



Land off Botley Road (Phase II)
West End

Construction & Environmental Management Plan

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Revision A



FOREMAN
HOMES

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Appendix 1 – Site Set Up Plan

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1.0 SITE SET UP AND BUILD PROGRAMME

The site is accessed – and will be built – off the back of the residential development currently under construction on the adjacent site (Phase 1). An extract of the contractor's site set up plan is shown below, with the full plan being available at **Appendix 1**. Ample parking will be provided on-site, as can be seen on the site set up plan, which will prevent the need for parking off site.

The plan also shows the route of protected pedestrian walkways for safe movement around the site.



A Construction Programme accompanies this document at **Appendix 2** to show timescales of the development. The programme is provisional and the dates are subject to change, but the programme shows that the construction of the development should take around 18 months to complete, from the initial groundworks

2.0 CONSTRUCTION TRAFFIC ROUTE

As mentioned above, the site is accessed via an existing construction site. As such, deliveries and Construction traffic will be instructed to approach the site from the A334 Botley Road, turning right in to the existing construction site, through the development and on to this site, as can be seen below. Construction related traffic will be advised not to travel through West End village and directional signs will be displayed from the Charles Watts Way roundabout and the Tollbar Way roundabout.



3.0 DUST, EMISSIONS AND NOISE GENERATING PLANT CONTROL MEASURES

To ensure we carry out best endeavours regarding dust and emission control we have used the 2014 'Control of Dust and Emissions During Construction and Demolition - Supplementary Planning Guidance' published by the Greater London Authority as the control document for this plan. It is our intention for all on-site contractors to follow best practicable means at all times to minimise dust and emissions.

Construction Dust Method Statement

During periods of dry weather all surfaces capable of producing dust shall be dampened to minimise the spread of dust. All machinery, hand or otherwise capable of producing dust shall be fitted with adequate collection bags or fitted with a hose attachment to collect or dampen the dust produced.

Any activity likely to produce an excessive level of dust shall only take place after carrying out the necessary risk assessment and implementing any precautions to control and prevent dust from spreading.

On-Site Protection

The site compound, fuel storage and dust generating activities will be set away from residential boundaries and solid hoarding will be erected where required. Effective barriers need to be erected around dust generating activities and suitable dust suppression must be used at all times.

Haul Routes

The site will be accessed via the A334 Botley Road. During the first phase of construction the main drainage and roads to base course will be installed. These roads will be regularly damped down and swept with a road sweeper. Roads outside the site will also be subject to regular mechanical road sweeping.

All vehicles carrying dusty materials will be securely covered before entering or leaving the site, to prevent dust spilling on the road.

Site Entrance and Exit

The prevention of mud and dust outside the boundary to the site must be kept to a minimum at all times, to protect the local residents. Dust measures have been addressed above. Vehicles exiting the site will be subject to appropriate and effective wheel washing, which will comprise of a manned pressure wash facility and is located near the exit of phase 1. Vehicles will be checked before exiting the site, to ensure the wheels and underside are free from mud. Sweepers will be keeping the access roads as free from mud as possible throughout the length of the construction project, and the cleanliness of the roads will be monitored regularly, to ensure public highways and site roads are kept clean. Mobilisation of Imported or exported fill vehicles shall be limited to trafficking hard surfaces to minimise contamination.

Stockpiles and Storage Mounds

Long term stockpiles will try to be avoided on site, however, if the need arises, topsoil will be sited away from sensitive receptors and will be seeded. Where hardcore or similar material is stockpiled, these again will be sited away from sensitive receptors and will be used effectively for site works to avoid unnecessary vehicle movements to and from site.

Noise Generating Plant - Cutting, Grinding and Sawing

These operations will only be carried out with suitable noise and water suppressed power tools.

All equipment will be regularly serviced to ensure maximum operation.

