



CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Version 4 – August 2023



PARK FARM (CCRC)
STONEHAM PARK
EASTLEIGH
SO50 9HT

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1. Introduction.

Address: Stoneham CCRC, Stoneham, Eastleigh, Hampshire, SO50 9HS

Client Team

- Client: OPUS villages
- Employer Agent: Meedhurst Project Management
- Principle Designer: BSA – Rob McGee

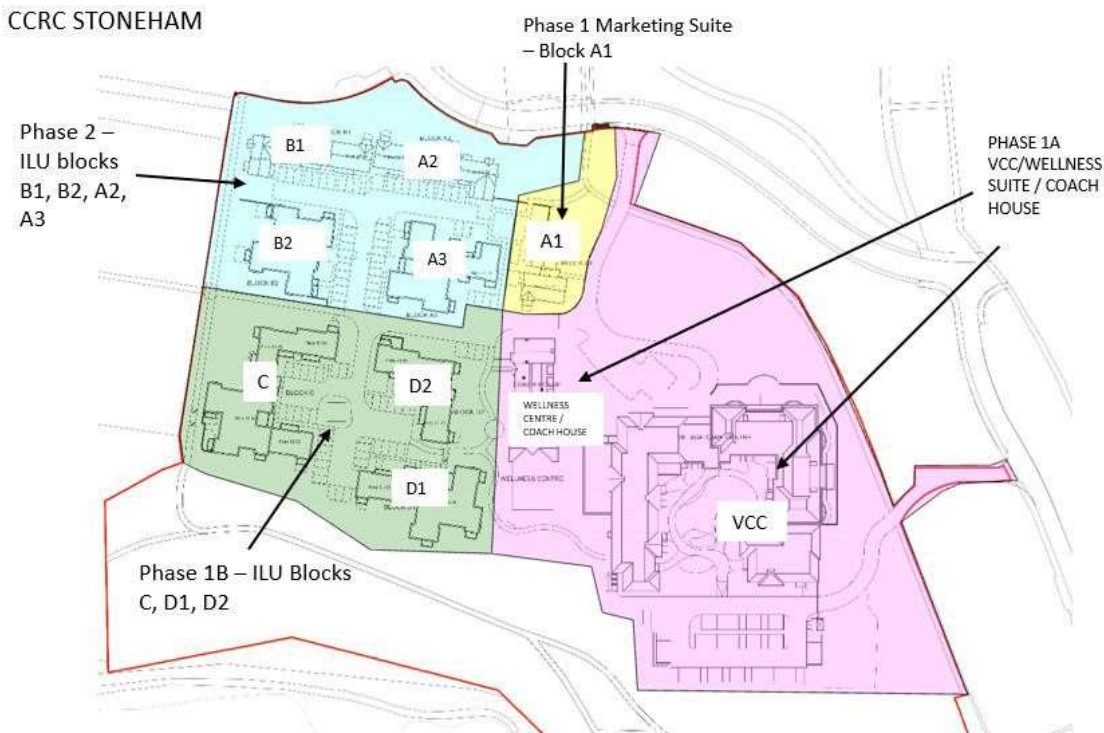
The proposed development will consist of 13 up to 2.5 story accommodation blocks, spa/gym, parking, bike and bin stores and communal gardens to create a Care Village on the western area of the site. The Eastern side of the site will consist of a refurbished Coach House and the creation of a 53 apartment Care Home with terraces, plant room, parking and communal facilities.

Site location - The site is located adjacent to both Stoneham Lane and Highwood Avenue to the East and the North of the site boundary respectively.

The current development of the site consists of two distinct sections, the eastern section of the site is currently an open grassland currently unused. The Western area of the site consists of a mixture of vacant buildings in various states of disrepair including the Coach House which has suffered significant fire damage, a large area is also covered with a concrete hardstand.

2. Programme.

The site works are divided into 2 phases (Phase 1a/1b and phase 2)as per plan below.



Phase 1 duration of 114 weeks

Phase 2 duration of 47 week.

Total duration of 161 weeks

3. Local liaison.

Highwood will engage with the local community, so our neighbours have a level of understanding of our activities. Feedback will be encouraged to inform our activities on site.

