

Construction Environmental Management Plan (CEMP)

Chalcroft Farm Burnetts Lane – One Horton Heath (OHH)

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Revisions			
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V1	Rory Watson-Newman	Document created	06/01/2021
V2	Rory Watson-Newman	Update - Insert Principal Contractor Adjustment – Demolition Programme (Dates) Amendment – Noise and Vibration Amendment – Dust Emissions Amendment - Monitoring Arrangements	04/06/2021
V3	Jitka Konecna	Amendment – Suit to all phases Amendment – Noise and Dust measures Amendment - Programme	09/12/2021
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One Horton Heath – Background

In March 2018 Eastleigh Borough Council acquired a 310 acre development area at Horton Heath. The Council foresees the scheme providing residential, commercial, educational and recreational facilities along with an improved infrastructure network.

Eastleigh Borough Council are land owner and developer with an obligation to deliver within certain parameters. The project team responsible for delivering the scheme is One Horton Heath and are directly employed by the council.

Introduction

This Construction Environmental Management Plan (CEMP) has been prepared as part of the conditions following the successful planning application F/20/88950 which grants the demolition/dismantling of the buildings at Chalcroft Farm. The reader should familiarise themselves with the planning application.

The purpose of this document is to outline measures that will be taken to minimise the impact of construction on the surrounding area and ensure that any potential impacts arising from the construction activity are actively identified, managed, and minimised in accordance with the planning conditions the Health & Safety Policy and the Environmental Management Systems requirements of the Council.

The CEMP is not designed to remain static so will remain a live document. It will be reviewed and updated as necessary throughout the procurement and implementation of the demolition.

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CEMP Roles and Responsibilities

The success of the CEMP will depend on its implementation, which will be achieved by sufficient management, good communication and appropriate training. Key roles and responsibilities are identified as:

- **OHH – Estates Manager - Rory Watson-Newman**
 - Contributes to and co-ordinates the CEMP review process
 - Co-ordinates communication between key roles, stake holders and other third parties
 - Appoints and directs the Principal Contractor
 - Checks that the Principal Contractor has allocated sufficient resources to operate in accordance with the CEMP
 - Carries out weekly monitoring of site activities and directs Principal Contractor if required
 - Ensure that all relevant legal consents, licences and mitigation requirements are in place prior to works commencing
 - First point of contact for any environmental issues encountered by the Principal Contractor.
 - Maintains records and reports/investigates any environmental incidents , with corrective and/or preventative actions undertaken.
- **OHH Health and Safety Manager – Bryony Mitchell**
 - Supports the procurement and appointment of a suitably competent contractor
 - Assists with preparation of Pre-Construction Information Pack (PICP)for tender purposes
 - Reviews Construction Phase Plans (CPP) for suitability
 - Review Risk Assessments and Method Statements (RAMS) provided by the Principal Contractor
 - Carry out ad-hoc client compliance audits on PC operations.
- **Principal Contractor**
 - Provides CPP and CEMP input and advise management controls and procedures for the works.
 - Ensures that the Risk Assessments for all works inclusive of; the control of substances hazardous to health (COSHH), noise and environmental risks are prepared, reviewed and adhered to on site.
 - Provides method statements and ensure protocols are implemented on site.
 - Management of day to day site operations and subsidiary activities
 - Ensure all site activities are carried out in compliance with CPP & CEMP
 - Ensure correct level of competence of site manager and operatives
 - Monitoring of site activities and directs site manager and operatives as required
 - Under take corrective measures if non-compliant
 - Liaises and works in accordance with the Ecologist
 - Reviews and records evidence of transfer/consignment notes relating to waste and provides information on the waste streams recycle / re-usage percentages of total waste.
- **Ecologist**
 - Prepare and submit application for European Protected Species Licence
 - Carry out pre-commencement mitigation and surveys as required
 - Ensure works on site comply with relevant legislation relating to protected species
 - Provide advice to client and contractors on how to minimise impacts on wildlife
 - Main point of contact should any ecology issues arise during demolition and report accordingly
 - Produce Reasonable Avoidance Measures and Method Statements
 - Carry out Toolbox Talks on site regarding protective species and sensitive habitats
 - Supervise activities that have the potential to impact protective species and sensitive habitats
 - Responsible for implementing pre-commencement mitigation
 - Liaise with OHH Estates Manager, Principal contractor and Named Ecologist or Accredited Agent.
- **Site Operatives**
 - Work in accordance with approved Risk Assessments, Method Statements and procedures
 - Be adequately trained and understand the importance of avoiding pollution on-site, including noise and dust, and how to act in the event of an incident.
 - Report any incident or potential environmental risk immediately to their manager.

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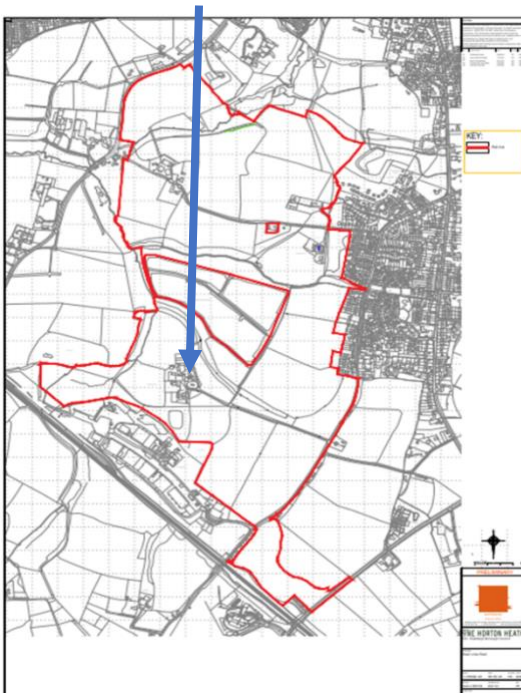
Project Description

The One Horton Heath team will appoint a suitably competent contractor to carry out the demolition of selective buildings located at Chalcroft Farm, The phased approach allows initiation of urgent demolition whilst delaying aspects until further ecology mitigation is in place. The buildings are being demolished on the site to allow for future development of the area in line with the strategic plan for the One Horton Heath scheme.

