CONSTRUCTION MANAGEMENT PLAN

Queens View, Netley, Hampshire



Stage	Amiri	Date
Developed	Amy Hazelton	March 2025
Approved	Adrian Cator	March 2025

Issued To	Name	Date
Client	Harry Lee (EBC)	
Planning Authority	Eastleigh Borough Council	

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REVISION SHEET

Revision	Date	Changes Made

1.0 PROJECT DETAILS

Project Description	
Project Title	Queens View, Netley, Hampshire
Project Description	Construction of part 3-storey, part 2-storey building to provide 18 flats and a ground floor retail unit, following demolition of existing building, to include vehicle access, parking, landscaping and footpath access to recreation ground.

Introduction

As set out within the Employers Requirements (2.11), this Construction Phase Plan has been prepared to outline the approach to the management and delivery of the project.

It will be supported by a detailed Construction Phase Health & Safety Plan, Traffic Management Plan and Environmental Management Plan and project specific Fire Risk Assessment.

In addition, this Construction Environment Management Plan (CEMP) has been developed so satisfy the requirements of plannning condition #3 of draft approval F/23/96224 – set out on the next page.

3	CEMP Notwithstanding the details set out in the submitted 'Construction Site Management Plan' (ref. 131.0013/CSMP/1, September 2023), no development shall start on site until a final Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority, which shall include: a) A programme of and phasing of demolition and construction work; b) The provision of long term facilities for contractor parking; c) The arrangements for deliveries associated with all construction works; d) Methods and phasing of construction works; e) Access and egress for plant and machinery; f) Protection of pedestrian routes during construction; g) Location of temporary site buildings, compounds, construction material and plant storage areas; h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers) and onwards mitigation should this fail; i) Measures for the control of dust and particulate matter; j) Measures to mitigate noise and vibration to surrounding residents; k) Details of lighting; l) Measures to manage surface water drainage; m) Precautionary methods to prevent harm to protected and notable species and to prevent the spread of invasive species as per the details set out in Section 6 of the Preliminary Ecological Appraisal (dated 20 December 2023), and Table 5.2.3.1 of the Bat Survey Report prepared by Hampshire Ecological Services Ltd (dated August 2024, rev.1). Construction work shall only take place in accordance with the approved CEMP. Reason: In order that the Local Planning authority can properly consider the effect of works on the amenity of the locality, in accordance with Policies DM1, DM8 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

2.0 DEVELOPMENT CONTACTS, ROLES & RESPONSIBILITIES

Position	Contact Name	Address	Number
Client – Eastleigh Borough Council			
Development Manager	Harry Lee	Eastleigh House Upper Market Street Eastleigh SO50 9YN	t. 023 80688 000
Clerk of Works	TBC	Eastleigh House Upper Market Street Eastleigh SO50 9YN	t. 023 80688 000

Principle Contractor – Amiri Construction Limited			
Director	Adrian Cator	Amiri Homes Ltd Eagle Point Little Park Farm Road Segensworth Hampshire PO15 5TD	t. 01489 557700
Head of Construction	Daniel Cook		t. 01489 557700
Head of Design	Ross Blakemore		t. 01489 557700
Design Coordinator	Amy Hazelton		t. 01489 557700
Project Surveyor	Natalie Boettger		t. 01489 557700
Safety, Health & Environmental Manager	Simon Starks		t. 01489 557700
Site Manager	Dan Gravett		t. 01489 557700
Resident Liaison	Claire Bayly		t. 01489 557700
Customer Care Manager	Wayne Parsons		t. 01489 557700
Person Responsible for CEMP Implementation			
Site Manager	Dan Gravett	Eagle Point Little Park Farm Road Segensworth Hampshire PO15 5TD	t. 01489 557700

3.0 PUBLIC COMMUNICATIONS STRATEGY

Our Public Communication Strategy for this project will be underpinned by our ISO 9001 (Quality), 14001 (Environmental) and 45001 (Safety) business management system.

Communications will be managed by our resident liaison officer (RLO), Site & Contracts Manager.

An overview of our approach to public communications is set out below.

- **Pre-commencement** – all local residents and businesses including the adjacent business premises (all neighbours) will be written to before construction commences outlining the key project dates, durations and overall build strategy. All contact details will also be included for all members of the project team for if any incident, query or concern needs to be raised.

- **During Construction** – a monthly newsletter will be sent to all neighbours updating them on progress and inviting them to site on an allocated day each month to provide feedback (positive & negative), which can then be reviewed and actioned. At these meetings, an update will be provided on any points raised previously, which can then be closed out accordingly. A running record of all points raised will be kept and issued as part of the monthly newsletter.

- **Ahead of high-risk activities/activities where disruption may occur** – early notice will be provided in writing to all neighbours in advance of any activities that could pose any risk or any disruption, where all mitigation plans being put in place will be outlined and explained i.e. works to the public highway or works that will affect any local residents, businesses or services.

- **Post-construction** – a close out meeting will be held with all neighbours to discuss the success of the project and any other matters. A letter will also be sent to all neighbours summarising the project and any actions raised and closed out during construction. All maintenance regimes and plans will also be outlined, with details of post-occupation management explained and necessary contact information provided.

- **Complaints procedure** – all contact details will be published as explained above, whilst also being displayed on the 'Considerate Constructors Scheme' project information board located at the site entrance. If any complaints are raised either to our head office, or to the site team directly, they will be formally logged with all information recorded and any actions taken then communicated effectively to those who raised the complaint, along with any others the issue many have affected or caused disruption/concern to. This list will be included within the monthly newsletter and discussed at monthly meetings with all neighbours.

Any complaints will be recorded both on site and in Head Office. The Site Manager will log the complaint in their diary, recording information such as the time, date, name of person and source of complaint, and will then send this information to Head Office. All activities alleged of causing the complaint will cease immediately (unless there are health and safety implications) and works will not recommence until an investigation satisfies that the best practicable means are being employed. The Contracts Manager will be informed of the complaint raised and what action has been taken on site. The Client will also be informed of the complaint and the issue will be further investigated by the Contracts Manager and/or the Health and Safety Manager depending on the severity/nature of the complaint. All findings will be amalgamated into an investigation report and issued to the Client, Complainant, Site Manager and Contracts Manager, and where necessary further actions will be taken.
Regular site meetings will also be held with the client and sub-contractors where the following topics will be included on the agenda for discussion relating to complaints:

- Reporting of accidents and incidents
- Corrective action taken
- Personnel involvement
- Client/Sub-contractor concerns.

4.0 METHOD STATEMENT & PROGRAMME

The following section of the CEMP sets out our approach to the delivery of the project.

4.1 PROGRAMME / SEQUENCE OF WORKS

The following tables have been produced to summarise our planned sequence and programme of works during pre-construction and construction of the works.

Copies of both our details Pre-Construction & Construction programme are appended to the CEMP.