- A notice board will be placed at the site boundary providing contact information and scheme details. This will include programme information, contact details (Office and Site) and security arrangements.
- For our neighbours sharing Highwood Avenue and the surrounding area, we will issue newsletters containing specific information about our activities. Copies of these newsletters will be available on the site notice board.
- Once permanent welfare facilities are established residents will be offered the opportunity to visit the site office to meet the project team, raise any issues and view drawings.
- Site working hours will be between 08:00 – 18:00 (Mon-Fri). Sat 08:00 – 13:00 with no working on bank holidays unless

To assist in the above and the project will be included into the Considerate Constructor Scheme with a target of 40 points being set.

Our neighbours will be encouraged to communicate with Highwood either directly with the site team or via the head office, any feedback or complaints received will be addressed and managed by the Project Manager with a log held on site detailing any actions required and the outcome.

4. Welfare Facilities.

The main site setup will be positioned within phase 2 of the development and as shown in appendix 1. This will have a dedicated pedestrian route through the site from the site entrance.

The accommodation will be stacked and will consist of 2 or 3 x 32' canteen/drying room units with 2 / 3 x 32' office units stacked above. There will also be two 3 + 1 toilet blocks connected into the mains at the earliest opportunity. A signing in system will be located within the site welfare area and a smoking and vaping shelter will be located local to the site set up.

5. Site Boundary and Security

The boundary of the site will be secured with a combination of site hoarding and Heras fencing. Hoarding will be located along the boundaries of Stoneham Lane and Highwood Avenue with heras fencing being used along the Southern and Western boundaries of the site.

CCTV will be in various locations on the boundary to protect site, the cameras will be installed on hoarding, fencing and temporary accommodation.

6. Working Hours.

Working hours will be within the following hours:

- 08:00 – 18:00 Monday to Friday
- 08:00 – 13:00 Saturdays
- No working on Sundays and public holidays

These hours will be followed unless otherwise agreed in writing by the relevant planning authority. Outside the above periods the following working is permitted-

- a) pre-planned construction works to highway infrastructure requiring possessions where first notified to the relevant planning authority and local residents.
- b) emergency works; and
- c) works which do not cause noise that is audible at the boundary of the Order limits

Any emergency works conducted must be notified to the relevant planning authority as soon as possible and on the next working day of their commencement.

7. Deliveries

All delivery vehicles will access site via Highwood Avenue through the designated vehicle access point to site. Construction traffic leaving site will be directed right out of the project towards Stoneham Lane and junction 5 of the M27. See appendix 04

No delivery vehicles will be off-loaded on the road with all vehicles being off-loaded within the site boundary either via the site forklift or crane. All deliveries to site will be pre-arranged with the project team so as to avoid peak congestion times for the surrounding area. Due to the surrounding area being highly residential, school opening and closing times will be avoided.

It is anticipated that an average daily count of twenty delivery vehicles will not be exceeded.

8. Turning and Vehicle Movements.

The existing hardstand area will be utilised for the early stages of the project for material storage areas and plant and pedestrian routes. To service the remainder of the project haul roads will be introduced at the earliest stage of the project so as to eliminate the transfer of mud onto the public roads.

A wheel wash facility will be introduced located at the vehicle entrance/exit to site to ensure that all vehicles leaving site are suitably cleared of mud and inspected by the gateman so as to ensure no mud is tracked onto surrounding roads.

Vehicle and pedestrian segregation will be in place for the duration of the works and continually monitored throughout the development. Delivery vehicle management will be by our gateman/banksman.

9. Parking.

All parking for contractors attending site will be within the site boundaries and not on the surrounding residential roads. The existing hardstand will be utilised for site parking as shown on the site logistics plan in appendix 1.

10. Material storage.

A dedicated material storage area will be allocated within the site boundary, this can be seen on the site logistics plan in appendix 1. This area will be managed and monitored by the site forklift operator and project team.

Where materials are affected by weather (Plasterboard) are being stored outside on site, these will be appropriately protected and raised off the ground.

Storage locations for all materials that create dust, including soil, will be located away from the sensitive receptors adjacent to the site. Where this is not practicable additional precautions will be taken such as covering and dampening down spoil heaps.

Prolonged storage of materials on site prior to use and/or disposal will be avoided.

11. Material distribution and re-use

All material distribution around site will be carried out by the site forklift and crane. Subcontractors requiring the crane or forklift will be issued slots throughout the day and deliveries scheduled to ensure timely off-loading is possible.

During the demolition phase, although very limited re-usable materials will arise from the process, it is the intention to retain the hardcore created to assist in creating hard-standings for material storage areas and haul roads

Where possible spoil excavated as part of the works will be re-used throughout the course of the project. A detailed audit trail will be kept of all soil materials being retained both for landscaping and for reuse in the construction process. These soils to be retained will be stored separately from other soils from the site and any involved in the construction process.