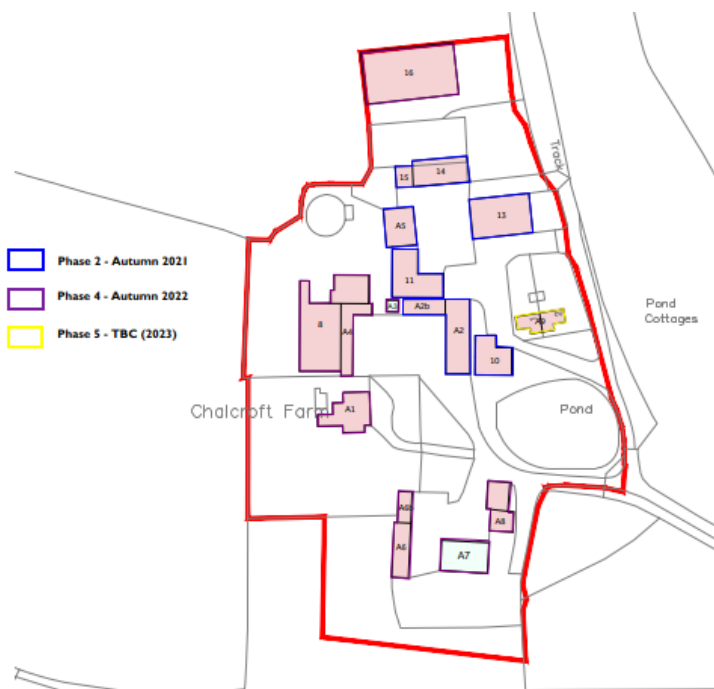
As part of the procurement process, those tendering will have been provided with a scope of required works including pre-construction information. British Standard 6187 (Code of Practice for Demolition) has been specified for guidance, particularly sequence and management of works.

Demolition Location

- Chalcroft Farm, Burnetts Lane, Southampton SO30 2HU



One Horton Heath



Chalcroft Farm

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Site Context

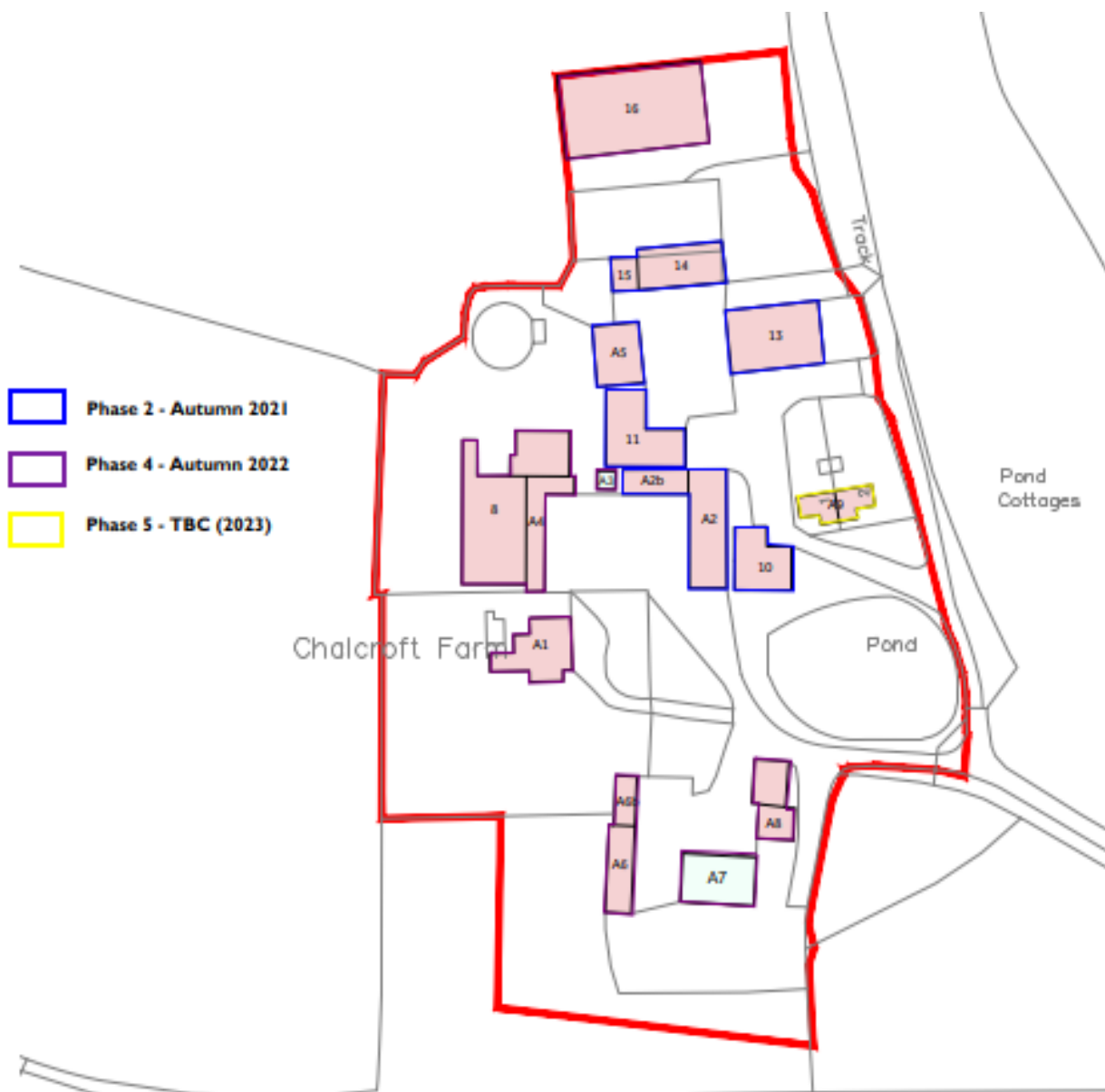
The demolition location has historically been associated with commercial and agricultural use. The area within the designated working area is predominately hardstanding with some small pockets of grass or low level scrub.

The works will be accessed via existing track off Burnetts Lane. The working areas will be secured by physical barriers such as Heras panels which will also provide sufficient protection for individuals not associated with the works, surrounding hedgerows/trees and the pond.

