

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

East Horton Business Park, Knowle Lane, Fair Oak, SO50 7DZ

DATE:- 21st August 2023
Version 3

- 1) Purpose of the document
- 2) Project details:
 - a) Work activity
 - b) Site location
 - c) Site description
 - d) Duration of project
 - e) Site layout
 - f) Consultant Team
- 3) Site set up / pre-construction:
 - a) Tree protection
 - b) Habitat clearance
 - c) Site boundary
 - d) Site compound
- 4) Construction:
 - a) Operation times
 - b) Construction team
 - c) Traffic routing
 - d) Delivery route to compound
 - e) Off site traffic routes
 - f) General traffic management
 - g) Waste
 - h) Noise
 - i) Dust
 - j) Lighting
 - k) Surface water run off
 - l) Communication
- 5) Site completion



I. Purpose of the document

This plan has been developed in response to planning condition 3 of permission reference F/23/94668, to give guidance on the control measures in place to mitigate concerns raised by Eastleigh Borough Council.

All works shall be carried out using Best Practicable Means according to the Control of Pollution Act 1974 with reference to BS 5228 "Code of practice for noise and vibration control on construction and open sites" and the Institute of Air Quality Management's "Guidance on the assessment of dust from demolition and construction". Contractor's shall keep good records of works in progress, mitigation measures in use, monitoring and audit, and of any complaint about pollution impact from neighbouring property. These shall be made available upon reasonable request such as for example if the Council visits the site to investigate a complaint. Effective remedial actions shall be implemented within 24 hours of a complaint where constriction environmental impact is adverse.