PRE-CONSTRUCTION PROGRAMME

Activity	Start	Finish	Duration
PRE-CONSTRUCTION & DESIGN (SITE START)	**17.03.25**	**09.05.25**	**8 weeks**
Demolition & Clearance	14.04.25	19.05.25	4 weeks
Discharge of Pre-Commencement Planning Conditions	10.03.25	18.04.25	6 weeks
Detailed Design Programme	10.02.25	02.05.25	12 weeks
Subcontractor Procurement	23.03.25	21.04.25	weeks

INVASIVE SPECIES IDENTIFICATION/REMOVAL & ECOLOGY ECOLOGICAL IMPACT MITIGATION

As set out in Planning Condition #26, we will demolish and construct in strict accordance with the recommendations of the Bat Survey Report detailed below. We refer to the appended Tool Box Talk which sets out the method of hand demolition and all precautions which must be taken prior to work starting on site.

26 Ecological impact mitigation

The development hereby permitted shall be carried out in strict accordance with the recommendations of the Bat Survey Report prepared by Hampshire Ecological Services Ltd, dated August 2024 (rev.1), to include implementation of the mitigation measures outlined in Section 5.6 of the Report, unless varied by the European Protected Species licence (of which the LPA must be notified).

Reason: To ensure that protected species are not harmed by the development and to secure biodiversity enhancement in accordance

with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

In line with the recommendations within the Report and Bat European Protected Species (EPS) Licence, copy appended and which will be in place prior to commencement of the demolition works, prior to works starting we will install the following in the locations shown below:-

- x1 large multi chamber Woodstone bat box
- x4 integrated maternity bat boxes to the southern elevation of the new building
- x3 integrated swift boxes to the northern elevation of the new building

Figure 4. Suggested location for the bat box on site (yellow circle) (proposed site plan mharchitects)



Figure 8. Plan showing the proposed mitigation and enhancement measures (not to scale).



Figure 6. Plan showing the proposed mitigation and enhancement measures (not to scale).



Figure 7. Plan showing the proposed mitigation and enhancement measures (not to scale).



SAFE REMOVAL OF INVASIVE SPECIES AND PREVENTION OF SPREAD

In accordance with the Preliminary Ecological Appraisal dated 20th December 2023 by Ecosupport, all invasive species will be removed by cutting back with cutters and removing all materials from site. Treatment will be implemented by appropriate personnel and using an approved systemic herbicide. The affected areas will be closely monitored for new shoots and should there be any reoccurrences, the same process will be followed until resolved.

In order to prevent spread, all equipment and machinery used in the removal process will be thoroughly cleaned using a pressure washer and disinfectant before the equipment is moved. Blankets and cover up materials will be used during the process of removal and treatment as necessary.

SITE CLEARANCE & ENABLING

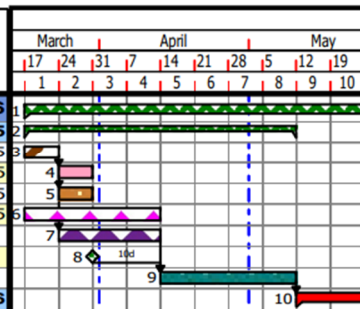
The site perimeter will be secured at the earliest juncture, providing clear public/site demarcation, safety & contact signage and entrance gates.

A pedestrian access route to the adjacent recreation ground and Park View shall be installed from the outset, and maintained throughout the build.

Vehicular access to the adjacent Robin Place will be maintained. Section 278 Agreement & Utility works are to be coordinated with the land owner (Saxon Weald).

Safe access to the principal entrance will be managed, with a TTRO in conjunction with the Section 247 Highway 'Stopping Up' order.

Line	Name	Duration	Start	Finish
1	**Queens View, Netley**	**73w**	**17/03/2025**	**24/08/2026**
2	**Site Clearance & Enabling (Pre-Con)**	**8w**	**17/03/2025**	**09/05/2025**
3	Secure Site Perimeter	1w	17/03/2025	21/03/2025
4	Establish Temp. Pedestrian Route	1w	24/03/2025	28/03/2025
5	BS5387:2012 Tree Protection	1w	24/03/2025	28/03/2025
6	Temporary Welfare Facilities	4w	17/03/2025	11/04/2025
7	*Utility Disconnections/Diversions*	*3w*	*24/03/2025*	*11/04/2025*
8	*Asbestos Survey & EPS Licence*		*31/03/2025*	*31/03/2025*
9	**Demolition & Site Clearance**	**4w**	**14/04/2025**	**09/05/2025**
10	**Construction Build Progamme**	**65w**	**12/05/2025**	**24/08/2026**



Excerpt from Amiri Pre-Construction Programme

DEMOLITION & CLEARANCE

Demolition works will be conducted in line with the recommendations set out in the Bat Survey Report, detailed within Planning Condition #26 and referred to earlier in this CEMP.

Subject to the receipt of the requisite EPS licence associated with the presence of protected species (Bats) and the completion of a Refurbishment & Demolition Asbestos Survey, demolition & vegetation clearance are planned to commence on early March 2025.

Demolition works are to be completed in a 'top down' manner, minimising the impact on adjacent neighbours and whilst working in close proximity to the existing trees and buildings.

CONSTRUCTION PROGRAMME

Activity	Start	Finish	Duration
CONSTRUCTION PHASE	12.05.25	24.08.26	**65 weeks**
Site Set-up & Enabling Works	17.03.25	09.05.25	8 weeks
Groundworks & Civil Engineering	12.05.25	18.07.25	10 weeks
Superstructure Works	21.07.25	08.05.26	40 weeks
Internal Fit Out Works	19.01.26	31.07.26	28 weeks
External Works (Communal Areas)	13.04.26	31.07.26	16 weeks
Testing, Commissioning & Inspection	01.06.26	24.08.26	12 weeks
Practical Completion		**24.08.26**	-

The construction programme will be delivered so as to minimise the impact on our neighbours, working in a planned and efficient sequence to bring forward safe completion and occupation of the development.

SITE SET-UP & ENABLING WORKS

Details of our approach to evolving Site Logistics are contained within the next section of this document.

GROUNDWORKS & CIVIL ENGINEERING

A Section 278 Agreement shall include provisions for the construction of the Queens View access along with the Castle Road access.

Early installation of the active surface water drainage will be a key focus; attenuation chambers and permeable bases, covered by a temporary tarmac running surface, included to provide a clean/stable working environment. Substructure masonry and pre-cast floor beams will follow to complete.

DRAINAGE

SILT BARRIERS

Our proposed approach to silt barriers and road gulleys is demonstrated on the appended Drainage Plan. We propose lining the road gulleys with terram membrane during demolition and construction. During construction when existing gulleys are removed and new gulleys are installed, we will ensure silt barriers are transferred to new gulleys as necessary.

SURFACE WATER DRAINAGE

The measures which we will undertake to manage the Surface Water Drainage have been submitted and approved in accordance with Planning Condition#7 as shown below. During construction we will install silt barriers to surface water gullies to prevent pollutants and contaminants entering the surface water drainage system.

7 Drainage

No development shall commence on site until full details of the surface water drainage scheme, based on the principles set out in the Drainage Strategy (Arch Associates, 30/11/2023, ref. AAL307), have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) A technical summary highlighting any changes to the design from that within the approved Drainage Strategy;
b) Winter groundwater monitoring infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed;
c) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
d) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100+ climate change;
e) Evidence that urban creep has been included within the calculations;
f) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753;
g) Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

The surface water drainage scheme shall thereafter be implemented in accordance with the approved details.