The buildings and structures associated with Phase 2 are referenced on plans as 10, 11, 13, 14, 15, A2, A2b, A5.

Phase 4 buildings are A1, A3, A4, A6, A6b, A7, A8, 8.

Phase 5 buildings are A9.



Buildings and Structures

Description

- A1 Farmhouse – Traditional two storey dilapidated building. Masonry wall with render finish. Floor combination of timber / concrete construction. Pitched roof with concrete tile.
- A2 & A2b Main Barn - Fundamentally traditional oak timber framed under an asbestos roof. One aspect is of brickwork construction at ground level, part of which supports a cladded timber-framed wall. The walls of the other aspect are of entire timber construction.
- A3 Granary - Small timber-framed building sat on staddle stones with slate pitched roof and timber cladding.
- A4 Animal Shed – Single storey building of solid brickwork construction supporting a hipped clay tiles roof with steel framed canopy to the frontage.
- A5 Slaughter House - Two storeys timber-framed building with corrugated metal sheeting to the roof and walls. Internal cladding identified as containing asbestos.
- A6 & A6b Stables – Single storey structure with a combination of timber framed and brickwork elements. Roof partially covered with corrugated metal and remainder in slate.
- A7 Cart Shed - Two storeys timber-framed building with brickwork to the cable ends and back wall finished with a slated roof. The lean-to is erected against the back wall and is of timber frame construction under a corrugated asbestos cement roof.
- A8 Shed – small pole shed with corrugated roof
- A9 Pond Cottages – Pair if semidetached cottages. Partially solid and partially cavitied the walls are of brick construction and support a concrete tiled roof.
- 8 Prefabricated building attached to the animal shed – modular buildings of varied construction under one roof.
- 10 Modern Prefabricated Building - Metal framed, clad and roofed
- 11 Agricultural Barn - Steel framed construction with partial concrete infill. Roofed and partially clad in asbestos.
- 13 Agricultural Barn - Steel framed construction with partial concrete infill. Roofed and partially clad in asbestos.
- 14 Agricultural Barn - Steel Pole Barn under single corrugated metal roof
- 15 Agricultural Shed - Small concrete block shed under a flat felted roof.
- 16 Modern Agricultural Barn – Framed, roofed and partially clad with steel. Concrete sidings at lower level

Required Works

- A1 Farmhouse
 - Soft strip of roof covering
 - Demolish remaining building to ground level
- A2 & A2b Main Barn
 - Remove Asbestos Roof Covering.
 - Dismantle building to ground level
 - Good quality timber to be retained and stored in Building 16
- A3 Granary
 - Reinforce structure as identified by structural inspection and engineered solution
 - Prepare and issue Temporary Works Plan and Lift Plan - Uplift and transport to building 16
 - Store staddle stones in building 16
- A4 Animal Shed
 - Soft strip of roof and cladding
 - Internal soft strip
 - Demolish remaining building to ground level
- A5 Slaughter House
 - Remove internal cladding as identified within the Asbestos Survey
 - Soft strip of roof and cladding as required
 - Demolish remaining building to ground level
- A6 & A6b Stables
 - Soft strip of roof and cladding
 - Demolished remaining building to ground level

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- Salvage the existing floor
- A7 Cart Shed
 - Remove Asbestos roof covering on lean to
 - Soft strip of roof covering and cladding
 - Disassemble timber structure
 - Disassemble brick work
- A8 Shed
 - Soft strip of roof and cladding
 - Demolished remaining building to ground level
- A9 Pond Cottages
 - Soft strip of roof and loft space
 - Demolished remaining building to ground level
- 8 – Prefabricated building attached to the animal shed
 - Soft strip of roof, cladding and internals
 - Demolish building to ground level
- 10 Modern Prefabricated Building
 - Disassemble building to ground level
- 11 Agricultural Barn
 - Remove Asbestos roof covering and cladding.
 - Demolish building to ground level
- 13 Agricultural Barn
 - Remove Asbestos roof covering and cladding
 - Demolish building to ground level
- 14 Agricultural Barn
 - Steel Pole Barn under single corrugated metal roof
 - Demolish building to ground level
- 15 Agricultural Shed
 - Small concrete block shed under a flat felted roof.
 - Demolish building to ground level
- 16 Modern Agricultural Barn
 - Retain for temporary storage

Demolition Programme

The detail of the demolition programme will be agreed between the OHH Estates Manager and the Principal Contractor at such time as the latter is appointed. The programme forecasts for the works to commence in accordance with the phasing plan attached and following any EPS licence requirements. When a suitable programme has been agreed the OHH Estates Manager will liaise with the Principal Contractor and the Ecologist to ensure that timings and supervision is suitably arranged.

The permitted hours of working for demolition activities will be as follows:

- 08:00 – 18:00 Mondays to Fridays
- 08:00 – 13:00 Saturdays
- No Sunday or bank holidays working

The primary demolition works will be carried out in four stages

- Enabling Works
 - Ecologist to inspect for nesting birds, bats and reptiles
 - Principal contractor to position welfare unit, signage and site fencing
 - Site Inductions and tool box talks
- Asbestos & Soft Strip
 - Under Ecologist Supervision as required
 - Hand tools only to be used
 - Remove any residual items and furniture from buildings
 - Remove asbestos sheeting from roofs and sidings
 - Remove residual asbestos containing materials
 - Remove remaining roof materials and cladding as required (non-asbestos)
 - Arisings to be sorted into waste streams and removed from site as required
- Hard demolition
 - To commence only when the Ecologist has deemed building and surrounding area free from nesting birds, reptiles and bats
 - Excavator with hydraulic attachments likely to be used
 - Dismantle remaining building to ground level.
 - Retain ground floor slab and/or foundations
 - Backfill voids with surrounding material
 - Arisings to be sorted into waste streams and removed from site as required
- Site Tidy
 - Remaining waste removed from site
 - Remove all machinery from site
 - Remove site fencing, signage and welfare unit

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Arboriculture

A tree survey was carried in November 2018 in accordance to BS5837:12 with regards to the extent of the One Horton Heath site and has been used to support this CEMP.

