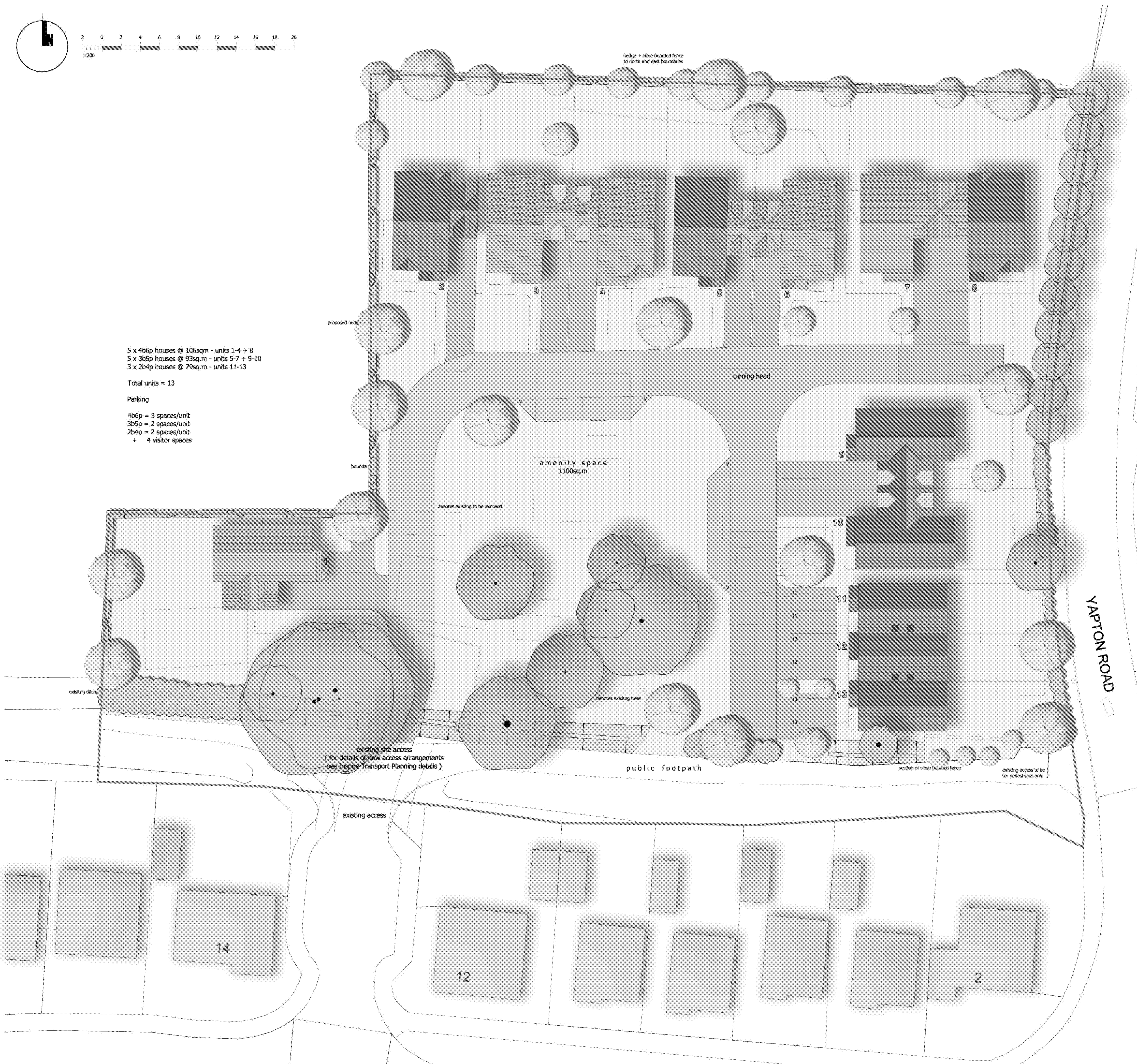


5 x 4b6p houses @ 106sqm - units 1-4 + 8
5 x 3b5p houses @ 93sq.m - units 5-7 + 9-10
3 x 2b4p houses @ 79sq.m - units 11-13

Total units = 13

Parking

4b6p = 3 spaces/unit
3b5p = 2 spaces/unit
2b4p = 2 spaces/unit
+ 4 visitor spaces



RIBA

Chartered Practice

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING PURPOSES ONLY.