Reason: To ensure suitable drainage to prevent flood risk, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

In accordance with Planning Condition #8 all maintenance will be carried out in line with the Strategy detailed in the Drainage Technical Note document prepared by Arch Associates dated 3rd March 2025. The drainage system has been designed to prevent flooding to all surrounding properties, hard landscaping and the proposed apartment block. Surface water run-off is directed into the piped gravity drainage system and discharged to ground using soakaways and permeable paving.

8 Drainage maintenance

Prior to first occupation of the development hereby permitted, details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

a. Maintenance schedules for each drainage feature type and ownership;
b. Details of protection measures.

The drainage system shall thereafter be maintained in accordance with the approved details.

Reason: To ensure long term management of the drainage system to protect against flood risk, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

The tables below set out the general maintenance plan and scheduling for the surface water system:-

General Maintenance

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Remove sediment & debris from pre-treatment devices & floor of inspection chambers	Annually
	Cleaning of any gutters & any filters on downpipes	Annually
	Trimming and roots that may be causing blockages	Annually (or as required)
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually

Sump Catchpit Manholes

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Remove sediment & debris from sump	Monthly in the first year and then as required based on inspections
Monitoring	Inspect sediment accumulation rates and establish appropriate removal frequencies	Monthly in the first year and then annually

Soakaways

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	Annually

	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Trimming any roots that may be causing blockages	Annually (or as required)
Occasional Maintenance	Remove sediment and debris from pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	As required, based on inspections
Remedial Actions	Reconstruct soakaway and/or replace or clean void fill, if performance deteriorates or failure occurs	As required
	Replacement of clogged geotextile (will require reconstruction of soakaway)	As required
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually
	Check soakaway to ensure emptying is occurring	Annually

Permeable Block Paving

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to area

			where water runs onto pervious surface from adjacent impermeable areas as this is most likely to collect sediment.
Occasional Maintenance		Stabilise and mow contributing and adjacent areas	As required
		Removal of weeds or management using glyphosate applied directly into weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial Actions		Remediate any landscaping which, though vegetation maintenance or soil slip, has been raised to within 50mm of the level of paving.	As required

The maintenance of the surface water features and drainage generally will be funded by the client and their management teams and they will appoint a drainage company to inspect and maintain all apparatus as required.

SUPERSTRUCTURE WORKS

Following completion of the pre-cast ground floor slab, the superstructure works to the apartment block will commence in a progressive fashion, with intermediate pre-cast concrete flooring and roof slabs installed.

FAÇADE TREATMENTS

Once the main superstructure is completed, installation of the façade treatments; zinc cladding, aluminium windows/doors & balconies will follow a 'top-down' sequence, allowing the dismantling of the access scaffolding and commencement of external works.

INTERNAL FIT-OUT WORKS

Progressing through 1st and 2nd fix, using our pre-defined stage completion and QA checklists, trades will operate in a fluid route around the build phases to our exacting standards.

Our internal works programmes for each of the dwellings has been calculated at approximately 16 weeks, from the commencement of 1st fix works to the completion of our quality benchmark inspections.

EXTERNALS WORKS AND SERVICES

At the earliest opportunity, access scaffolds to the dwellings will be removed to facilitate service connections and the progressive completion of the external works programme; hardstanding's, boundary treatments, soft landscaping and final treatments prior to practical completion.

4.2 WORKING HOURS

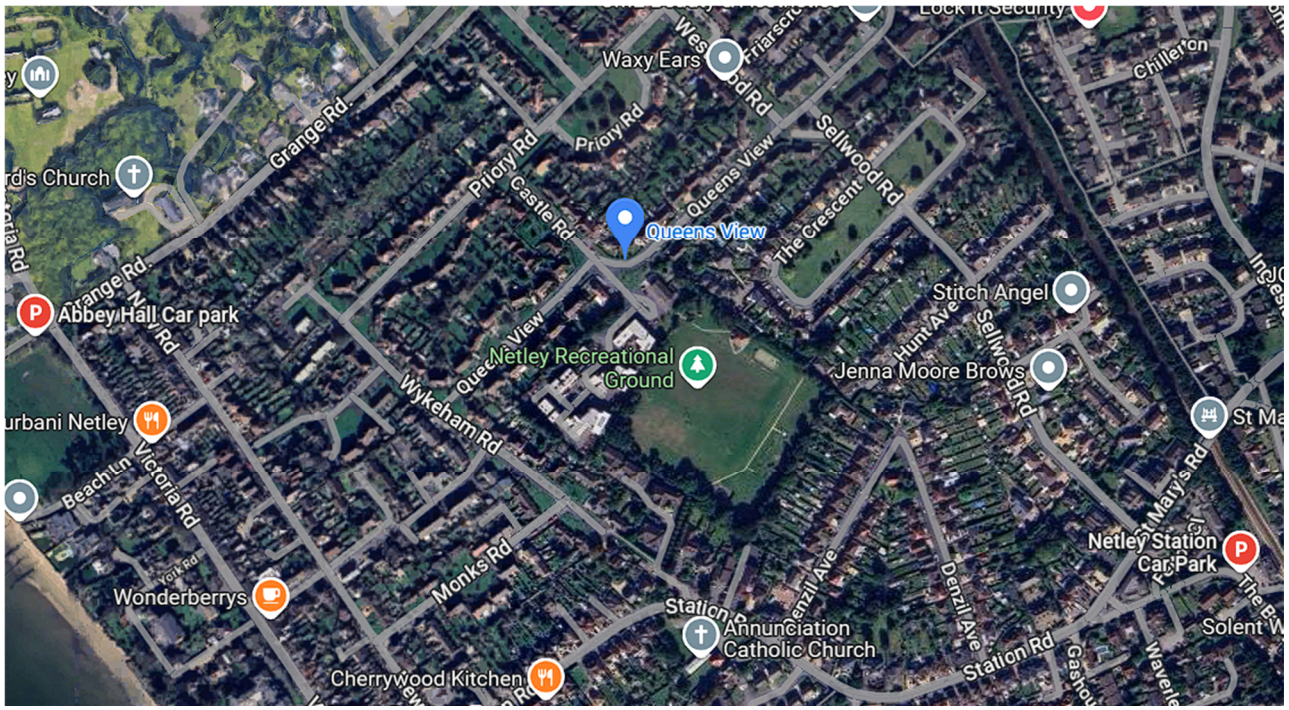
All works will be carried out only within site working hours on Mondays to Fridays between 08:00 and 18:00 hours and 08:00 and 13:00 hours on Saturdays and at no time on Sundays or Public Holidays.

4.3 CONTRACTOR PARKING

No Contractor Parking shall be available within the development footprint. Within our allocated welfare compound Parking Bays will be made available for the Project Team & scheduled visitors.
Workers will be encouraged to reach the site using sustainable modes of travel such as walking, cycling and public transport. However, practicalities dictate that some construction workers will require use of a car/van to reach the site, for example those that live further away in areas with poor public transport connections or those bringing a large/heavy amount of equipment. In this scenario, car sharing between construction workers will be encouraged. It is anticipated that a small number of car parking spaces would be provided for construction staff. To encourage staff to cycle to work, cycle parking will be included as part of the site compound.