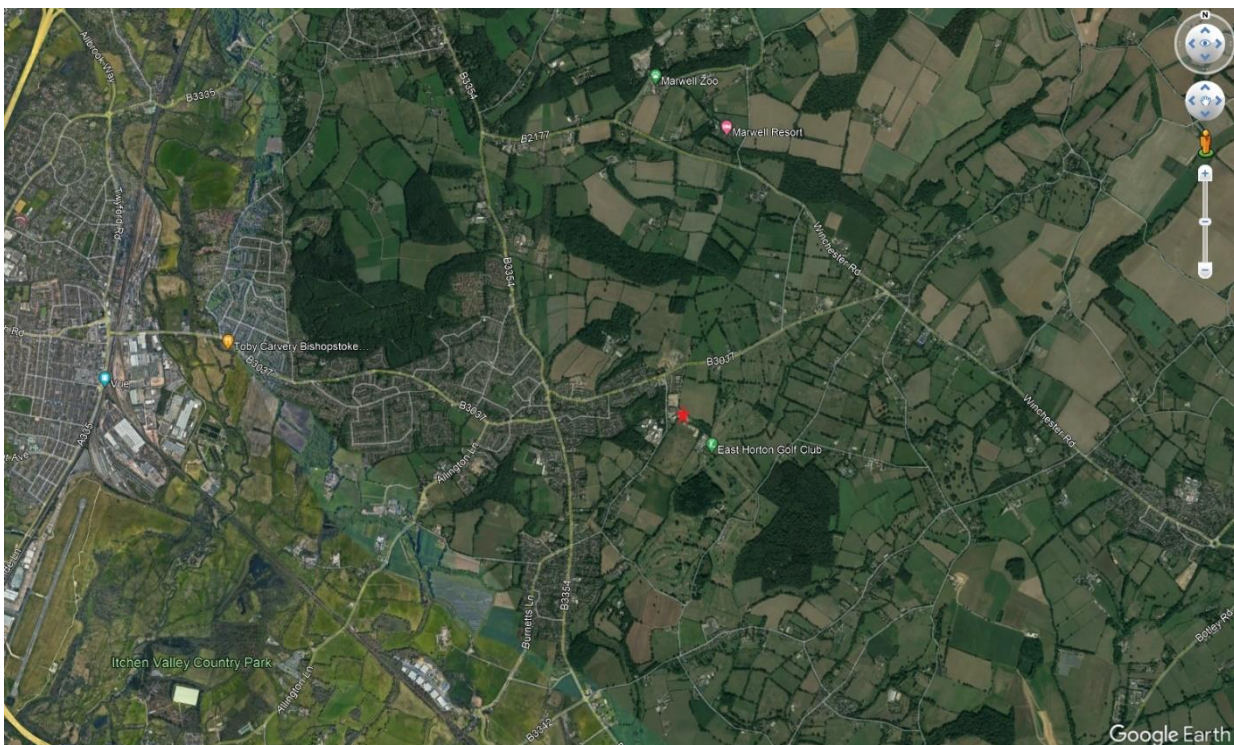
2. Project details

a. Work activity

Construction of 5 blocks of commercial buildings, and associated infrastructure as per permission reference F/23/94668.

b. Site Location

Address – East Horton Business Park, Knowle Lane, Fair Oak, SO50 7DZ
Grid Reference - SU 50557 18529
Site Area - 0.85 Ha (Approximate)
Site Location -



E	100' min strip added to parking spaces. HOF paving point amended. Boundary strip off site updated	May '21
C	Footpath at site entrance extended	
D	Block 4 split. HOF turning area removed, wetty added. Break out split and EV charging points added	May '21
C	Block 4 and parking removed. Turning area updated	Jun '21
D	Tree canopies updated	Nov '21
C	Landscape updated to suit tracking requirements	Nov '21

g. Consultants

Discipline	Company	Contact Details
Architects	GRK Design	Phil Rose – 02393 552630
Landscape Architects	UBU Design	Richard Alldread – 01962 856008
Structural Engineer	Cowan Consultancy	Elvin Gomery – 01489 577488
Sustainability	SRE	Juhi Bhowal – 01730 710044
Ecology	Eco Support	Darrelle Moffat – 01329 832841
Arboricultural	Eco Urban	Barrie Draper – 01962 877397

3. Site set up / pre-construction

As the site has already been implemented for the previous office scheme, deep drainage, and utility mains have already been completed. The access has already had a tarmac subbase installed. There is clean safe access to the site already installed.

a. Tree protection

There are no tree protection measures to install.

b. Habitat clearance

There is no habitat clearance to take place. However, toolbox talks will be given on measures that are required for the protection of badgers, during the construction phase.

Any excavations on site will be covered nightly and will include an escape ramp left within the excavation to allow mammals to exit any excavations. Secondly any open-ended pipe work will be covered to prevent mammals entering the drainage system.

c. Site boundary

The site boundary is currently fenced with Palisade fencing, this will be checked and maintained throughout the construction period.

There is also a fence protecting the site area, this will be maintained throughout the construction period and only removed on completion of the whole site.

d. Site compound

Site offices will be placed adjacent to the entrance of the site, where site managers will be able to see the whole of the site and entrance. They will consist of a site office, welfare facilities and a tool store.

On the edge of the compound, there will be a barriered off bucket change area and also a refueling area. Fuel will be kept in a bunded tank. All refueling that takes place will be in this area will be on a bunded mat to prevent pollution. A spill kit will also remain on site.

4. Construction Phase

a. Operation times

The site will operate between 8am to 6pm Monday to Friday and 8am and 1pm Saturdays. There will be no construction on Sundays or Bank Holidays.

Deliveries will also be restricted to these hours.

b. Construction team

There will be a dedicated team onsite who are responsible for the overall running of the site, including managing site operatives, monitoring site boundaries, monitoring the surrounding roads and ensuring that material deliveries are spread out as much as possible to avoid congestion.

The site team will also be responsible for Health and Safety checks, and management of the construction program. The site has been registered for the Considerate Contractors monitoring scheme, of which the team will be required to achieve a minimum of 39 points.

c. Traffic

All traffic coming onto the site will be advised to call 30 minutes before arrival in order to assist the site team.