ALL DIMENSIONS RELATING TO SUB-CONTRACTOR OR SUPPLIERS WORK MUST BE CHECKED ON SITE AND AGREED BETWEEN THE GENERAL CONTRACTOR & THE SUB-CONTRACTORS' SUPPLIERS. ALL DIMENSIONS ARE IN MILLIMETERS. IF IN DOUBT ASK.

ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATIONS RECOMMENDATIONS & PUBLICATIONS

REV.	AMENDMENT	BY	DATE
a	unit 1 revised	sab	22.12.15
b	landscaping added	sab	27.01.16
c	highway and footpath revised	sab	10.02.16
d	general revisions	sab	11.04.16
e	access road revised	sab	12.04.16

Middleton
Business Park
EI Sub Sta

Project
Yapton Poultry Farm, Yapton Lane,
Middleton-on-Sea

Drawing

Proposed Site Layout

Date
september 2015

Scales
1:200 @ A1

Job No
TSP 532

Drawn by

Status
planning

Dwg No
PL01

Revision

Revision
e

the
SEAMAN
PARTNERSHIP
Ltd

UNIT 2, MARTINS BARN, BIRDHAM ROAD
CHICHESTER, WEST SUSSEX, PO20 7BX
TEL: 01243 514131 FAX: 01243 511488
office@the-seaman-partnership.co.uk
www.the-seaman-partnership.co.uk

APPENDICES

Appendix C Arun District Council's "Construction Code of Practice" (024_v1_March18)



Arun District Council

Construction Code of Practice

For small developments in Arun



Environmental Health



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Table of Contents

1. Introduction	2
2. General Principles	3
2.1. Hours of Work	
2.2. Publicity	
2.3. Operation	
2.4. Monitoring	
3. Noise and Vibration	4
3.1. Plant and Equipment	
3.2. Piling	
3.3. Traffic movement	
4. Dust and Air Pollution	5
4.1. Dust	
4.2. Sandblasting	
4.3. Air Pollution	
5. Lighting.....	6
6. Asbestos	6
7. Contaminated Land.....	7
8. Disposal of Waste	7

1. Introduction

This code is intended to give guidance to contractors on the measures that Arun District Council expects them to take to minimise the environmental impacts of their work on the local community. The term 'contractor' applies to all contractors and sub contractors engaged in construction, demolition or building-related repairs and associated activities. This code may also be used by the Planning Service when considering whether contractors are complying with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

The Council has specific powers under the Control of Pollution Act 1974 and the Environmental Protection Act 1990 to deal with noise and environmental nuisance. The expectation under the legislation is that 'best practicable means' (BPM) will be used to prevent nuisance occurring. The Council requires all contractors to apply BPM to their work programme and techniques, irrespective of the size of the demolition/construction work being undertaken.

Adherence to this code will demonstrate a commitment to BPM and will subsequently minimise the environmental disturbance to local residents, reducing the need for enforcement action. You may contact Environmental Health to discuss this Construction Code of Practice, by telephone on 01903 737755 or email at environmental.health@arun.gov.uk

2. General Principles

2.1 Hours of Work

Where residential occupiers are likely to be affected by noise, the hours of work will normally be restricted to:

Monday to Friday: 08:00am – 18:00pm

Saturday: 08:00am – 13:00pm

Sunday and Public Holidays: No work where noise is audible at the site boundary

All vehicles and plant arriving to, and leaving the site will comply with the same restrictions on hours. The main contractor will be held responsible for ensuring that these instructions are given to all drivers, including those making deliveries.