Trees and hedgerows will not be disturbed or removed as part of the demolition works and will be maintained as part of the ongoing estate management. This aside Site fencing (Heras panels) as illustrated blue within the 'Site Context' plans and the arboriculture plan below will be erected to secure the site and also to further protect surrounding trees and hedgerows.

The OHH Tree Survey nov18 specifies the following relative to the working areas:

Location	Reference	Description	Root Protection Radius
Pond (South of working Area)	T67	English Oak	14.4m
	T68	English Oak	14.4m
	T69	Ash (Note-Poor Condition)	N/a
	T70	English Oak	9m
	T71	Weeping Willow	9.3m
	T72	English Oak	13.8m
Pond Cottage (East of Working Area)	G56	Bay, Pear, Small Cedar, Ash, Cypress, Laurel	N/a
North West of Working Area	G46	Ash (Note-Poor Condition)	N/a



Nesting Birds

A number of common bird species have been identified within the Chalcroft Farm complex no nests have been observed within the buildings associated with the working area. Despite this it is considered that due to the context and condition of the buildings birds could choose to utilise them for nesting.

A precautionary method of working will be engaged to avoid harm to nesting birds.

- Vegetation would have been cut back over the winter period prior to the demolition as part of wider estate management, however nests may be evident in surrounding hedgerows or within associated buildings.
- The Ecologist will provide a tool box talk for site operatives.
- Prior to commencement the Ecologist will undertake a check of vegetation and buildings for active birds' nests.
- Demolition will not commence until the Ecologist has declared the working area free of nesting birds.
- If an active nest is found within the working area it will be left in situ until the chicks have fled.

To compensate for the loss of nesting habitat the ecologist will place 12 bird nest boxes within the wider One Horton Heath site during the period prior to demolition. This along with the retained buildings as part of the phased approach in the area is considered satisfactory compensation.

In addition to the above species, roosting barn owl have been recorded in building A6 and the site presents suitable potential nesting habitat within the southern buildings, particularly buildings A6 and A7. Barn owl are listed under Schedule 1 of the Wildlife and Countryside Act and therefore, in addition to the protection afforded to all active birds' nests from destruction, barn owl are also protected from disturbance whilst nesting.

No evidence of nesting has been recorded within the buildings proposed for demolition, with these birds favouring the nest box provided to the south of the farm cluster. However, with the reduction in disturbance from the now defunct butchery operations, these buildings will be inspected as far in advance of works as reasonably practicable on a precautionary basis. In the unlikely event of a nest being present, advice will be sought from the SQE and an appropriate method statement agreed to prevent disturbance to nesting barn owl.

Terrestrial Mammals

Hedgehogs were identified close to eastern boundary of the site by building A9. The scrub and grassland habitats provide shelter and foraging opportunities whilst strewn items could provide hibernacula over the winter. All precautions taken for great crested newts will also ensure that no harm or injury occurs to sheltering hedgehogs within the working area.

To avoid the risk of any mammals entering and becoming trapped in any excavations the following precautionary approach will be implemented to reduce risk :

- excavations will be covered
- or open excavations will have a ramp placed or graded to allow escape.

Reptiles

Although no reptiles have been identified at Chalcroft Farm there may be a small scale population of slow worm and grass snake. The scrub and grassland habitats provide shelter and foraging opportunities whilst strewn items could provide hibernacula over the winter. All precautions taken for great crested newts will also ensure that no harm or injury occurs to sheltering reptiles within the working area.

European Protected Species

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All demolition works must be undertaken in accordance with the ----- method statement and schedule of works agreed under the Regulation 55 licences from Natural England for both GCN and bats.

Bats

The presence of bats and their roosts have been observed in buildings associated with of the demolition at Chalcroft Farm. The full details can be observed within the ecology report but is summarised below.

Building No.	Species Present	Max Count	DNA Analysis	Roost Type	Roost Location
A2 <i>[Demolished under licence 2021]</i>	Common Pipistrelle	1	N/A	Day Roost	Unknown – Likely between wooden joist beams
	Soprano Pipistrelle	1	N/A	Day Roost	Unknown – Likely between wooden joist beams
	Brown Long-eared	1	N/A	Day Roost	Unknown – Likely between wooden joist beams
A3	Common Pipistrelle	1	N/A	Day Roost	Behind External Sign <i>[Sign has fallen down in 2020 - no bats emerged from this building during surveys in 2021 - no longer considered a roost]</i>
A4	Common Pipistrelle	1	N/A	Day Roost	Next to the shop entrance
A5 <i>[Demolished under licence 2021]</i>	Soprano Pipistrelle	1	N/A	Day Roost	Entered under roof on Western Elevation
	Common Pipistrelle	1	N/A	Day Roost	Emerged from ridge on Eastern Elevation
	Brown Long-eared	1	N/A	Day Roost	Emerged from open door way on Eastern Elevation
A6	Brown Long-eared	4	N/A	Satellite Roost	Inside the building
A7	Common Pipistrelle	2	N/A	Day Roost	Eaves on Northern Elevation
A9 (not included for demolition under this CEMP but included for context as an adjacent sensitive receptor.)	Brown Long-eared	4	N/A	Maternity Roost	Inside the loft
	Common Pipistrelle	2	N/A	Day Roost	Under tiles

A European Protected Species (EPS) licence must be obtained prior to the commencement of any works affecting the buildings listed in the table above and will also incorporate the remaining buildings at the complex. It is envisaged that the Bat Mitigation Licence will comprise a modification request to the existing licence (2021-52266-EPS-MIT) to include the additional buildings. Once the EPS licence has been obtained then demolition can be carried out under supervision

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of a suitably qualified and bat licenced ecologist. The methods consented under licence (2021-52266-EPS-MIT) will form the basis of the modification and therefore are relevant to this CEMP in lieu of the receipt of the modified licence.

To compensate for the loss of habitat, 6 bat boxes have been erected in January 2022 on appropriate trees to be located within retained woodland prior to any works. Additional bat boxes and a bespoke structure will be sited at a later date to compensate for the loss of A9 in phase 4 are referenced within the ecology report.