Once on site there will be a speed limit of 5mph and vehicles will be checked in at the site office before being advised on unloading or parking areas.

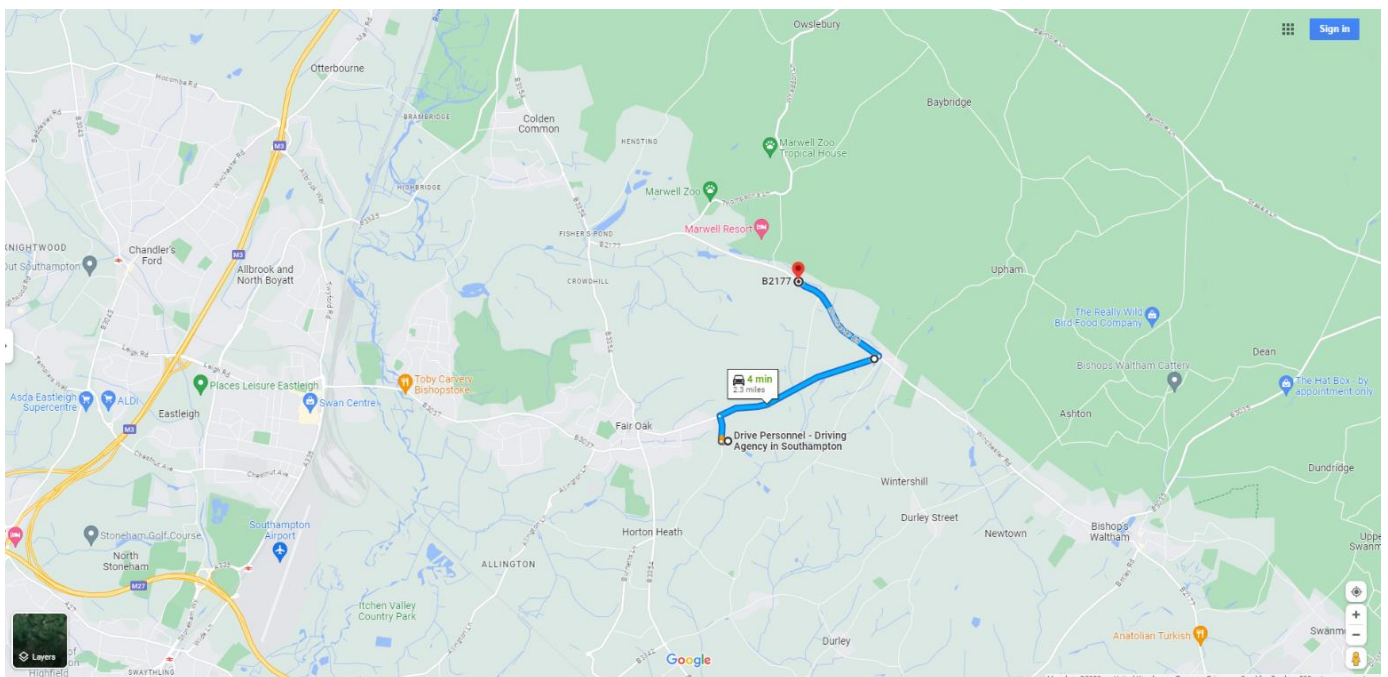
Due to the nature of the construction (Raft foundations and Steel Framed buildings) and the amount of work already completed onsite, the amount of materials required for the construction is much less than a conventional brick and block build.

