Construction & Environmental Management Plan
Bartons Road, Southleigh

Construction & Environmental Management Plan (CEMP)

Site: **Bartons Road, Southleigh**

Client: **Redrow Homes Southern Counties**

Planning Authority: **Havant Borough Council**

Revision Status

Rev	Date	Issue Description	Prepared by	Ref
A	Dec 2020	CEMP: to discharge Planning Conditions 26, 27 & 28	Dominic Thomas	RHSC/BRS/CEMP
B2	Jan 2021	CEMP: to discharge Planning Conditions 26, 27 & 28	Dominic Thomas	RHSC/BRS/CEMP-B2
B3	Aug 2021	CEMP: to discharge Planning Conditions 26, 27 & 28	Dominic Thomas	RHSC/BRS/CEMP-B3
C	Nov 2021	CEMP: to discharge Planning Conditions 26, 27 & 28	Dominic Thomas	RHSC/BRS/CEMP-C
D	Feb 2023	CEMP: to discharge Planning Conditions 26, 27 & 28 UPDATE TO AMEND BUILD ROUTE PLAN (APPENDIX ONE) ONLY	Joycelyn Owusu	RHSC/BRS/CEMP-D

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PREAMBLE

This Construction & Environmental Management Plan has been developed to discharge Condition 26, Condition 27 & Condition 28 of the Planning Conditions specified by Havant Borough Council on application: APP/19/00007

The approved Construction & Environmental Management Plan will be adhered to by each appointed Principal Contractor throughout the development until completion.

APP/19/00007: PLANNING CONDITION 26	LOCATION IN DOCUMENT
The development shall not commence unless and until a detailed Construction Management Plan which includes the following information and measures has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed by the Local Planning Authority:	
In relation to Highways Matters	
• Details of construction traffic routes and their management and control.	Section 2.3
• Parking and turning provision to be made on site for construction vehicles and site workers no parking or unloading of construction and workers vehicles shall take place excepting in the approved areas. The approved parking provision shall be kept available and used only as such.	Section 2.3
• The provision to be made within the site for a material storage compound during site clearance and the construction of the development. The approved storage compound shall be kept available and used only as such.	Section 2.2.3
• Measures to prevent mud being deposited on the highway.	Section 2.2.4
• Adequate provision for addressing any abnormal wear and tear to the highway, a programme for construction.	Section 2.3
In relation to Minerals Resources:	
• A method for ensuring that minerals that are excavated during the development operations are recovered and put to beneficial use.	Section 3.5
• A method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the Minerals Planning Authority upon completion of the development.	Section 3.5
In relation to Environmental Matters	
• Hours of work	Section 2.2.1
• No bonfires on site	Section 3.5
• Details of measures to prevent dust	Section 3.2
• No radios on site	Section 2.2.2
• Measures to be employed to minimise construction noise from the site	Section 2.2.2
• Lighting during the construction phase (if any)	Section 3.6

APP/19/00007: PLANNING CONDITION 27	LOCATION IN DOCUMENT
No construction traffic or associated construction workers traffic shall enter the construction site via the Crematorium Access.	Section 2.3 & Appendix One
The construction access to the site shall be via the emergency access to the site and this should be made accessible and used as the vehicular access for construction vehicles during the build out of the site unless otherwise agreed in writing by the Local Planning Authority.	Section 2.3 & Appendix One
The connection to the Crematorium access road and associated works to the access shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details shall include a programme for the works, phasing arrangements, measures to retain access to the Crematorium during the works and mitigation of any disturbance.	Appendix One Section 2.2.1
The works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.	