Limited public parking facilities are located within close proximity to the development site. Those that ate, in reality are too far away to be utilised effectively by the workforce.

On street parking is available within the local residential road network and shall be utilised appropriately during the course of the works.



Local Car Parking Facilities

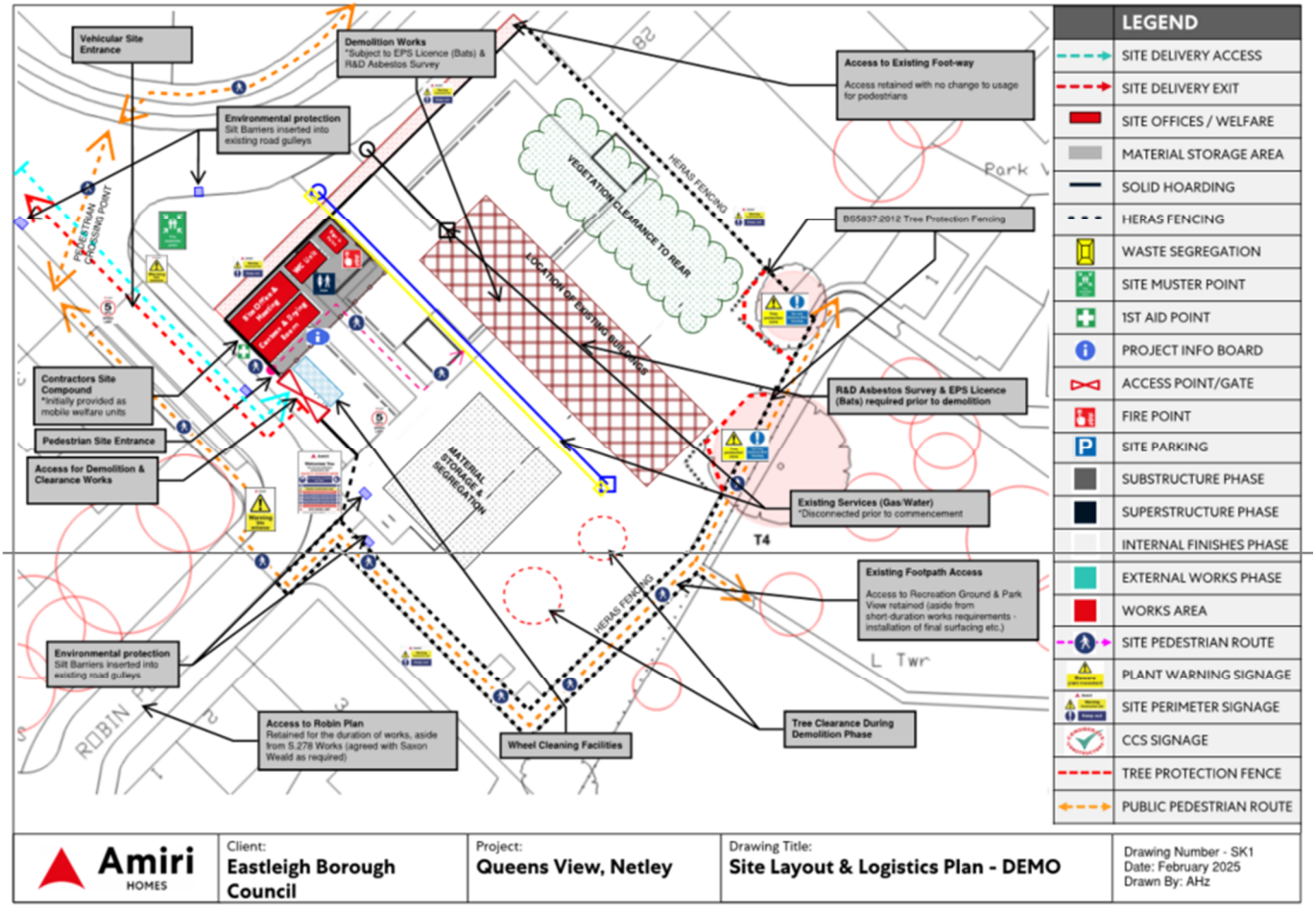
4.4 SITE LOGISTICS: ACCESS, DELIVERIES, PLANT & MACHINERY

PDF Copies of our CMP Logistics & Management Plans have been provided separately from this management plan

To support the preparation of our Construction Phase Health & Safety Plan and this CEMP, we have compiled site-specific Site Logistics Layout Plans, detailing visually our proposed way of working and managing the safe delivery of the development at various stages, including key elements;

- Installing a dedicated, protected walkway for public pedestrians to navigate around the site perimeter to the adjacent recreation ground and Park View
- Maintaining safe public access to the Queens View footpath for the duration of the development.
- Diverting (as part of the Section 247 Agreement) the pedestrian footway from the vehicular access point on Queens View to the other side of the highway