12. Health and Safety.

The planning, organising and implementation of the project will be in accordance with Highwood Construction's Health and Safety Management System. The Principal Designer will be fully consulted throughout the process so that the mandatory notices are issued in the required timescales.

13. Crane.

A tower crane will be located (to facilitate construction of phase 1 only) in a position on the site in order to use the minimum sized crane to enable the loading out of all construction materials. The crane will be fully tested after erection and the weight limits set as appropriate. The crane will be used to lift the larger components, such as floor beams, from the delivery vehicle to its place on the building. All delivery vehicles will park and unload on site with no vehicles will be parked outside of the site.

See appendix 5

14. Environmental considerations.

Noise:

Noisy activities will be completed within working hours with no working on public holidays. Switching all audible warning systems to the minimum setting required by the Health and Safety Executive. Reverse warning alarms will be fitted with white noise (broadband) systems.

Best Practicable Means' and the guidance provided within BS:5228 will be employed to minimise construction impacts, including, for example: -

- No deliveries should occur outside of the hours identified above.
- Careful selection of working methods and programme;

- Where applicable, selection of the quietest working equipment available.
- Where practicable, positioning equipment behind physical barriers, i.e. existing features, hoarding etc; - see appendix 6.
- Ensuring that regularly maintained and appropriately silenced equipment is used.
- Handling all materials in a manner which minimises noise, such as minimising drop heights.
- Switching all audible warning systems to the minimum setting required by the Health and Safety Executive. Reverse warning alarms should be fitted with white noise (broadband) systems.
- Where processes could give rise to significant levels of noise for extended periods of time, noise levels should be monitored regularly by a suitably qualified person with the survey results kept on file; and,
- In terms of on-site employees, appropriate actions should be undertaken with regard to the Noise at Work Regulations including the requirement for the use of ear defenders and appropriate warning notices.

Where processes could give rise to significant levels of noise for extended periods of time, noise levels will be monitored regularly by a suitably qualified person with the survey results kept on file.

Dust

All activities undertaken throughout the project will adopt Best Practicable Means for dust control as stipulated within the Institute of Air Quality Management's "Guidance on the assessment of dust from demolition and construction works".

Some of the main practices that will be adopted throughout the project to control the production of dust will be the following:

- Mist cannons will be used during any demolition works to ensure minimal dust is created and no dust escapes the boundary of the site – see appendix 6 for site boundaries.
- During periods of warm weather haul roads will be damped down and swept periodically to reduce the dust created from the movement of plant.
- For all other activities creating dust, suitable extraction and suppression will be utilised to eliminate the production of dust.
- Storage locations for all materials that create dust, including soil, will be located away from the sensitive receptors adjacent to the site. Spoil piles will also either be covered or dampened down during periods of dry weather.

Lighting

The use of construction lighting outside of construction hours will be limited and be kept to a minimum necessary for workforce, public and/or safety. Construction lighting will also be restricted to internal lighting during construction hours with external lighting only being utilised around the welfare facilities during winter periods and low levels of light.

Lighting adjacent to public highways and footpaths will be appropriate for the safety of passing public and shall ensure that light spillage, particularly onto highways, is limited to the minimum possible level necessary. Absolute minimal artificial lighting will be placed in locations where it will cause light spillage on habitat corridors which are likely to be used by wildlife. These include the deciduous woodland to the Southern boundary of the site (see appendix 7)

It should be noted that despite security fencing already installed, the site continues to experience frequent trespass incidents. Therefore, a CCTV system with temporary (PIR movement triggered) lighting will be

required to secure the site and discourage damage/vandalism and potential accidents on site and further damage to the arbocultural fencing.

Glare from construction floodlighting will be minimised by positioning lights to less than 70 degrees from the vertical uplift and will be directed into the Site. This will reduce upward light spill and subsequently reduce the impact on the Dark Sky environment.

Smoking & Vaping:

Smoking and Vaping will be prohibited across the site other than the designated smoking & vaping area located within the welfare compound.

Watercourse/Pollution Management:

All works where there is a risk of pollution to the environment will be done so in accordance with Highwoods environmental management system to ensure compliance with the Control of Pollution Act 1974.