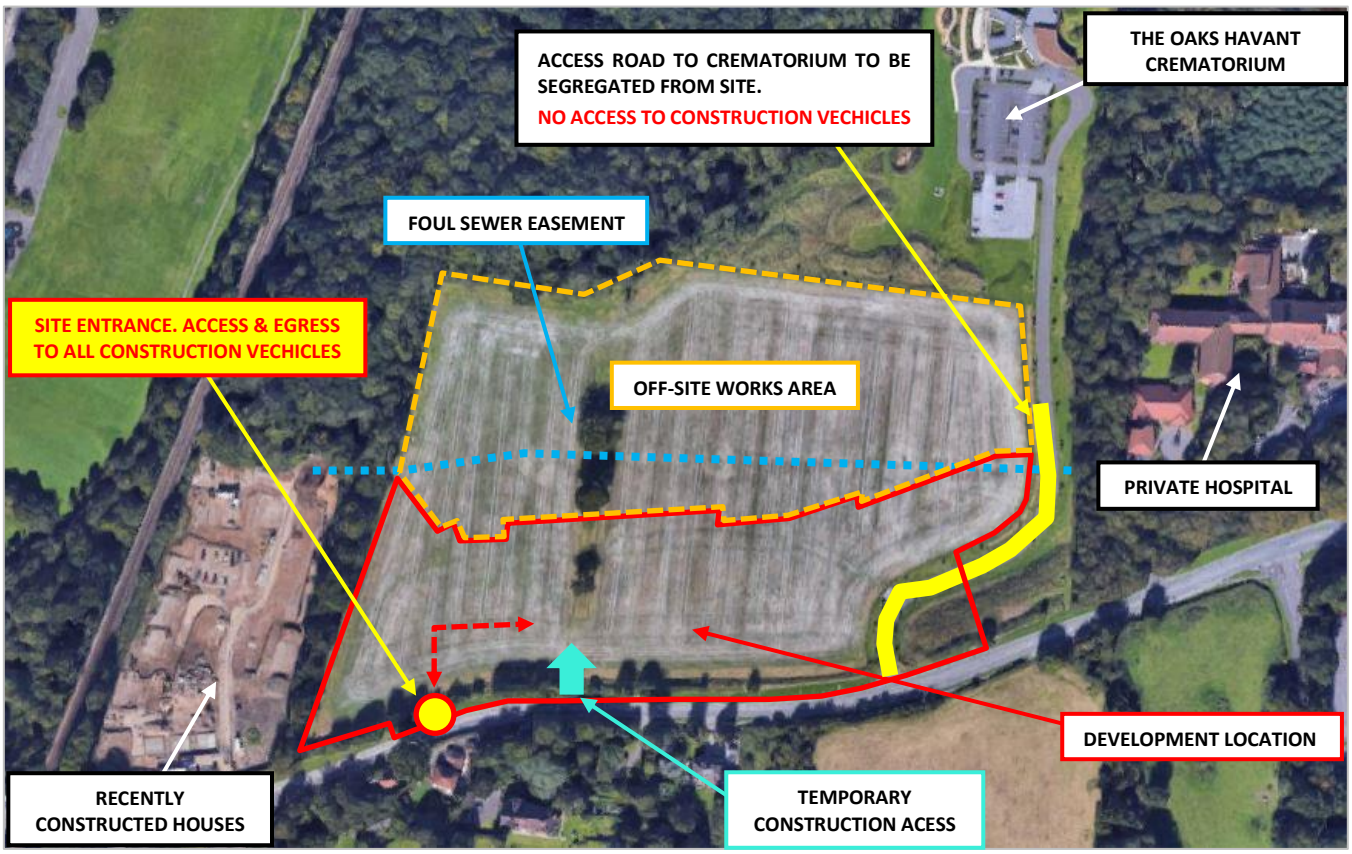
APP/19/00007: PLANNING CONDITION 28	LOCATION IN DOCUMENT
No development shall take place, including any works or demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period unless otherwise agreed in writing by the Local Planning Authority. The CEMP shall ensure best working practices are maintained during the construction phase and provide details as appropriate but not necessarily be restricted to the following matters:	
• Storage of construction materials / chemicals and equipment	Section 2.2.3
• Dust suppression	Section 3.2
• Chemical and / or fuel run-off from construction into nearby watercourse(s)	Section 3.1
• Measures to prevent mud being deposited on the highway.	Section 2.2.4
• Adequate provision for addressing any abnormal wear and tear to the highway, a programme for construction.	Section 2.3

1.0 DESCRIPTION OF PROJECT

1.1 PROJECT TITLE + LOCATION

The proposed development known as Camp Field is located on Bartons Road, in the town of Havant, Hampshire. The site is centred approximately on the National Grid Reference 473320E, 108050N.

This Construction & Environmental Management Plan (CEMP) covers all works associated with the development.