d. **Delivery route to the compound**

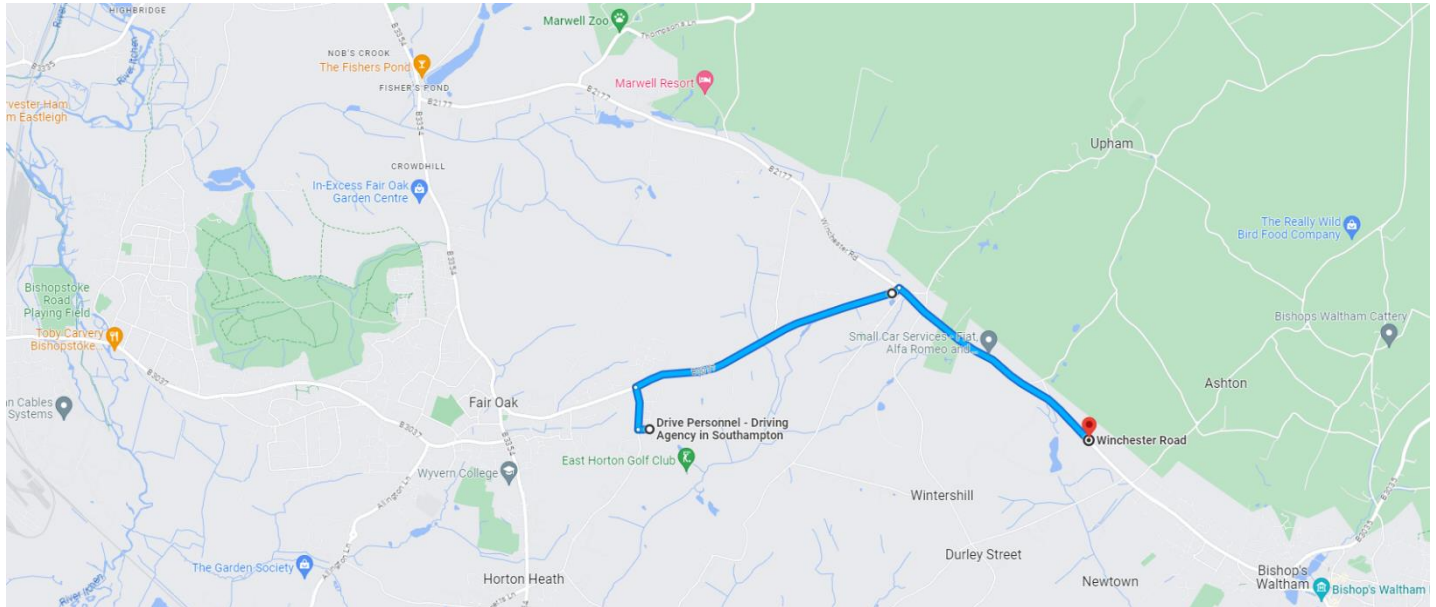
Plant and materials will be loaded and unloaded in the material compound as shown on the below plan and on-site distribution of materials and labour will be controlled in accordance with this plan.

e. **Off site traffic routes**

Off-site traffic will be directed as below from the North – via Winchester Road, and Mortimers Lane



Off site traffic will be directed as below from the South



Vehicle traffic will be directed to leave the site in the same direction that they came in. Signage will be installed to ensure that there is no left turning HGV's leaving the site to travel south on Knowle Lane where there is a weight restriction.

f. General Traffic Management

On site traffic will be restricted to delivering and offloading in the material compound which will be adjacent to the site compound. Thereafter distribution of materials will follow the traffic management plan.

Site traffic will be restricted to 5mph, vehicles coming in and out of the site will be monitored for debris on the wheels and bodies to ensure nothing is transferred onto the highway.

Vehicles coming in and out of the site will be monitored for debris on the wheels and bodies to ensure no material is transferred onto the public highway. Where debris is found, on site wheel washers will be deployed in an attempt to prevent transfer onto the highway. Should this method fail, mechanical road sweepers will be employed at the earliest opportunity in order to clean the affected areas of highway.

g. Waste

A waste handling area will be established within the site material compound where pre-identified waste streams will be segregated.

All waste leaving site will be handled by one of our waste handling partners and sent to a recycling facility. At the facility the waste is broken down into its component parts and re-cycled.

We receive live reports from the re-cycling partners highlighting the percentage of waste diverted from landfill and the percentage of each of the recovered components.