ENABLING WORKS & SITE CLEARANCE

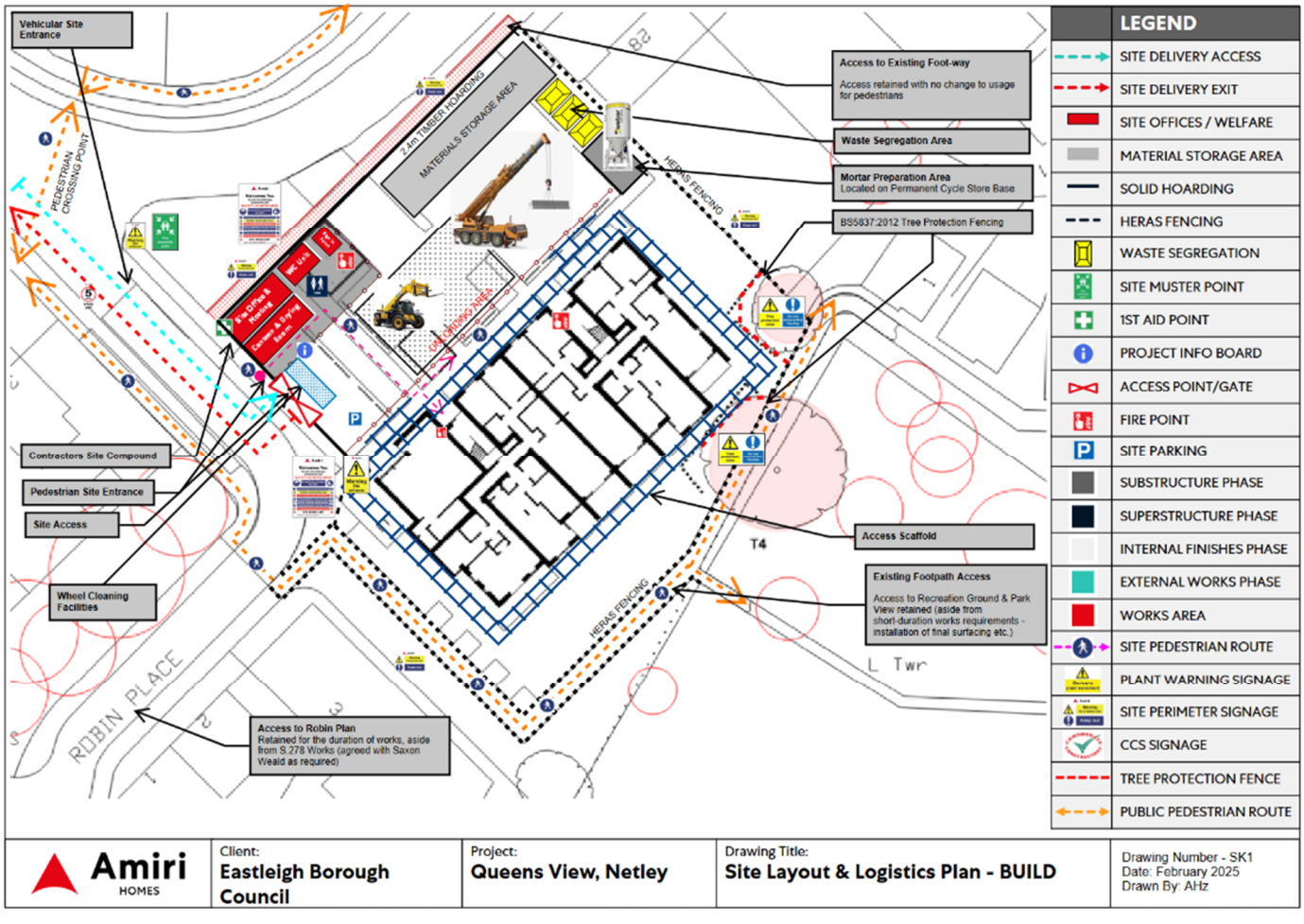


During this initial phase of works we shall;

- Erect a secure site perimeter fence using a combination of 2.4m Timber Hoarding and HERAS fence panels (supported on 100x100mm timber posts),
- Installing dedicated, protected walkway for public pedestrians to navigate around the site perimeter to the adjacent recreation ground and Park View,
- Install the Tree Protection fencing and associated warning signage,
- Establish secure access to the site via dual vehicular & pedestrian gates located off Castle Road (existing public highway) into the development area,
- Complete the installation of our temporary/permanent welfare facilities for the purpose of vegetation clearance (including any invasive species removal works) and demolition activities,
- Undertake necessary further survey work (Bats/Asbestos), complete service disconnections and instruct the R&D Asbestos Survey Works,
- Install the initial wheel wash facilities to the site entrance area for use during the demolition and clearance activities,
- Safe demolition of existing buildings.

CONSTRUCTION PHASE SITE SETUP & LOGISTICS PLAN

Following completion of the Pre-Construction period, we shall establish our permanent welfare facilities as illustrated in the diagram below.



During this extended stage of works we shall provide;

- Maintain the dedicated, protected walkway for public pedestrians to navigate around the site perimeter to the adjacent recreation ground and Park View
- Our Contractors Management compound will be located in its final position, and retained for the duration of the Construction Phase.
- Pedestrian access facilities to the management compound will be provided from the south, segregated from interaction with plant & vehicles using the main site entrance enabling access to be retained to the recreation ground.
- Site gates will be monitored and all arrivals will be checked in at the 'Signing in Point' adjacent the entrance.
- Following the application and approval of the Section 278 (Minor Works) Agreement, we will proceed with creating the new vehicular access from Queens View when all parties are satisfied that the works can be completed in one operation. Public safety during these works will be paramount.
- A pedestrian diversion route will be implemented to direct foot traffic away from the vehicular site entrance onto the adjacent side of Queens View.
- The method of working in the above two points ensures the Queen View public footpath remains open and free of construction related obstructions for the duration of all high-risk construction activity.

Our proposals have been developed with due consideration for the surrounding residential neighbours and in order to limit any unnecessary disruption.

HEALTH & SAFETY

Health & Safety is always the top business priority. We can demonstrate an excellent safety performance through our Accident and Statistics and Training Record. However, we are never complacent.

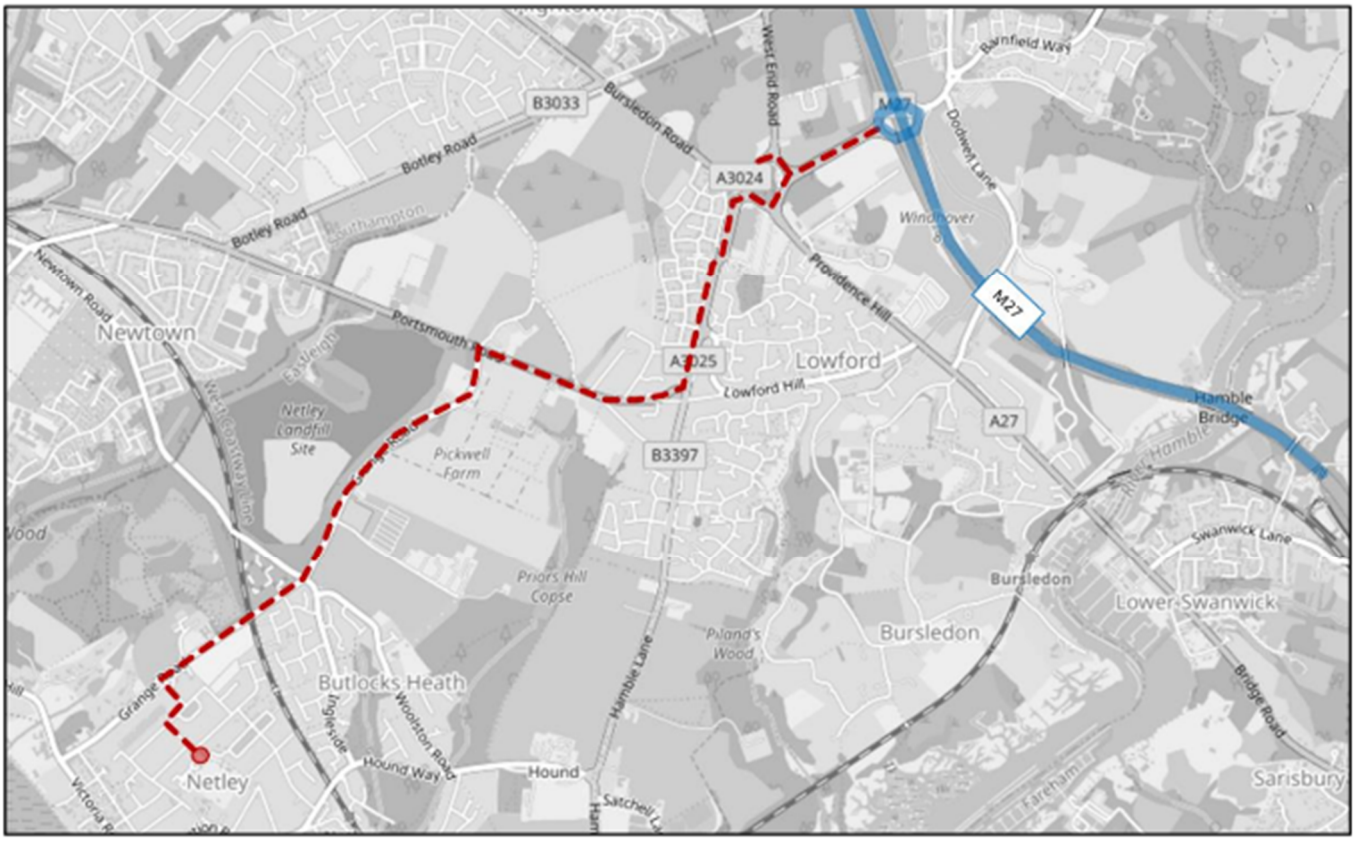
The Managing Director and Board of Directors take ultimate health and safety responsibility. With the management of our experienced and qualified Safety Manager, Simon Starks, we ensure that we can perform to the highest safety standards. He keeps on top of current best practices and legislation.

