

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

105 LEIGH ROAD
EASTLEIGH
SO50 9DR

F/25/99167

1. INTRODUCTION

- 1.1. Planning permission was granted on June 6th 2025, under planning reference F/25/99167, for the “Change of use from day nursery (Class E) to 1no. eight bed house in multiple occupation (Sui generis) with single storey rear extension, hip to gable roof extension, 1no. rear dormer window and associated car parking, bin and cycle storage and landscaping.”
- 1.2. The permission granted is subject to 9 conditions. This document has been compiled to support the matters reserved by condition 5.

Condition 5 states:

No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include: (a) Location of construction materials, and plant storage areas used during demolition and construction; (b) The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway; (c) The parking of vehicles of site operatives and visitors; (d) A scheme for controlling noise and vibration from demolition and construction activities; (e) Provision for storage, collection, and disposal of rubbish from the development during construction period; Demolition and construction work shall only take place in accordance with the approved method statement.

2. THE SITE

- 2.1. The site lies within the jurisdiction of Eastleigh Borough Council.
- 2.2. 105 Leigh Road is situated close to a corner plot, near the junction with Nutbeem Road, as shown outlined in red on Figure 1.
- 2.3. The site is accessed via main entrance on Leigh Road, and also an access road to the rear accessed from either Nutbeem Road or Chamberlayne Road.

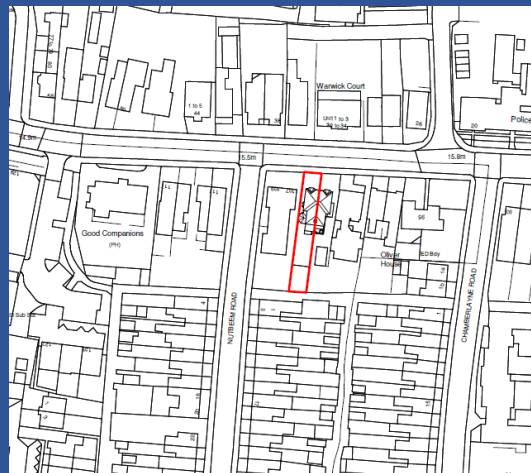


Figure 1 Site location plan

3. PROJECT DETAILS

- 3.1. The project is expected to commence in summer 2025 and is anticipated to take 6 to 12 months to complete.
- 3.2. The scope of works are as follows:
 - Construction of single storey rear extension
 - Gable extension
 - Rear dormer
 - Hard and soft landscaping
 - Formation of car parking spaces to rear

The above list is not exhaustive but nonetheless summarises the scale of operations. The order of the list is indicative of the logical order of works; however, many can be carried out simultaneously in order to reduce the length of time required for completion.

3.3. The appointed contractor (TBC) is responsible for the key stages of construction, including:

- Site setting up.
- Erection of fencing and provision of vehicle and pedestrian access-
- Provision of welfare facilities
- Temporary services
- Establishment of parking arrangements
- Establishment of other measures identified within this CEMP.

Clearance, remediation, and ground works

- Clearance of site
- Any necessary remediation
- Ground levels and preparation for services
- Structure
- Foundations and sub-structure

Above ground structure

- Scaffolding
- Fitout
- Partitions
- UHF and screed
- M&E 1st fix
- Void closure
- Skim
- Tiling
- Timber floors.
- Joinery
- M&E second fix
- Decoration
- Commissioning
- Snagging

Infrastructure and landscaping

- Utility lay and connections.
- Off and on-site highway and drainage works.
- Soft and hard surfacing
- Landscaping

The above stages will overlap, and duration determined by any phasing of development

3.4. A responsible person will undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

4. LOCATION OF CONSTRUCTION MATERIALS, AND PLANT STORAGE AREAS USED DURING DEMOLITION AND CONSTRUCTION

4.1. Whilst work is underway, construction material will be stored within the property where appropriate, otherwise within a fenced compound to the rear of the site.

5. THE ARRANGEMENTS FOR DELIVERIES ASSOCIATED WITH ALL CONSTRUCTION WORKS, LOADING/ UNLOADING OF PLANT & MATERIALS AND RESTORATION OF ANY DAMAGE TO THE HIGHWAY [INCLUDING VEHICLE CROSSOVERS AND GRASS VERGES]

- 5.1. All large deliveries to be restricted to the rear of the site in the existing car parking area, which will also contain compound for additional storage needs.
- 5.2. Smaller deliveries can be taken to the front entrance/forecourt, providing vehicles are not parked in such a way to cause an obstruction on Leigh Road.
- 5.3. Vehicular crossover is existing (at the rear) to allow access to both car park and access road.
- 5.4. No damage to highway is anticipated, and no grass verges are present.
- 5.5. No deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Public Holidays.

6. THE PARKING OF VEHICLES OF SITE OPERATIVES AND VISITORS

- 6.1. Site has existing car park suitable for site operatives.
- 6.2. Highway suspensions will be applied for if deemed necessary.
- 6.3. 2 hour on street parking zone present in vicinity for visitors between 8am and 8pm.

7. A SCHEME FOR CONTROLLING NOISE AND VIBRATION FROM DEMOLITION AND CONSTRUCTION ACTIVITIES

The British Standard code for control of noise and vibration (BS 5228-1:2009 +A1: 2014 and BS 5228-2:2009) will be strictly adhered to.

- 7.1. The measures and procedures contained within these documents represent best practicable means for noise control on construction sites. These codes of practice will be followed by the appointed contractor.

Furthermore, the following will apply as a minimum:

- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers and shall be maintained in good and efficient working order.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- Static plant and machinery will be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- No stereos or similar amplified devices shall be audible at the site boundary.

8. PROVISION FOR STORAGE, COLLECTION, AND DISPOSAL OF RUBBISH FROM THE DEVELOPMENT DURING CONSTRUCTION PERIOD

- 8.1. Where possible, materials may be reused or recycled.
- 8.2. All storage, collections and disposal to be facilitated from rear of property by specialist waste removers.

- 8.3. The appointed contractor shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas
- 8.4. Front to remain clear due to proximity to main road.
- 8.5. There shall be no burning of materials on site.
- 8.6. Should any dirt/debris be transferred onto the highway, then an appropriate level of clearance will be employed at the earliest convenience, including, if appropriate, use of a mechanical road sweeper..

9. THE ERECTION AND MAINTENANCE OF SECURITY HOARDING INCLUDING DECORATIVE DISPLAYS AND FACILITIES FOR PUBLIC VIEWING, WHERE APPROPRIATE.

- 9.1. Decorative displays not appropriate for such a minor operation.
- 9.2. Security hoarding to be installed at rear.
- 9.3. Details of the contractor, and emergency contact details, to be displayed on hoarding.

10. PROTECTION OF PEDESTRIAN ROUTES

- 10.1. No pedestrian routes to be impeded.
- 10.2. All construction, hoarding, scaffolding etc to be contained within curtilage of site.