Where possible water will not be abstracted from excavations. However, if this is required all water will be pumped through a silt buster in order to remove any possible contaminants and silt before discharging into another area of the site or drainage system. In the event this is required the quality of the water will be monitored regularly to ensure there are no signs of contaminants.

Shallow levels of groundwater were encountered during the site investigation at depths of <2.5m bgl. Where works require excavation below this level and groundwater is encountered a dewatering strategy will be implemented to ensure there is no risk of contamination from the works being completed.

Although there are no watercourses located within the site boundary, located beyond the boundary of the South of the site is the North Stoneham Ponds (Appendix 7). To ensure construction activities have no effect on the watercourse the below controls will be adopted throughout the project.

- Fuel bowzers will be double bunded with a 110% bund capacity and located on top of an impermeable surface to prevent any spillages leaking into ground.
- Small items of plant and fuel will be stored on top of bunds/plant nappies to contain any spillages.
- As well as the above all works will be completed in compliance with Highwood COSHH Procedure, and Guidance Note of the monitoring of groundworks which is expected to pose the most risk.
- A dedicated plant refuelling area will be created on a hardstand and located away from any sensitive receptor to eliminate any contaminants leaking into the groundwater.
- All COSHH substances will be stored within bunded and locked COSHH cabinets and as per their specific COSHH assessment.
- Emergency spill kits will be available in the event of a small spillage and an emergency spill contractor will be appointed and will attend in the event of a larger spillage.
- All plant and equipment will be inspected for leaks on a daily basis.
- Small items of plant (e.g. Genny's) will be located on drip trays so as to contain any spillages.

Where possible proprietary washout systems will be promoted with our contractors as a means of concrete washout. However, as a minimum standard a lined skip will be used for concrete washout. The skip will be monitored on a regular basis to ensure there are no spillages.

Throughout the course of the project the level of surface water runoff will be monitored for both quantity and quality (contaminants/Silt). In the event of severe continuous rainfall, settlement ponds will be created (see appendix 1) with temporary drainage routing overland runoff into the ponds. After allowing the silt to settle, water will be pumped out through a silt buster to remove further contaminants before being discharged elsewhere in the site. No contaminated or runoff water will enter the woodland to the south of the site or North Stoneham ponds (see appendix 7).

Regular visual inspections and monitoring of the woodland to the South of the site and North Stoneham Ponds shall be undertaken during the construction phase to ensure no potential contamination releases to controlled waters. Pollution prevention equipment will be kept in the construction area and procedures for use put in place.

Sediment traps/basins should be installed prior to any major earthworks or regarding of the land take place and additional sediment traps and/or silt fences should be installed as ground works are occurring to keep sediment contained within appropriate locations.

Contamination:

The investigation report completed by Soil Limited did not highlight any level of contamination within the ground during testing. However, it was highlighted that not all areas were able to be tested. E.g. underneath concrete slabs and buildings. Before any spoil is remove from site WAC testing will be completed to identify any possible contaminants.

In the event any contaminated ground is identified a suitable remediation strategy will be completed before any further works within the contaminated area are undertaken.

Ecology:

No known protected habitats have been identified within the area. However as per the recommendation of the WYG ecological report a pre-construction badger check will be carried out prior to the start of works to confirm there has been no change in activity.

Only invasive species identified on site included Rhododendron, this will be removed as per the WYG ecological mitigation and enhancement strategy A090817. The Japanese knotweed that was previously identified on the site has since been removed and is no longer present on site.

The ecological recommendations of the WYG ecological mitigation and enhancement strategy A090817 have been considered and incorporated into our site arrangements.

The area to the South of the site 'North Stoneham Ponds' is classified as a SINC, although this is non statutory, all controls mentioned throughout this Construction Environmental Management Plan will be utilised so as to ensure there is no negative affect on this area – see appendix 7 for location to site boundaries.

The WYG Ecological Appraisal assessment did not highlight any presence of any protected species on site or any protected habitats on site. The recommendations to retain natural and semi-natural habitats on site to be maintained where possible will be adopted. Where this is not possible as part of the scheme, habitats will be introduced as part of the scheme.

Arboriculture:

Any arboricultural works will be completed as per the Arboricultural Method Statement, provided by James Fuller Arboriculture (Ref: JFA10259CCRC V2). The tree retention plan within appendix 2 will be adhered to throughout the scheme. Where there are any works required to be completed close to a tree that is designated with a TPO (Tree Protection Order) a suitable Tree Protection Zone will be created with Heras fencing.