While it is unlikely that bats are hibernating within any of the buildings it is difficult to confidently rule out and therefore a precautionary approach will be applied to the demolition:

- Appropriate methodology will be agreed between the Principal Contractor and Named Ecologist
- Works that risk disturbing hibernating bats will be scheduled to be completed outside of the hibernation period (defined as potentially November to March, subject to prevailing weather and agreement with SQE)
- Named Ecologist will provide a tool box talk for site operatives.
- Prior to destructive works the named Ecologist or Accredited Agent will perform an internal inspection of all phases of buildings for the presence of bats.
- Under Ecologist supervision a destructive search will be carried out by means of soft demolition (by hand).
- Only the Named Ecologist, Accredited Agent or a directly supervised assistant may handle any bats found.
- Mechanical Demolition of the structures will only take place after the structure has been declared free of bats by the Named Ecologist or their Accredited Agent.

If bats are discovered unexpectedly then the following steps must be taken:

- Works to the particular building must stop immediately.
- Do not expose the bat or cause it to fly out of the roost.
- Named Ecologist or Accredited Agent to be informed immediately and attend site if not present.
- Bats must only be handled by Named Ecologist or Accredited Agent.
- Named Ecologist or Accredited Agent must re-assess the structure and assess whether works can continue

Great Crested Newts (GCN)

The pond at Chalcroft Farm has historically supported a low population of Great Crested Newts with a peak count of 4 adults newts in 2018. No breeding was recorded in 2021 but measures have been included for this species on the assumption that a very limited residual population are still present in the area around Chalcroft Pond.. The full details can be observed within the ecology report but is summarised below.

The working area of the site is dominated by hard standings and buildings with some very small pockets of vegetation. Due to the disturbance from livestock, humans, moving stock and vehicles along with vast hardstanding surfaces it is considered that the buildings have negligible suitability for Great Crested Newts and considered unlikely that they would be present within the pockets of vegetation

As the group of buildings and the working area are predominately hard standing and offer very little suitable habitat or refugia the work can be carried out without a GCN licence from Natural England. It is therefore considered appropriate that a proportion of the demolition works can proceed without a GCN licence where they do not affect suitable habitat. Where works are required that have the potential to affect GCN (particularly phases 4 & 5) these will be carried out under a GCN licence with submission date April 2022.

A precautionary approach will be engaged to reduce risk:

- Surrounding vegetation has been managed by previous occupants and/or cut back over the winter period prior to the demolition as part of wider estate management, however GCN may be evident in surrounding vegetation or strewn items.
- The Ecologist will provide the Estate Manager and Principal Contractor with an appropriate Method Statement for working close to GCN under non-licensable conditions.
- The Principal Contractor and site operatives will work in accordance with the Method Statement.
- The Ecologist will provide a tool box talk for site operatives.
- Prior to the movement of machinery the Ecologist will undertake a search of the area including under potential refugia (strewn items).
- The ecologist will access the suitability of vegetation and strewn items for potential habitats or refugia and demark areas that must remain in situ.
- Machinery will track over areas of hardstanding.

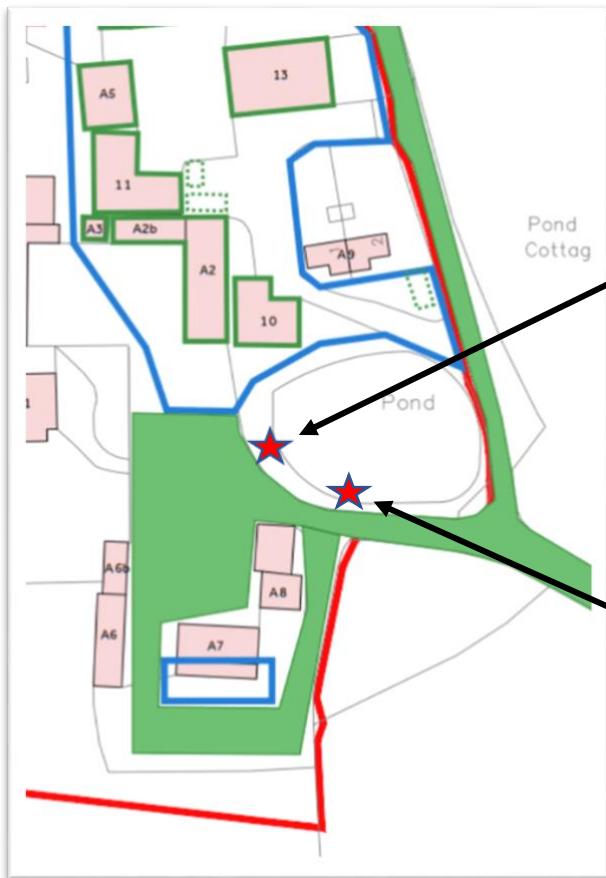
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Invasive Species

Japanese Knotweed has been identified in two locations within Chalcroft Farm. It is a perennial plant with tall and dense annual growth that renews each year from deep penetrating rhizomes. Spring sees reddish shoots emerge from ground level, producing tall canes in the summer with stems along its length. Large leaves are ushered with white tasseled flowers towards the Autumn and it dies back to ground level in the winter.

Two small stands are located on the south and western bank of Chalcroft pond and are undergoing treatment management with a 5 year monitoring period with removal considered at an appropriate time. Enironet Uk Ltd are responsible for the Herbicide Treatment Programme using Defra approved Herbicide.

The stands (identified as stars on the plan below) are not within the working area however adjacent to the access track. Fencing with suitable signage has is in place to surround and provide warning to those working in close proximity and contractors will be made aware of its presence within the Pre-Construction Information.



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Traffic Management

There should only be 4 to 6 lorry movements per day to import the equipment required to implement the demolition and remove the arising waste. The majority of vehicular movements will be associated with the removal of the fabric of the buildings. The asbestos sheeting to be removed will by necessity be stored on-site in secured covered containers until they are full and then will be removed. Currently estimating 2 to 3 32yrd Roll-On Roll-Off containers.