4.5 PARKING & TRAFFIC MANAGEMENT

Details of our approach to the provision of parking and traffic management are included within the Site Logistics section of this CEMP, and visually illustrated on our various Site Logistics Plans.

As the site is situated within a busy, built-up area strict management of deliveries will be continuously controlled and monitored for the duration of the works by the site management team to help reduce the impact and disruption caused to all surrounding roads and neighbours.

Longer range vehicle delivery access routes is explained overleaf:



All construction traffic will be banked into and out of the site by a supervising Banksman.

The Site Management team shall have overall responsibility for the co-ordination of construction deliveries and strict restrictions will be in place to ensure all deliveries are carried out between the hours of 8:00am and 4:00pm to prevent disruption as much as possible. All deliveries will also be managed in a way as to ensure the arrival of vehicles is distributed throughout the day to avoid congestion at any one time.

Prior notification and approval of deliveries will be scheduled with a member of the Site Management team where an agreed timeslot will be issued. This will eliminate the likelihood of congestion to the surrounding roads, or within proximity to the site entrance whilst vehicles are waiting to unload.

A strict 'No Approval, No Delivery' policy will be implemented throughout the project duration for all direct and subcontractor deliveries. Deliveries that are not booked in advance will not be accepted and will be sent away from site. This process will be suitably managed by maintaining a good level of communication with suppliers regarding the scheduling of deliveries, along with rigorous management of the site entrance gates by our Site Management team who will communicate and co-ordinate accordingly.

The site entrance will be continually monitored during the site operating hours to ensure security and to manage the arrival and departure of vehicles. The presence of personnel at the site entrance will ensure that vehicles are efficiently managed. Safety at this location will be controlled and appropriately managed by implementing vehicle and pedestrian segregation through the duration of the project.

In addition to this, appropriate signage will be displayed at the site entrance and on perimeter fencing giving clear notification to pedestrians and vehicles who will continue to use the roads surrounding the site for the duration of construction.

At no time will materials or plant be stored on the public highway, and all plant will be secured during non- operational periods on site. In order to reduce the impact of noise from any associated plant being operated on site, there will be a strict policy ensuring no plant or machinery will be operated before 8:00am each morning. This will be monitored and controlled by the site management team and all subcontractors will be notified of this policy during their site induction.

Construction vehicle drivers will be issued with routing instructions to assist with route adherence, with letters sent/emailed to all subcontractors and delivery companies informing them of the access arrangements and permitted working hours identified in this management plan.

4.6 PEDESTRIAN ROUTES

As outlined earlier within this Construction Management Plan, public pedestrian access routes shall be provided to the recreation ground and Park View for the duration of the programme (with the exception of the footway construction).

Access to Robin Place, for both vehicles and pedestrians shall also be managed and delivered in consultation with the landowner throughout the duration of the build programme.

Locally, pedestrian routes will be adjusted to divert foot traffic, preventing unnecessary interaction with delivery vehicles and transport.

5.0 DUST MANAGEMENT PLAN

To ensure that mud and debris is not carried onto the surrounding highway network, wheel washing facilities will be provided on site. The wheel washing station will be located close to the site access to reduce dirt and dust. A vehicle marshal will be used to inspect the wheels of all vehicles prior to leaving the site and to hose off mud, dust or silt contaminate prior to the vehicle leaving the site. A standard hose will be used as it is more controllable than other methods and uses less water. Water arising from wheel cleaning will be filtered within the site prior to being positively drained.

In the event that either the nature of the works or the weather conditions mean that there is a likelihood of wheel washing not being sufficient then a road sweeper will be employed.

The construction activities associated with the proposed development are precited to have, at worst, a 'Medium' risk for dust soiling for demolition and low risk for Earthworks, Construction and Track-out, with a negligible risk for health effects.

Impacts associated with the proposed development are likely to be in the form of dust generated primarily during construction phase activities. The use of appropriate mitigation measures throughout the construction phase will ensure that impacts are minimised or removed.

Dust emission magnitudes are summarised in the following table:

Activity	Dust Emission Magnitude
Demolition	Medium
Earthworks	Small
Construction	Small
Trackout	Small

TABLE 6.1: DUST EMISSION MAGNITUDE SUMMARY

These impacts can be minimised through the implementation of appropriate mitigation measures. With mitigation in place, residual dust effects from construction will be minimal and are considered to be not significant.

The following best practice measures (taken from IAQM Guidance 18) shall be called upon and adopted. Where required, in the delivery of the site.

Management Category	Mitigation Measure
Communications	Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.
	Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundaries. This may be the environment manager/engineer or the site manager.
	Display the head or regional office contact information.
Dust Management	Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the Local Authority. The level of detail will depend on the risk and should include as a minimum the highly recommended measures in this document. The desirable measures should be included as appropriate for the site. The DMP may include monitoring of dust deposition, dust flux, real time PM_{10} continuous monitoring and/or visual inspections. (Desirable)
Site Management	Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.
	Make the complaints log available to the local authority when asked.
	Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the logbook.
Monitoring	Undertake daily on-site and off-site inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and windowsills within 100 m of site boundary, with cleaning to be provided if necessary. (Desirable)
	Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the local authority when asked.
	Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.
	Agree dust deposition, dust flux, or real-time PM_{10} continuous monitoring locations with the Local Authority. Where possible commence baseline monitoring at least three

Management Category	Mitigation Measure
	months before work commences on site or, if it a large site, before work on a phase commences. Further guidance is provided by IAQM on monitoring during demolition, earthworks and construction.
Preparing and maintaining the site	Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.
	Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.
	Fully enclose site or specific operations where there is a high potential for dust production and the site is actives for an extensive period.
	Avoid site runoff of water or mud.
	Keep site fencing, barriers and scaffolding clean using wet methods.
	Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below. (Desirable)
	Cover, seed or fence stockpiles to prevent wind whipping.
Operating vehicle / machinery and sustainable travel	Ensure all on-road vehicles comply with the relevant Emission requirements and NRMM standards, where applicable.
	Ensure all vehicles switch off engines when stationary - no idling vehicles.
	Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable.
	Impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on unsurfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate). (Desirable)
	Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials
	Implement a Travel Plan that supports and encourages sustainable travel (public transport, cycling, walking, and car-sharing). (Desirable)
Operations	Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.
	Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.
	Use enclosed chutes and conveyors and covered skips.
	Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.
	Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.
Waste Management	Avoid bonfires and burning of waste materials.