A suitable tree protective barrier will be in place on the Southern boundary of the site in order to protect the Deciduous woodland. An example of this fencing can be seen in appendix 3 and appendix 7.

Landscape, Minerals and soil management:

The site investigation works suggest that there may be some pockets of higher quality sand and gravels that underly parts of the site, but there is very little unsaturated higher quality material. There are very few examples of higher quality sand and gravel over 1m in depth which are unsaturated. It is not considered likely that this material would be of commercial interest to a minerals operator to work as standalone resource.

Any sand and gravel recovered during topsoil stripping and the construction of cuttings and embankments (collectively referred to as 'earthworks') should however be recycled to minimise sterilisation of the mineral resource. This will be stored within stockpiles as noted below:

- When stripping, stockpiling, or placing soil, do so in the driest condition possible and use tracked equipment where possible to reduce compaction.
- Confine traffic movement to designated routes.
- Keep soil storage periods as short as possible; and
- Clearly define stockpiles of different soil materials.

Waste Management:

All waste will be removed by a licensed skip company and be accompanied by a completed Waste Transfer Note (WTN). Waste Carriers Certificates and disposal site Licences will be obtained from our waste contractors to ensure all waste is being managed by a reputable company.

Reports will be provided on the monthly basis by our waste contractor providing a detailed breakdown of recycled and recovered wastes.

In the event any Hazardous waste is created it will be segregated and removed by an appropriate removal company and a hazardous waste consignment note obtained.

Where possible waste will be segregated to aid with recycling. Plasterboard skips will be covered so as to prevent water ingress. Skips will also be exchanged on a regular basis. Any waste stockpiles will be damped down by water sprays and sheeted if required. Waste materials shall not be burnt on-site.

Where possible spoil will be re-used on site in order to reduce the requirement to import any spoil onto site. However, this will only be the case if the spoil is of a suitable grade which will be confirmed after appropriate testing.

Resource and Energy Management:

Both water and energy usage on site will be monitored by the project team on a monthly basis. This will include both usage for the welfare facilities and on-site usage. Site welfare facilities lighting will utilise PIR sensors to reduce electricity usage and the utilisation of grey water will be explored throughout the project.

Archaeological and Historical Importance:

Works are to be carried out on the fire damaged coach house which involve the retaining of a section of the façade of the building. A strategy will be in place before these works commence to ensure suitable Temporary works and protection is in place. Works will be completed ensuring the Historical Landscape Assessment completed by EDP is taken into account.

An existing listed building on site is to be retained as part of the development. Demolition and construction works are required to take place surrounding the building. Suitable protection and exclusion zones will be implemented around the building and regular monitoring to ensure there is no damage as a result of the works.

Monitoring & Auditing

A range of monitoring systems will be in place throughout the project to ensure the effectiveness of the controls that will be implemented, some of these includes the following:

- Noise monitoring around the perimeter of the site – see appendix 6 for hoarding/boundary locations.
- Lux level readings on the Southern perimeter of the site.
- Regular site perimeter walks to check boundary fencing.
- Questionnaires and meeting with residents.
- Visual inspections of nearby watercourse to identify any possible contaminants.
- Monthly water and energy usage readings on for the project

The above monitoring activities will be audited on a periodic basis by our internal Health, Safety and Environmental department to ensure the controls in place are effective and the monitoring activities are being completed. The project will also be registered under the Considerate Constructors Scheme and will again receive visits from auditors from the scheme.