1.2 SCOPE OF WORKS + CONSTRUCTION PROGRAMME

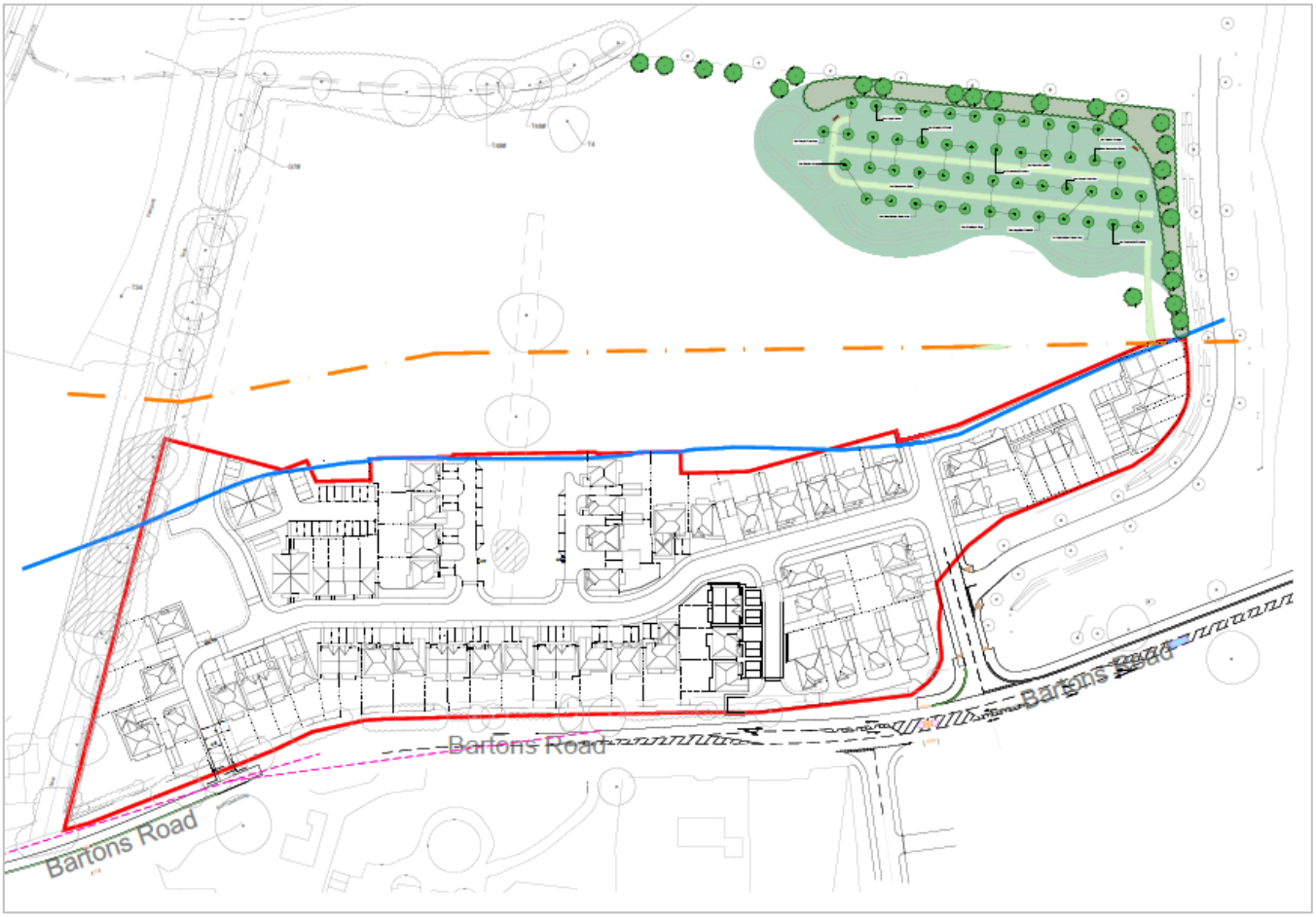
1.2.1 Scope of Works

The site will be developed by Redrow Homes Southern Counties to construct 72 new residential properties with gardens, car parking, public open space and associated infrastructure.