There will be NO burning permitted on the site.

h. Noise

It is inevitable that construction sites will make noise, but the site is limited to low level construction operations, plant and equipment will be commensurate with this type of work. Small tools will be used akin to those identified on the "site Noise Safety" chart. In addition to this main plant such as telescopic handlers, excavators, dumpers, tarmac laying plant will all be utilized throughout the construction phase.

The workforce

We will ensure that, where reasonably practicable, nobody on site is exposed to noise in excess of 80db (A). Where noise levels are suspected to be at or above 80db (A) the direct employer will be responsible for ensuring a suitable noise assessment is carried out. Suitable hearing protection must be made available to all affected personnel on request.

Contractors undertaking work that continuously exceeds the noise level of 80db(A) hearing protection zones must be set up with clear warning signs positioned.

Completed workplace noise assessments or contractors equivalent will be filed in the H&S file on site.

Except where expressly permitted and agreed with the local authority, no operations which are audible above this range will be carried out outside of working hours.

Site Noise Safety

	Orbital Sander	85 Db			Generator	73 Db	N/A
	Pneumatic Nail Gun	101 Db			5x3 1/2 Mixer	85 Db*	
	Petrol Cut-off Saw	106 Db*			Jigsaw	101 Db	
	Planer	105 Db*			Petrol Mixer	92 Db	
	Radial Arm Saw	106 Db*			Angle Grinder	102 Db*	
	Router	85 Db			Cartridge Tool	116 Db*	
	SDS Drill	101 Db			Demolition Hammer	106 Db*	
	Wacker Plate	96 Db			Poker Vibrator	88 Db*	
	Circular Saw	100 Db			Magic Screed	99 Db	
	Concrete Planer	103 Db			Power Float	119 Db	

NOTE:

PPE is always a last resort, should it fail, you will be injured.

If you are wearing hearing protection, then Ear muffs should be worn in preference to ear plugs.

Please be aware of noise level when working in close proximity to Machinery.

A 3 decibel increase equates to the noise level doubling.

For Machinery not listed above please contact the Site Manager.

*Indicates measured levels, all other Db ratings are from manufacturers guidelines.

i. Dust

The workforce

Dust and respiratory protection will form part of the site induction and all employees exposed to any dust will be fitted with face fit dust masks.

The surrounding areas

Mitigation measures will be implemented throughout the life of the construction project as follows: -

- All petrol operated cutting will be fitted with dust suppression to minimize the potential for airborne particles.
- The estate roads will be monitored on a daily basis by the site manager and swept as required using water dampened sweeping equipment to remove dust residue rather than suppress it.
- The site team will continually monitor for any increased levels of dust and water bowsers will be on site with spray valves to allow any emergency suppression.
- The site team will review daily, there will be a labourer who will hose vehicles. The washer as detailed above.

j. Lighting

The external lighting will be streetlights only, the only other lights will be those on vehicles. External Site works cannot commence in the winter hours beyond sunlight hours to accord with Health and Safety policy.

Should there be unavoidable need for outside of daylight working hours any lighting will be directed away from highways and neighboring properties, boundary vegetation, the swale and suds ponds at the eastern end of the site.

k. Surface water run off

The site is not within any flood risk zones, and the main infrastructure of the drainage has already been completed due to the implementation of the previous planning permission. Usual construction filter & slit trap protection will be installed in the drainage system to ensure that nothing migrates outside of the site.

All existing drainage gullies will have silt mats over them to ensure no migration of slit into the existing drainage system.

The trap protection will be installed along the boundary ditch, and before the existing swale onsite, as per the below drawing.



Drainage will be monitored by the site team on a daily basis with any defects being rectified immediately.

I. Communication

The office project management team will be in constant communication with the site team throughout the duration of the project, with daily visits to check on construction and site conditions.

5. Site completion.

A period of 30 days has been included within the overall program to remove all site equipment and accommodation. Surface water drainage will also be cleaned and surveyed during this time. Any snagging on external roads, broken kerbs etc. will also be repaired during this time.