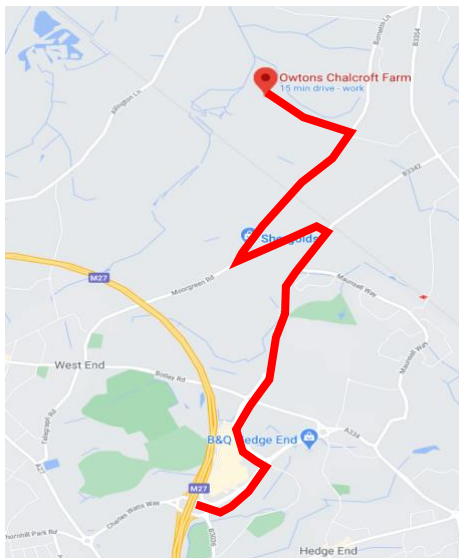
All vehicles leaving the site areas will have their wheels cleaned as necessary and all lorries carrying waste will be suitably covered to prevent mud, debris or dust getting onto the highways. Additional support from a mobile road sweeper may also be required depending on weather conditions and will be implemented if required.

No public access will be permitted into the demolition zones and these areas will be fully secured by suitable fencing such as Heras panels or similar. Working areas with vehicles/pedestrians interface will be physically segregated as required and signed accordingly.

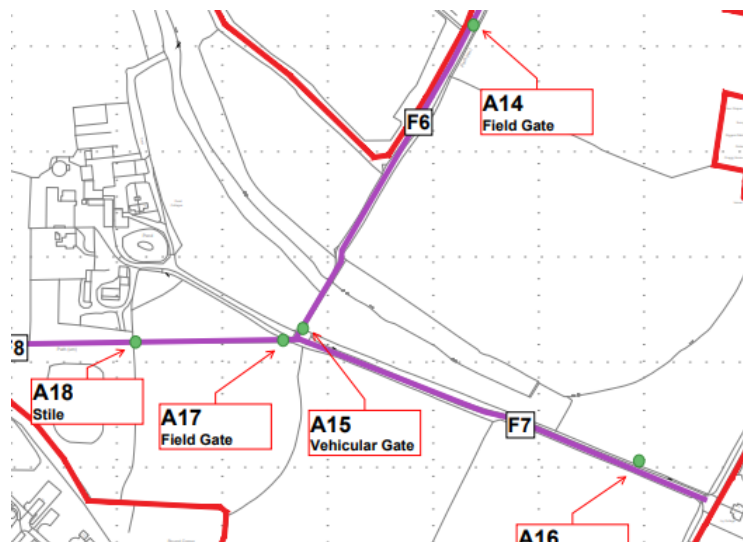
A Public right of way utilizes and crosses the track used to access the demolition area at Chalcroft Farm. Signs will be erected warning both vehicular and pedestrian users. See 'Public Right of Way' plan below with the Public Right of Way marked purple.

Signage, will also be situated on the highway in order to warn users of construction activities and pedestrians. Road signage to be 600mm square (minimum), mounted on steel frames and weighted with double sand bags. To be located as to provide advance warning and set 500mm clear of road edges.

Traffic Routes



Public Right of Way



NOISE & VIBRATION

The following list summarises key activities which have the potential to generate noise and vibration during the construction period:

- Demolition works
- Loading Lorries
- Drilling, breaking and grinding
- Moving equipment
- Diesel generators providing on-site power
- Sweeping and dust separation

The Principal Contractor should aim to introduce noise control measures as part of their standard site set up, this will include, hoarding installation, noise screens surrounding cutting equipment and considering the positioning of noisier plant to ensure that, where possible, noisy is further away from sensitive receptors.

In addition, the following controls will be implemented:

- Site Activity
 - Works only to be carried out within permitted working hours
- General Demolition Noise - machinery operations and movements, falling debris, site operatives
 - Should not cause an issue outside of the site boundary
 - Plant and equipment to be serviced and kept in good working order
 - Minimise drop heights of falling debris
 - Operatives made aware of the need to keep noise levels to an appropriate level
 - Idle vehicles and machinery not in use will have their engines switched off
 - Levels greater than 80dBA at site boundary require contractor to supply acoustic screening
- Hydraulic Breaker Noise – potential need to break out floor and foundations
 - Short term peak levels of 120dBA at point of works
 - Without screening 90dBA at 10m from source
 - With screening or natural obstruction drop to 80dBA at 10m from source
 - Levels greater than 80dBA at site boundary require contractor to supply acoustic screening
- Vibration – breaker operation, machinery movements and falling debris
 - Breaker operation most intense, however low frequency and low-intensity.
 - Falling debris and rubble, machine and lorry movements should prove minimal in effect.
 - Not normally felt beyond 5m from source
- Regular checks will be undertaken to ensure that the plant is in good working order and not running at a noisier than expected level.
- All workers on site will be made aware of the need to keep noise and disruption to a minimum from plant, radios, and vehicles. Site managers will ensure this is conveyed as part of the initial site induction and is maintained with good site management.
- All vehicles waiting to deliver or delivering to the site will wait in a suitable location and have their engines switched off.

In the absence of detailed information an assessment based on assumed plant items and periods of active use as been undertaken in accordance with BS5228-1:2009. The assessments have been conducted using historic plant information with the understanding that the contractor will be using modern equipment with reduced noise levels, further reducing the impact on neighbouring dwellings. The closest receptor has been identified relative to the works location and it has been demonstrated that noise impacts would be negligible and within the ABC thresholds below.

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Assessment category and threshold value period (L_{Aeq})	Threshold value, in decibels (dB)		
	Category A ^{A)}	Category B ^{B)}	Category C ^{C)}
Night-time (23.00–07.00)	45	50	55
Evenings and weekends ^{D)}	55	60	65
Daytime (07.00–19.00) and Saturdays (07.00–13.00)	65	70	75

NOTE 1 A significant effect has been deemed to occur if the total L_{Aeq} noise level, including construction, exceeds the threshold level for the Category appropriate to the ambient noise level.

NOTE 2 If the ambient noise level exceeds the threshold values given in the table (i.e. the ambient noise level is higher than the above values), then a significant effect is deemed to occur if the total L_{Aeq} noise level for the period increases by more than 3 dB due to construction activity.

NOTE 3 Applied to residential receptors only.

^{A)} Category A: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are less than these values.

^{B)} Category B: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are the same as category A values.

^{C)} Category C: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are higher than category A values.

^{D)} 19.00–23.00 weekdays, 13.00–23.00 Saturdays and 07.00–23.00 Sundays.