The hours of work may be varied according to local circumstances. However, any works outside of these hours will require prior approval from the Environmental Health Service and/or Planning Service. It should also be noted that approval will only be granted under exceptional circumstances and will always be conditional on the contractor informing local residents in advance of the proposed activity.

2.2 Publicity

The Council considers that liaison with local residents who may be affected by construction works is essential. The local residents should be informed of the nature of the works, proposed hours of work and their expected duration. Communication to local residents should always include the name and telephone number of a main contact. This contact person should be able to provide further information to any resident following an enquiry and have the ability to deal with any complaints or emergencies should they arise.

2.3 Operation

Where noise, dust and air pollution are likely to affect local residents the contractor will be held responsible for ensuring that:

- All plant and equipment, including any on hire, is checked to ensure it is in good working order and conforms to the manufacturers' standards.
- Equipment is properly silenced and meets statutory emission standards.
- Effective methods of work are adopted to prevent dust from becoming airborne at source.
- Before works commence, the site workforce are fully briefed on the need to keep all noise generated to a minimum. Shouting and raised voices are not permitted other than in cases where warnings of danger must be given. Radios are not played at a volume that is likely to cause disturbance to local residents.
- Hoardings are frequently inspected, repaired and repainted as necessary.
- Toilet and washing facilities are provided, kept clean and properly maintained.

2.4 Monitoring

Where local residents are likely to be affected, working methods that minimise noise, dust and air pollution impacts need to be used at all times. Measures included in this code are not exhaustive and additional measures can be used which will reduce environmental impacts further. The effectiveness of all measures shall be monitored frequently by the main contractor, reviewed at least weekly and may be subject to inspection by officers of Arun District Council.

3. Noise and Vibration

3.1 Plant and Equipment

- Noisy plant or equipment should be sited as far away as is practicable from sensitive buildings. The use of barriers, such as soil mounds, site huts, acoustic sheds or partitions to reduce the effects on noise sensitive areas, is to be employed wherever practicable.
- Wherever practicable all plant and equipment is to be powered by mains electricity in preference to locally powered sources such as diesel generators. Hand tools should also be electrically powered rather than petrol or diesel driven.
- Plant shall be maintained in good workmanlike condition so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.
- Vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers, maintained in good and efficient working order and operated to minimise noise emissions. The contractor will ensure that all plant complies with the relevant statutory and manufacturers' requirements.
- Care shall be taken when loading or unloading vehicles, dismantling scaffolding or moving materials, etc. to reduce impact noise.
- Machines in intermittent use should be shut down in the intervening periods, or throttled down to a minimum. Noise emitting equipment that is required to run continuously may have to be housed in suitable enclosures.
- Equipment which breaks concrete, brickwork or masonry by bending or by bursting shall be used in preference to percussive tools as far as practicable.
- The use of radios on site is a common source of complaint and while we have no desire to prohibit their use we would ask that care be taken to limit volume to a level where it does not cause disturbance to any residents nearby.

3.2 Piling

- In assessing the impact of any piling operations, the contractor will comply with the recommendations set out in the relevant current British Standard BS5228 Part 4 'Code of practice for noise and vibration control applicable to piling operations'.
- Where practicable pile driving shall be by jacking. The use of conventional impact hammers should, wherever possible, be avoided. Any pile driving is to be carried out by plant equipped with a recognised noise reducing system.
- In some circumstances the Council may specify when piling can occur.

3.3 Traffic movement

- Access to the site is to be located to ensure disturbance from vehicles entering or leaving the site is kept to a minimum so not to disrupt persons in nearby noise sensitive buildings.
- All vehicles will enter and exit the site in a forward direction except where space restrictions do not allow.
- Wherever practicable all loading and unloading of vehicles will take place on site.
- Vehicles that cannot immediately enter or leave the site must switch off their engines.
- The contractor will be responsible for all vehicles delivering to or exiting from the work site and shall comply with the time restrictions set out in 2.1.