15. Appendices.

Appendix 1 – Site Logistics Plan

Appendix 2 – Tree Retention Plan

Appendix 3 – Tree Protective Fencing

Appendix 4 – Site Delivery/Travel Route

Appendix 5 – Phase 1 tower crane radius plan

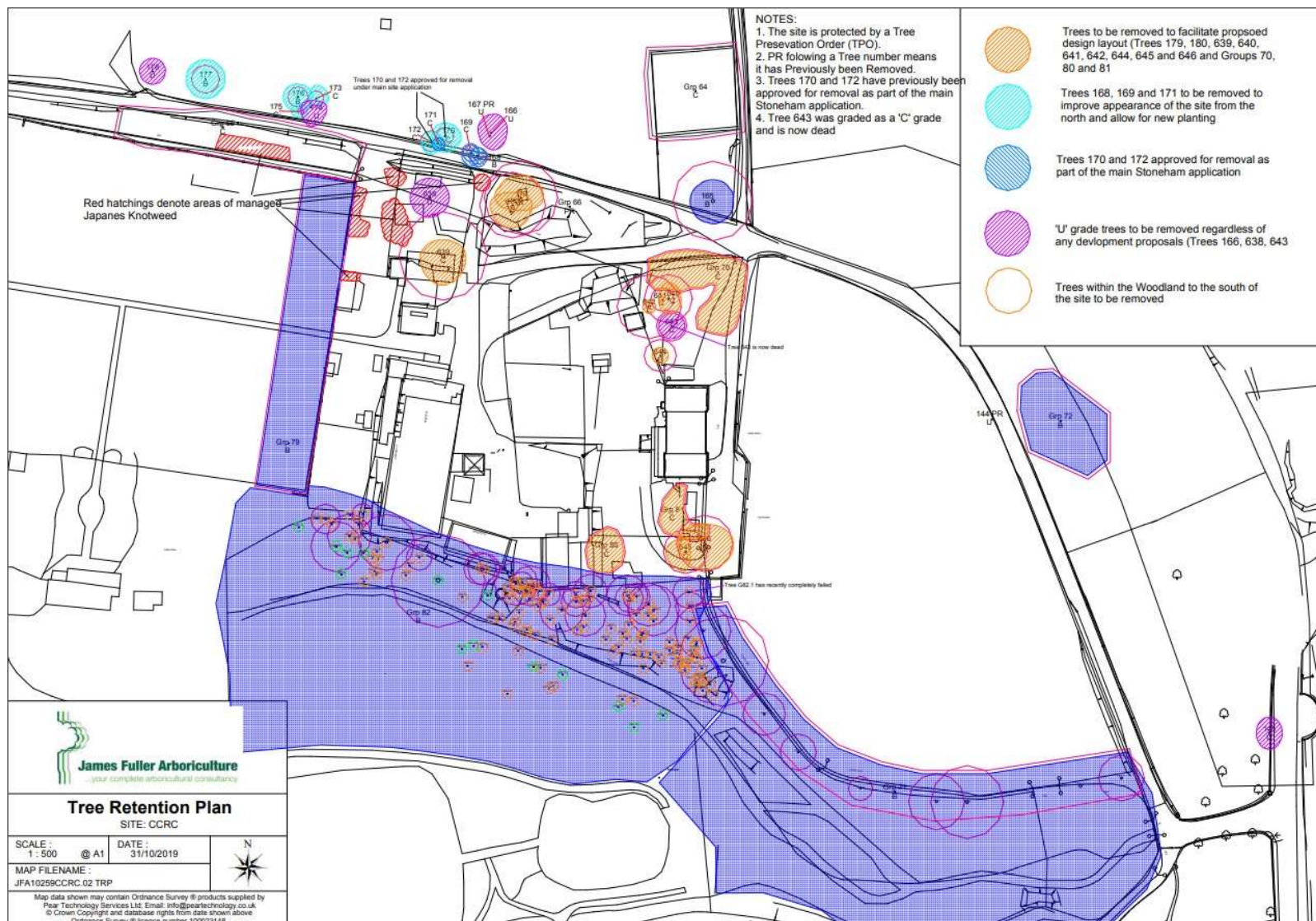
Appendix 6 – Site boundaries and boundary treatments