Management Category	Mitigation Measure
Measures specific to Demolition Measures specific to Demolition	Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust). (Desirable)
	Ensure effective water suppression is used during demolition operations. Handheld sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.
	Avoid explosive blasting, using appropriate manual or mechanical alternatives.
	Bag and remove any biological debris or damp down such material before demolition.
Measures specific to Construction	Avoid scabbling (roughening of concrete surfaces) if possible. (Desirable)
	Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place. (Desirable)
Measures specific to Trackout	Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use. (Desirable)
	Avoid dry sweeping of large areas. (Desirable)
	Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. (Desirable)
	Record all inspections of haul routes and any subsequent action in a site logbook. (Desirable)
	Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable). (Desirable)

TABLE 8.1: RECOMMENDED MITIGATION MEASURES CONSTRUCTION PHASE

Elements of these recommendations shall be incorporated into our approach to Dust Management, documented within the Construction Phase Health & Safety Plan, and where appropriate, communicated clearly with our supply chain.

DUST MANAGEMENT PLANNING – CASTLE ROAD & QUEENS VIEW

COMMUNICATIONS

In line with our Public Communication Strategy outlined earlier within this CEMP, regular updates at all stages of the project will be provided to all stakeholders and neighbours. These will include all of the requisite contact details set out within this CEMP, which shall be displayed upon the site notice boards.

COMPLAINTS & MONITORING PROCEDURE

Again, in accordance with our Public Communication Strategy, a complaints procedure specific to dust issues will be implemented and available for inspection.
A copy of our internal Dust & Noise Monitoring Sheet is included for reference on the following page. This document is completed daily/weekly by the Site Manager.

DUST & NOISE MONITORING SHEET

Amiri

APROJECT:					
DATE	TIME	LOCATION	FINDINGS	ACTION REQUIRED	ACTION COMPLETED (DATE / TIME)

Amiri Dust & Noise Monitoring Report Form

PREPARING & MAINTAINING THE SITE

The following site-specific measures will be adopted to limit the dust impact during operations at all stages;

- The site will continue to be enclosed by suitable boundary fencing/hoarding to limit the potential for dust migration towards sensitive receptors
- During the pre-construction phases, and as indicated on our Site Logistics Layout Plan, areas of hardstanding will be provided and used to limit the scope for debris to be 'tracked out' onto the adjacent road and parking areas
- Site Speed Limits, for various additional reasons including dust migration, will be limited to 5mph

The project will be delivered in line with the progressive Site Logistics Plans included in earlier parts of this CEMP.

WASTE MANAGEMENT & OPERATIONS

- A site wide water supply will be provided from the outset of the project, sized sufficiently to deliver a flow of water to suppress dust, notably during the demolition operations, but also dampen short-term material stock piles where they cannot be removed immediately following extraction (which shall be the default approach)
- Waste receptacles shall be covered, with rubble chutes and conveyors also covered to limit migration
- There will be **no bonfires of burning** of materials on site at any point

DEMOLITION & CLEARANCE ACTIVITIES

Management Planning specifically associated with the proposed demolition works will include the following:

- A sequence of top-down demolition, following a 'soft strip' to limit the potential for disruption during the works

- Demolition of the buildings will be carried out in accordance with the Bat Survey Report prepared by Hampshire Ecological Services Ltd dated August 2024, rev 1 and the following Asbestos Surveys:-

- Management Asbestos Survey of 30 Queens View dated 15/11/2012 by Envirochem Analytical Laboratories Ltd
- Management Asbestos Survey of 30A Queens View dated 05/01/2018 by Envirochem Analytical Laboratories Ltd
- Management Asbestos Survey of 32 Queens View dated 10/01/2018 by Envirochem Analytical Laboratories Ltd

- The provision of a dedicated, sufficient water supply for continual suppression of dust during the mechanical demolition of 30-32A Queens View

- Soil removal to be completed in a 'Just-in-time' approach with excavated material being deposited directly onto haulage vehicles and removed from site immediately without stockpiling

- All works, including deliveries and removal of materials will be via the existing Castle Road access

- Mechanical Road Sweepers to be deployed as required during the course of the demolition and clearance works

CONSTRUCTION OPERATIONS

In addition to those measures utilised during the course of the Demolition & Clearance activities, set out below are those specific to the Construction Operations
The location of the site and the planned construction activities do not give rise to a serious risk to air quality however, contractors will be expected to take measures to minimise the presence of air borne dust during construction.

The programme of works for the ground and infrastructure will take place over the winter months and dust is less likely to be an issue due to the winter weather.
The Site Manager is responsible for ensuring that Method Statements include for the correct dust management which will include suppression and PPE

In order reduce the impact on local building occupants the work will be undertaken with measures in place to reduce numbers of deliveries by utilising the storage areas on site and careful planning of deliveries so that the numbers of deliveries can be reduced, dust will not be permitted to migrate from the site by ensuring that wetting down and reduction at source is maintained.
This will be closely monitored on site by the project team and all supervisors.

- A clean and tidy site shall be maintained at all time
- The site and site boundaries will be checked daily by site management for dust deposits and removed as necessary
- Excavated arisings and trenches will be dampened with water as required to limit the migration of dust
- All aggregate materials shall be stored in concealed storage bags or appropriately bunded to prevent drying out and migration

- Cutting of concrete and masonry materials shall be limited by the procurement of 'to size' materials generally, but where absolutely required, these operations will be conducted in a specified area, away from the most sensitive receptors and conducted using water suppression
- Whilst the site is surrounded by existing hard-standings (as noted in the dust risk assessment) if deemed necessary during the progress of works, a dedicate wheel-wash area shall be formed and utilised
- Amiri will not permit the sweeping of any dust or dusty material without effectively treating it with water or other substance in order to minimise its emission from the premises
- No dirt, mud or construction waste will be permitted on the Castle Road and Queens View carriageway

The surrounding site road shall be regularly cleaned, using a combination of wet sweeping, dampening/washing and mechanical road sweepers

6.0 SITE ENCLOSURES & BOUNDARY TREATMENTS

The construction site will be secured in accordance with the proposed Site Logistics Layout Plans.

This will generally consist of the following:

- 2.4m Timber Hoardings to the principal road elevation(s)
- HERAS security fencing panels to the remainder of the perimeter

6.1 SITE WELFARE FACILITIES

Site Welfare facilitates shall be provided for the duration of the works in accordance with Health & Safety Welfare Regulations 2005.

Initially, during the demolition, clearance and invasive species works, these shall be provided within the development footprint area.

The site Welfare Facilities will be located as shown in the Logistics Plans on Pages 14 and 15 of this Report.

Site Welfare Facilities will include:-

- Site Management Office
- Operatives Canteen & Drying Room
- Male/Female Toilets
- Materials Storage Containers
- Waste Storage for General Purpose Refuse Collection
- Parking for Site Visitors & Site Management Team
- BS5837: 2012 Tree Protection Fencing within the areas required

6.2 NOISE REDUCTION MEASURES

Letters will be sent to all local building occupants informing them of the project works and included within the letter are the contact details for the project / site manager should they wish to make contact including email address. In the letter they are also invited to make physical contact with the project / site manager should they have any issues that they wish to discuss.

The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.

Amiri Construction shall at all times have regard to the recommendations given in B.S.5228 Noise Control on Construction and Open Sites and shall ensure that these are brought to the attention of all contractors on site.