4. Dust and Air Pollution

4.1 Dust

Watering down of the working area, where dust is being produced, should be carried out where necessary to minimise dust transfer into neighbouring premises. Stockpiles of material shall be damped down or otherwise suitably treated to prevent the emission of dust from the site. Stockpiles should be planned and sited to minimise the potential for dust generation. The handling of materials should be kept to a minimum and when deposited onto a stockpile it should be from the minimum possible height.

Dust pollution shall be minimised by:

- Screening, if practicable, of the building or structure to be demolished with debris screens or sheets.
- Controlling the cutting or grinding of materials on the site.
- Mixing large quantities of concrete or bentonite slurries in enclosed/shielded areas.
- Properly covering skips and removal vehicles when leaving the site. Materials should be handled in such a way so that they do not give rise to excessive dust. Watering of rubble chutes should be undertaken where necessary to prevent dust emission.
- Ensuring the area around the site, including the public highway, is regularly and adequately cleaned to prevent any accumulation of dust and dirt. The use of wheel cleaning facilities and road sweeping equipment may be required.
- Taking strict measures to minimise mud on the roads. This is regarded as one of the main environmental nuisance problems arising from construction sites. Arun District Council will expect the contractor to take strict measures to minimise the problem.

Contractors are reminded that plant used for the crushing of materials must be authorised by a local authority under the Environmental Protection Act 1990 Part 1 (Prescribed Processes). All works shall be carried out in accordance with the conditions of such an authorisation. Where plant is used to recycle materials, the appropriate licence from the Environment Agency shall be obtained. The process operator should notify the local authority prior to the movement of the plant on to the site.

4.2 Sandblasting

The work area will be close-sheeted to reduce dust nuisance from grit. Routine checking is required to ensure that the sheeting remains sound or sealed during the operation. Particular attention should also be given to the working platform to ensure that it is properly sheeted or sealed to contain dust.

Non-siliceous grit should be used to avoid long term irreversible lung damage from silica dust. Proper protection is required for any structure painted with lead based paint. In cases where water is used for large scale cleaning and blasting the requirements of the Environment Agency should be followed. All grit must be prevented from falling into water courses.

4.3 Air Pollution

It is illegal to burn most types of construction or demolition waste. The only exception is plant material and untreated wood, which can be burned under a D7 exemption, which must be registered with the Environment Agency. Burning of materials on the site will not be permitted unless under a D7 exemption registered with the Environment Agency. A D7 exemption does not prevent action being taken by the Police, Fire Service or Local Authority should the burning cause a hazard to health or a nuisance.

The contractor will take all necessary precautions to prevent the occurrence of smoke emissions or fumes from the site plant or stored fuel oils for safety reasons and to prevent such emissions or fumes drifting into residential areas. In particular, plant should be well maintained and measures taken to ensure that it is shut down in the intervening periods between works or throttled down to a minimum.

The contractor is required to use processes that do not generate hazardous fumes and/or hazardous dust.

5. Lighting

Site lighting needs to be positioned and directed so as not to intrude unnecessarily on adjacent buildings and land uses. It must not cause distraction or confusion to passing drivers on adjoining public highways. Any floodlighting which is to be used, either for site security or for night working, should be designed or installed to minimise spillage of light out of the site. Lighting should be mains powered.

6. Asbestos

Contractors are reminded that special precautions will be required to be taken if materials containing asbestos are encountered. The contractor will comply with the Control of Asbestos at Work Regulations. The contractor will observe the exposure limits and measurement methods for asbestos that are set out in the most relevant and current Health and Safety Executive Guidance Notes. The contractor will consult with the Health and Safety Executive concerning precautions required when removing asbestos material. Please note that all asbestos removal **MUST** be carried out by Registered Contractors.



7. Contaminated Land

If during site works contamination is encountered on site, which has not previously been identified, no further development can take place until a site investigation has been carried out. The investigation will survey and assess the extent of contamination. Recommendations for remediation will be submitted to and approved in writing by the Council's Environmental Health Service before further works can proceed. The contractor is reminded to consult with the Health and Safety Executive when working on land which is contaminated.