Appendix 7 – location of environmental areas protected by CEMP

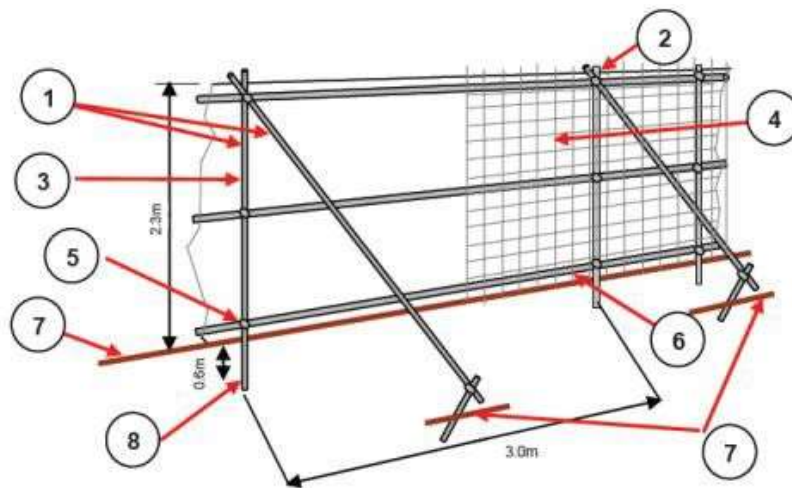
Appendix 1: site logistics



Appendix 2 – Tree Retention Plan



Appendix 03 – Tree Protective Fencing

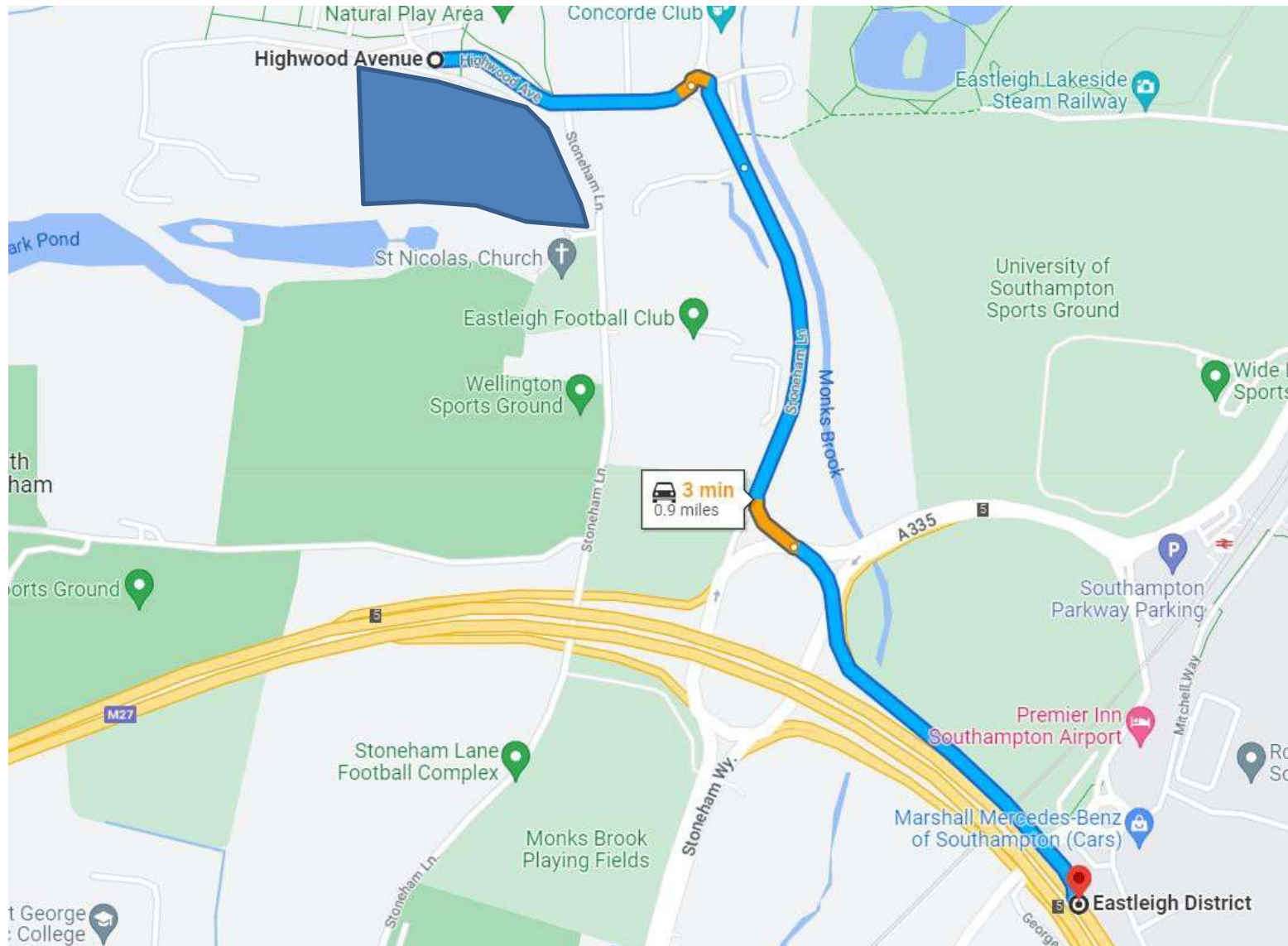


Example of protective barrier:

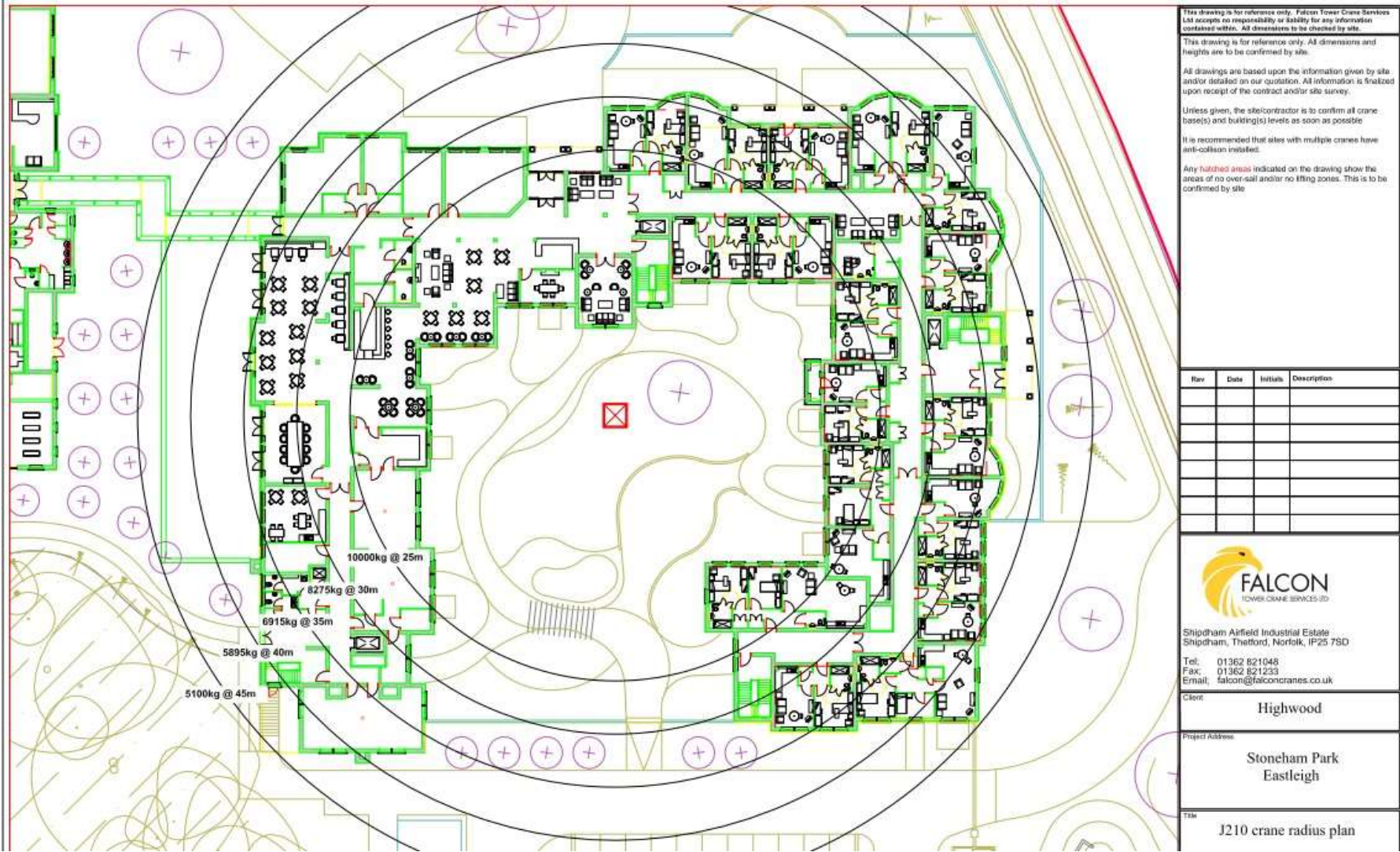
1. Standard scaffold poles
2. Uprights to be driven into the ground
3. Panels secured to uprights with wire ties and where necessary standard scaffold clamps
4. Weldmesh wired to the uprights and horizontals
5. Standard clamps
6. Wire twisted and secured on inside face of barriers to avoid easy dismantling
7. Ground level
8. Approximately 0.6m driven into the ground



Appendix 04 – Delivery/Travel Route



Appendix 5: Phase 1 tower crane radius



APPENDIX 6: SITE BOUNDARIES AND BOUNDARY TREATMENTS



Appendix 7: Location of environmental areas protected by CEMP