Noise Assessment

Monday to Saturday (Day)								Midweek (08:00 to 18:00)			
Activity	Plant Type	Sound Power Level BS5228	L_{Aeq} at 10m BS5228	Distance To Sensitive Receptor	Adjustments			Resultant L_{Aeq}	Plant usage as percentage of 10h	Correction to L_{Aeq} (10h)	Activity L_{Aeq} (10h)
		LWA (dB)	(dB)	(m)	Distance Correction (dB)	Screening Correction (dB)	Reflection Correction (dB)	(dB)	(%)	(dB)	(dB)
Breaking Foundation	Excavator with breaker	119	91	50	-17	-5	0	69	10%	-10	59
Building Dismantling	Excavator with attachment	113	85	50	-17	-5	0	63	50%	-4	59
Loading Lorries	Tracked excavator and Lorry	104	76	50	-17	-5	0	54	10%	-10	44
Grading Area	Tracked Grader / Excavator	111	83	50	-17	-5	0	61	10%	-10	51
										Total Level	62.4

The noise assessment undertaken in line with the ABC method set out above indicates that the expected noise levels at the nearest sensitive receptors are below the threshold levels for noise insulation or temporary rehousing (see table A13.2.2 below).

Table A13.2.2: Noise levels associated with the determination of eligibility for noise insulation, façade $L_{Aeq,T}$

Time	Relevant Time Period	Averaging Time, T	Noise Insulation Trigger Level dB $L_{Aeq,T}^{(A)}$	Temporary Rehousing Trigger Value dB $L_{Aeq,T}^{(A)}$
Monday to Friday	07:00 to 08:00	1 hour	70	80
	08:00 to 18:00	10 hours	75	85
	18:00 to 19:00	1 hour	70	80
	19:00 to 22:00	3 hours	65	75
	22:00 to 07:00	1 hour	55	65
Saturday	07:00 to 08:00	1 hour	70	80
	08:00 to 13:00	5 hours	75	85
	13:00 to 14:00	1 hour	70	80
	14:00 to 22:00	1 hour	65	75
	22:00 to 07:00	1 hour	55	65
Sunday and Public Holidays	07:00 to 21:00	1 hour	65	75
	21:00 to 07:00	1 hour	55	65

Note: ^(A) - All noise levels are predicted or measured at a point 1 m in front of the most exposed of any windows and doors in any façade of any eligible dwelling

Dust Emissions

The contractor will be expected to be aware of high winds which may cause dust to be carried into the neighbouring area. The following controls should be implemented:

- In dry weather, water suppression will be used to dampen down dust and prevent dust from migrating to neighbouring properties or into local watercourses.
- Mud transfer to local roads will be prevented. Vehicles exiting the site with any waste or dust attached, that could subsequently transfer to the local roads, will be obligated to pass through the washing facility to minimise transfer of dust and waste onto the local network.
- The location of the washing facility must be agreed with the Client to prevent run-off or resulting slurry from adversely affecting the local environment.
- All vehicles delivering materials to the site as well as removing waste from the site will be suitably covered.
- Roads will be kept free of debris and dirt as necessary, by sweeping or hosing down. During the demolition works a road sweeper will also be operating, this road sweeper will also operate when the need arises.

Complaints:

The Principal Contractor must maintain a contemporaneous record of any complaints about pollution and implement effective remedial actions within 24 hours or stop the works until an effective technical remedy is implemented.

Protection of the environment:

The following activities give rise to potential risks to water course contamination:

Deliveries:

- Delivery areas are to be carefully planned to, particularly when fuels and hazardous materials are being handled, to ensure suitable location and surfaces with bunding where necessary to manage potential spillages.
- All deliveries are to be supervised by a responsible person so that storage tank levels are checked before delivery to prevent overfilling and that the product is delivered to the correct tank.
- Contingency plans are to be agreed and suitable materials available should any incident occur.
- All employees are to be briefed on the actions that are required in the event of a spillage.

Plant and Wheel Washing:

- To minimise waste and dust which might collect on vehicles and subsequently transfer to the local roads and environs a wheel washing facility (jet washer) will be provided at the site exit. The runoff from wheel washing must be effectively managed to prevent entry into water courses in environmentally sensitive areas.
- A road sweeper will be made available should the need arise.
 - Record dust and air quality complaints, identify cause and take appropriate action in a timely manner.
 - Record incidents and action taken to resolve the issue.
- Control of dust will be carried out at the source where possible

Fuel and Chemicals

Fuel and Chemicals have the potential to cause serious pollution and environmental damage. Therefore the following guidelines and controls must be adopted:

- **General**
 - Supervise fuel deliveries
 - Staff to be competent and aware of spillage response protocols
 - Staff to report any irregularities or incidents
- **Fuel and Chemical Storage**
 - Store in self bunded containers or stored in an impermeable, covered and bunded area
 - Keep fuels and oils locked away when not in use
 - Store away from drains, ditches or watercourses
 - Locate storage away from high vehicular movement or works to avoid damage
 - Keep spill kit near to storage location
- **Refuelling and Checking / Topping Up Fluids**
 - Carried out above bunded impermeable surface or use drip tray
 - Machinery to be in good working order, kept clean and stop using if any defects
 - Keep a spill kit near to refuelling location
- **Bulk storage (if required)**
 - The secondary containment must be able to store 110% of the container's capacity, or if there are multiple containers, 110% of the largest container, or 25% of the total volume of the aggregated storage capacity, whichever is greater. Regularly check that bunds are free from cracks and leaks and not filled with rain water
 - Keep all hoses and pipe work within bunded area after use

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Asbestos Containing Material (ACM)

ASI Environmental were appointed by Rory Watson-Newman of Eastleigh Borough Council to undertake an Asbestos Survey of the buildings for proposed demolition. The reports are available as part of the pre-construction information with the ACM positive findings summarised as:

Building	Asbestos Location	Description	Material Risk
A2 & A2b Main Barn	External	Corrugated Roof	Low
A5 Slaughter House	Internal	Ceiling and Wall Panels	Low
A7 Cart Shed	External – Lean to	Corrugated Roof	Very Low
A9 Pond Cottages	External	Undercloak to roof	Very Low
10 Agricultural Barn	Internal	Roof & Wall Sheets	Medium
	External	Rainwater Goods	Very Low
11 Agricultural Barn	External	Roof and Cladding (Fragile material)	Medium
13 Agricultural Barn	External	Roof and Cladding	Low
		Rainwater Goods (Fragile Material)	Low
A4 & 8	Survey required following of tenants exist		

The removal and disposal of the identified Asbestos Containing Material will be carried out by as set out within Control of Asbestos Regulations 2012 legislation.