8. Disposal of Waste

Rubbish will be removed at frequent intervals and the site kept clean and tidy. Fly-tipping will not be permitted and enforcement action, including financial penalty, can be considered by the Council under the Environmental Protection Act 1990. Offences dealt with at court may involve a financial penalty and/or imprisonment, orders for payment of clean-up, investigation and prosecution costs, and forfeiture of a vehicle used in the commission of an offence. Loads must only be deposited at authorised tips or into designated barges. Deposition shall be in accordance with the requirements of the Environment Agency, the current Environmental Legislation and Special Waste Regulations. The escape of litter from site or skips which are not adequately secured, either onto neighbouring properties or the highway, can be a source of complaint. Any site litter should be stored securely and regular scavenges should be used to ensure that loose litter is cleared away.



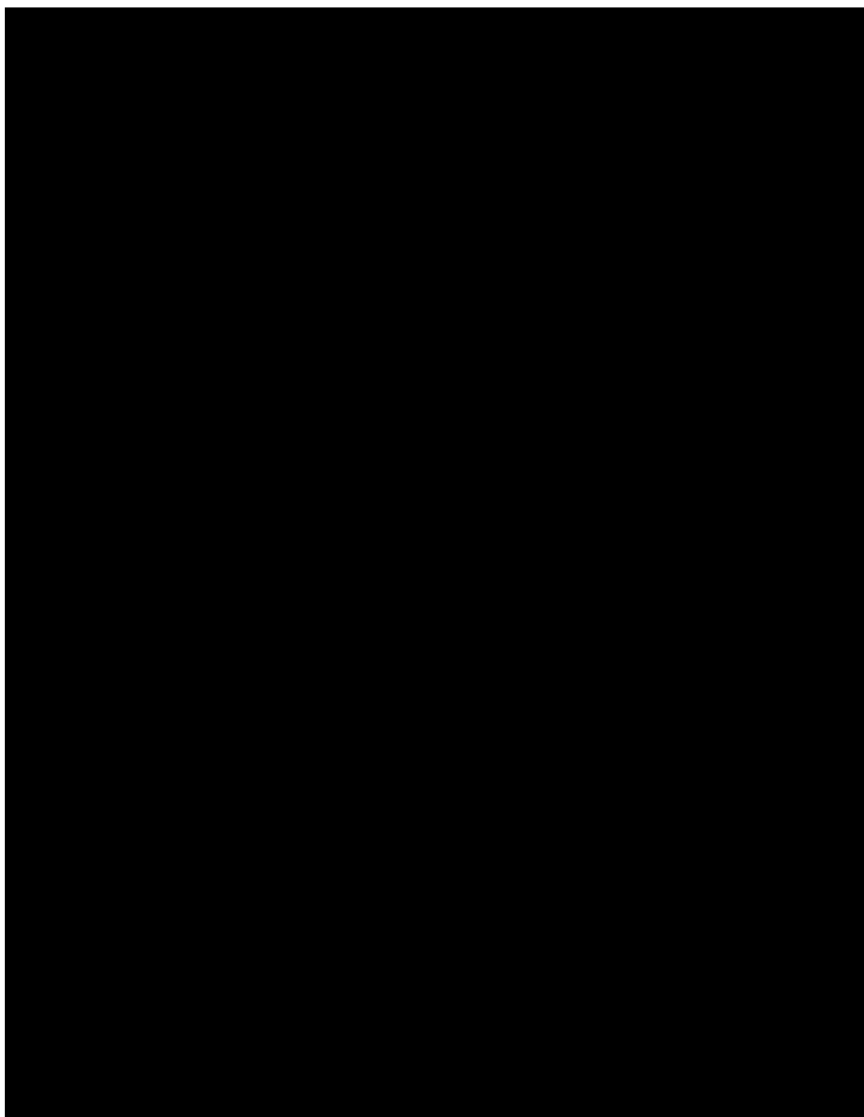
Environmental Health



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