The table below shows the sound levels of the plant that will be present on site with the combined sound power calculated for the worst case

CONSTRUCTION PLANT SOUND LEVELS

Equipment	Qty	Sound Power (dBA)	ONTIME (%)	ONTIME CORR (dB)	Corrected Sound Power (dBA)	Combined Sound Power (dBA)
360 Excavator (15T)	1	97	50	-3	94	107.25
Delivery lorry	1	109	10	-10	99	
Roller	1	106	10	-10	96	
Concrete Mixer truck	1	108	5	-13	95	
Telehandler	1	99	25	-6	93	
Petrol driven tools	1	105	5	-13	92	
Dumper	1	105	50	-3	102	
Vibrating plate	1	108	10	-10	98	
Compressor	1	102	5	-13	89	

All contractors will comply with the following requirements

- Noise making activities in close proximity to dwellings will be carried out for limited durations.
- All vehicles and mechanical plant used for the purpose of the Works shall be fitted with effective exhaust silencers.
- All compressors shall be "sound reduced" models fitted with properly-lined and sealed acoustic covers which shall be kept closed whenever the machines are in use, and all ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of a type recommended by the manufacturers.
- Machines in intermittent use shall be shut down in the intervening periods between work or, where this is impractical, shall be throttled to a minimum.

- All plant and machinery shall be maintained in good and efficient working order by way of planned preventative maintance schedules. This will ensure that plant will be operating at peak performance and as a result the noise produced should be at the mimum level.
- Stationary plant is to be sited away from any noise-sensitive areas where practicable and any plant known to emit noise strongly in one direction shall be orientated so that the noise is directed away from such areas.
- Plant will not be started before 8.00 and will be turned off prior to 17.30 on weekdays and 13.00 on Saturdays. There is no requirement for plant such as generators to be in operation outside of site hours.

Activities such as the mechanical breaking or cutting of concrete may require, subject to location, acoustic screens or enclosures. Task specific Method statements are to be provided for these works should they arise which should include the sound levels of the activity and the treatment of the noise.

6.3 CONSTRUCTION LIGHTING & POLLUTION

Works for this project shall generally only be conducted during daylight working hours, so Construction activity lighting shall be limited in nature.
Directional lighting in, and around the site perimeter will be provided by the existing streetlighting network. Security PIR lighting will be provided in close vicinity to the welfare facilities/office to act simply as an intruder deterrent (directed away from and adjacent dwellings).
Task specific lighting required to complete internal works will be provided within the building, principally as directional guidance in any communal areas.

In accordance with Planning Condition #15, all lighting shall accord with the BCT/ILP Guidance Note 08/23 'Bats and Artificial Lighting at Night'.

15 Lighting
No development above foundation / slab level shall take place until a detailed external lighting plan has been submitted to and approved in writing by the Local Planning Authority. The Lighting Plan shall accord with the BCT/ILP Guidance Note 08/23 'Bats and Artificial Lighting at Night'. Lighting shall thereafter be installed and maintained in accordance with the approved details.
Reason: To protect bats and in the interest of visual amenity, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

Where Construction lighting is required, the following strategies will be implemented:

- **Directional Lighting**: Install fixtures that direct light downward rather than upward or outward. This reduces glare and minimizes the amount of light that escapes into the environment.
- **Choose the Right Fixtures**: Use full-cutoff fixtures that prevent light from escaping above the horizontal plane. This helps keep light focused where it's needed, such as on work areas.
- **Limit Brightness**: Use the minimum amount of lighting necessary for safe operations. Avoid high-intensity lighting and opt for lower wattage bulbs or LED options that provide sufficient illumination without excessive brightness.
- **Adjust Lighting Hours**: Limit construction site lighting to necessary working hours. If work is performed at night, consider using temporary lighting that can be turned off when not in use.

- **Implement Smart Controls**: Use timers and motion sensors to ensure that lights are only on when needed. This can significantly reduce unnecessary light emissions during idle periods.
- **Educate Workers**: Provide training on the importance of light pollution and best practices to minimize it. Ensuring everyone on-site understands the impact of lighting choices can lead to more environmentally conscious decisions.
- **Monitor and Adjust**: Regularly assess lighting conditions during the construction process. Be prepared to adjust fixtures and practices if light pollution is identified as an issue.

By implementing these strategies, construction sites can significantly reduce their contribution to light pollution, benefiting both the local environment and nearby communities.

7.0 WASTE MANAGEMENT

A Site-Specific Waste Management Plan will be developed, based upon the following strategy

ASSESSMENT AND PLANNING

- Conduct a Waste Audit: Identify the types and quantities of waste produced on the site, including materials such as concrete, wood, metal, plastics, and hazardous waste.
- Set Waste Reduction Goals: Establish clear objectives for reducing waste generation, such as a target percentage for diversion from landfills.

DESIGN AND IMPLEMENTATION

- Design for Waste Minimization: Use construction techniques and materials that generate less waste. Consider modular construction or prefabricated elements.
- Implement Effective Storage Solutions: Provide clear, labelled containers for different types of waste (recyclable, non-recyclable, hazardous). Ensure containers are easily accessible to all workers.

RECYCLING AND REUSE

- Encourage Material Salvaging: Identify materials that can be reused on-site or donated (e.g., fixtures, bricks).
- Collaborate with Recycling Facilities: Partner with local recycling centres to ensure proper disposal and recycling of materials like metals, wood, and concrete.

EDUCATION AND TRAINING

- Train Employees: Conduct training sessions on waste management policies, proper sorting techniques, and the importance of waste reduction.
- Promote Awareness: Use signage around the site to remind workers of waste reduction practices.

MONITORING AND REPORTING

- Track Waste Production: Maintain accurate records of waste generation and disposal methods to assess progress against goals.
- Adjust Strategies as Needed: Regularly review the waste management plan and make necessary adjustments based on performance data.

COMPLIANCE AND BEST PRACTICES

- Stay Informed on Regulations: Ensure compliance with local, state, and federal waste management regulations.
- Adopt Best Practices: Learn from other successful construction projects and incorporate innovative waste management techniques.

COMMUNITY ENGAGEMENT

- Communicate with Stakeholders: Inform local communities and stakeholders about the waste management practices being employed on-site.
- Seek Feedback: Encourage suggestions from workers and the community for potential improvements.

Waste storage areas are illustrated on the attached site logistics plan.

*No burning of Materials/Waste will be conducted on site.

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Waste Records

Date Removed	Skip Size	Waste Type	Company Removing the Waste	Site the waste is being taken to and whether licensed or exempt	Waste carrier and registration number	Waste Transfer Number

Amiri Construction Waste Record Tracker

8.0 TREE PROTECTION

Trees and vegetation shall be protected prior to the commencement of any demolition/clearance and construction works, to accord with the requirements of Planning Condition #9.

9 Tree Protection

The development must accord with the arboricultural report dated September 2023 (Johnson Tree Consultancy), and associated appendices. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason - To retain and protect the existing trees which form an important part of the amenity of the locality, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Requirements for the protection of trees are set out in the Johnson Tree Consultancy Report dated September 2023.

All Tree Protection shall be installed in accordance with BS 5837: 2012; Trees in Relation to Design, Demolition and Construction and in line with the Arboricultural Method Statement included within the Report detailed above.