- Risk Assessment will be carried out with the appropriate controls in place.
- Works are considered to be non-licensed notifiable works due to the quantity and condition of the materials
- Removal will be carried out by non-licensed but appropriately trained personnel immediately before or during the soft strip stage of demolition.
- It is envisaged at this time that the following methodology for removal of the materials will be as outlined below.
 - Roofs and elevated positions will be accessed using methods that will prevent persons needing to stand or lean on fragile materials. This would include scaffolds, MEWPs and Boom Hoist.
 - Roof ladders should NOT be used for access to roof areas.
 - Sheet and material fixing points are to be identified where ever possible and the fixing is to be;
 - a) cut below the sheeting to release it from structure, or
 - b) the sheeting is to be cut locally to the fixing point using hole saws of suitable size to release the fixing head. When using hole saws, the equipment must be fitted with suitable extraction to a type H filter vacuum cleaner or be used to close shadow the cutting point.
 - Sheet materials exhibiting any sign of friability must be dampened with a suitable wetting agent to dampen down and inhibit fibre release, without causing run off.
 - Removed materials are to be kept as intact as possible with the materials being stacked and wrapped in clear 1000-gauge polythene wrapping. These packaged sheets are then to be wrapped with red polythene and labelled as asbestos materials. Bundled packs are then to be retained in covered and secured container or skip to wait removal to licensed disposal site.
 - All persons working on the asbestos removal process are to be suitably trained according to specific needs analysis and are to at least be familiar with the requirements for training listed in Appendix 4.1 of HSG247. All operatives are to have specific asbestos awareness training if there is any possibility of exposure.
 - Suitable PPE including coveralls (type5 cat3) Respiratory protection to at least FF P3 using face fit tested masks, suitable gloves and footwear are to be used at all times.
- There must be provision for the safe disposal of contaminated PPE, particularly coveralls, and the operatives must be trained in the correct PPE removal process. Suitable washing facilities including hot water and soap must be available. Waste will be transported in compliance with the Hazardous Waste Regulations and disposed of at an authorised asbestos disposal site.

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Waste Management

UK Waste Legislation sets out to control the storage, transport, treatment, deposit and disposal of waste so as to protect the environment and human health. Effective waste management can reduce disposal costs, reduce environmental impacts, reduce health & safety risks and improve public image.

The Principal Contractor will ensure the appropriate disposal and/or treatment of the waste accumulated as part of the demolition process. The following should be used as guidance along with specific regulations.

- **Arising Waste**
 - Should be considered a resource
 - Segregated for reuse or recycling
 - Avoid contamination where by practical
 - Landfill being the option of last resort.
- **Sorting and Storing**
 - Sort into various waste streams and label if required
 - Store securely within the demolition location
 - Avoid cross contamination
 - Prevent the waste from escaping by use of containers, covers or enclosures.
 - Use waterproof covers to prevent run off during wet weather
- **Transport of waste**
 - Transported by a licenced carrier registered with the Environment Agency
 - Waste not allowed to escape in transit
- **Treatment or disposal**
 - facility must have appropriate environmental permit
 - Asbestos will go to a specialised site with permit to accept
 - Who treated it, how its treated and the quantity treated will be recorded
- **Transfer of waste will be record**
 - By transfer notes for general waste
 - By consignment notes and consignee returns for hazardous waste
 - Notes to be accompanied by written description of waste
 - Copies of notes to be provided to the Client
- **Hazardous Waste**
 - Staff trained and instructed in dealing with such waste
 - Kept separate from other waste and remove prior to demolition
 - Store securely to avoid contamination or interference
- **Burning Policy**
 - Fires on site or burning of waste will not be permitted
- **Key Legislation**
 - Environment Act 1995
 - Environment Protection Act 1990 (EPA)
 - Environmental Permitting Regulations 2016 (EPR)
 - Waste Regulations 2011 (England and Wales)
- **Waste Related Health and Safety Legislation**
 - Management of Health and Safety at Work Regulations 1999
 - Manual Handling Operations Regulations 1992
 - Regulatory Reform (Fire Safety) Order 2005
 - Control of Substances Hazardous to Health Regulations 2002 (COSHH)
 - Control of Asbestos Regulations 2012

Demolition Arrangements

Prior to any asbestos removal or demolition of structures, due consideration care and attention is to be provided to maintain the required protection of the local flora and fauna as outlined in the ecology reports from Johns Associates referenced J00579 V4 dated 12/20.

Particular attention will be needed to prevent disturbance and disruption of the habitats associated with Great Crested Newts, Bats and their environments. This will include working under the direction of a licensed ecologist who will provide suitable specific method statements for each building, subject to pre works surveys.

Physical demolition is anticipated as being carried out using mechanical means wherever possible to avoid potential harm from falling materials and manual handling issues. Typically, the steel framed buildings will be removed by a 360-excavation machine with sheer and grab attachments.

The timber frame buildings will require specific review and method statements for dismantling/movement to be made ready for re-use where required.

Monitoring Arrangements

The key personnel within CEMP Roles and Responsibilities will be responsible for monitoring and proactive management, implementing the elements that fall to them. Any incidents and/or non-compliance issues will be reported at the earliest possible opportunity.

A logbook will be kept on site with complaints, incidents and/or adverse impacts, together with mitigation and remedial action noted. Complaints or adverse impacts to be addressed appropriately within 24 hours. Those identified within the Roles and Responsibilities will have readily available access and obligation to report with relevant details accordingly.

Summary

This document sets out the key requirements of the Construction Environmental Management Plan (CEMP) and identifies specific responsibilities.

Those on the distribution list will have the opportunity to review this CEMP and discuss required variations with the OHH Estates Manager, in turn a revised document will be produced.

It is acknowledged that when the Principal Contractor is appointed small variations may be necessary. If these are significant the CEMP will be resubmitted to the planning authority.