No construction work shall take place during the construction period, except between the hours of 8:00am to 6:00pm Mondays to Fridays and 9:00am to 1:00pm on Saturdays and not at all on Sundays or Bank Holidays.

Signs will be placed around the site reminding workers that the area is sensitive to noise and to try and keep disturbance to a minimum

Drop heights into skips will be kept to a minimum.

No piling is proposed on this development

Skips & Waste

Skips will be provided on site for segregated waste and will be covered where there is a risk of dust movement. Skips will only be stored on hard surfaces and drop heights into skips will be kept to a minimum. Polythene lined skips must be used for wash out of concrete delivery lorries.

For general waste produced on site, a 6 yard mixed waste skip will be provided at all times throughout the construction period and will be emptied/replaced when full, to ensure a constant provision of waste disposal.

Fuel and Chemical Storage/Use

Any fuel or chemicals needed for construction purposes will be delivered to site by licenced carriers only and will be stored in compliance with COSHH data sheets and Foreman Homes' own Health & Safety procedures. Spillage kits will be stored in the same location, for immediate use should the need arise.

The site manager will ensure that authorised personnel only, will be permitted to fill plant etc with fuel and use any chemicals. The site manager will also carry out daily checks on the storage tank and associated equipment to ensure safe use.

Dealing with Spillages

The following procedures must be followed on site:

- Use bunded areas where practical
- Regularly inspect areas for spillages
- Have spillage kits available on site
- Clean spillages using agreed wet handling measures
- Vacuum or sweep regularly to prevent a build-up of fine waste dust material, which is spilled on the site and designated as waste that is no longer fit for use. This will be dealt with in accordance with the Waste Management Licensing Regulations (WMLR) 1994
- Inform the Environment Agency and Fire service if harmful substances are spilt.

Temporary Lighting

It is not envisaged that any temporary, external lighting will be used on site during the construction period. If, at any time during construction of the development, external lighting is required, details of such will be shared with the Local Planning Authority for approval, prior to their use.

4.0 DEMOLITION

The demolition of an existing dwelling, stables and related structures, pictured below, needs to take place to allow for the construction of this development. The demolition of these buildings will be carried out by professional demolition contractors.



5.0 BURNING ON SITE

There shall not be permitted, the burning of any materials on site during any phase of the development.

6.0 HOURS OF WORK

No construction work shall take place during the construction period except between the hours of 8:00am to 6:00pm Mondays to Fridays and 9:00am to 1:00pm on Saturdays and not at all on Sundays or Bank Holidays.

7.0 SITE HOARDING AND DECORATIVE DISPLAYS

1.8m solid hoarding, similar to that shown below, will be installed at the end of Monarch Way, to secure the site and prevent unauthorised access during construction. Similar hoarding and gates will be erected at the entrance to the site



8.0 USE OF CRANES

It is not proposed to use a static crane on site, although the lifting of roof trusses may require a mobile crane.

9.0 PROTECTION OF HABITAT AREAS

Prior to commencement of development, the appointed ecologists will carry out a reptile capture and relocation exercise, to move the reptiles to a temporary pen located within the site, as can be seen by the blue dashed line below.

The pen will be protected by reptile exclusion fencing and will remain in place until completion of the development.



Trees used as a habitat will be afforded protection by heras fencing along the red line shown below. The tree protection fencing will remain in place until completion of the development and shall only be removed after consultation with the appointed Arboriculturist.



As mentioned in section 3, above, it is not envisaged that any temporary, external lighting will be used on site during the construction period, which may harm habitats.

10.0 SURFACE WATER RUNOFF

The site has a gradient sloping from Southwest to East – towards the phase 1 construction site. During the first phase of construction, the drainage will be installed, including an infiltration swale to which the surface water will runoff to.

Any surface water during construction will flow along the swale, thereby removing any pollutants and reduce run-off rates and volumes. It will then be discharged into the basin within phase 1, whereby a further two stage water treatment process is provided, to further reduce contaminants.