The site will be developed in two phases of works, with the initial works being carried out by an external Principal Contractor to be appointed by Redrow Homes Southern Counties:

- **External PC – Groundworks Phase:**
  - Construction of initial site roads and installation of new services and drainage infrastructure (including making connections to the existing services network), general site earthworks and landscaping including the formation of SuDs and the construction of foundations to DPC level.

- **Redrow Homes as PC – Superstructure Phase:**
  - Following completion of the initial on-site Groundworks to construct the initial site roads, services infrastructure and housing foundations, Redrow Homes will take over the site as Principal Contractor to complete the remainder of the groundworks, construct the housing superstructure, fit-out works and landscaping.



EXTRACT OF INDICATIVE LAYOUT (EXTRACT PROVIDED FOR REFERENCE ONLY)

Off-Site Works – Adjacent Northern Land Parcel

As part of Redrow's development, in agreement with the land vendor, Redrow Homes will also undertake a package of landscaping and drainage works in the land to the north of the site. These boundary of the northern parcel is outlined on the mark up in Section 1.1.

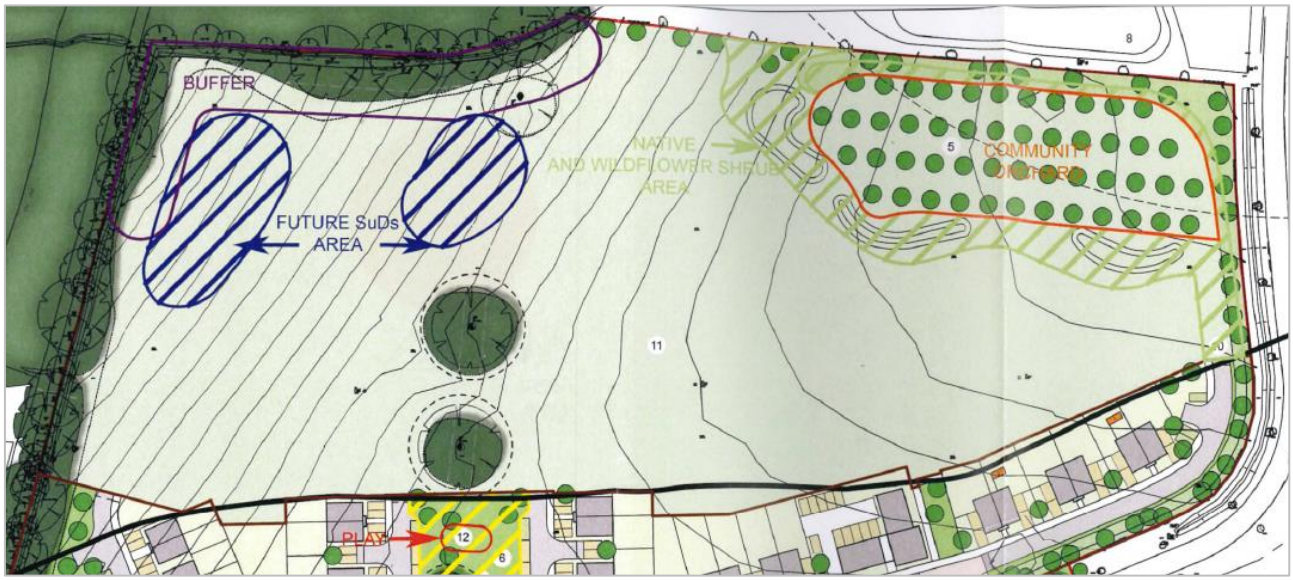
These works will include:

- **Ecology Mitigation** – Buffer Landscaping (18m buffer to ancient woodland), Fencing to the northern boundary with Barton's Copse (Ancient Woodland) and provision of Bat Boxes (as per ***Ecology Co-Op Biodiversity Mitigation and Enhancement Plan dated 16th November 2018***)
- **Community Orchard** – 0.44Ha for planting of fruit and nut trees of organic nature including a path from the Redrow development to the Orchard
- **Native and Wildflower Shrub Area** – 0.4Ha of land planted with native and wildflower shrub species shown edged and hatched green on Plan 2.
- **Future SuDs Areas** – 0.18Ha of land reserved for future use as SuDs (to be provided as level organic grassed areas).

  All of the above are for nitrate mitigation to protect the Solent / Chichester SPA. Any future maintenance to these areas will be organic and nitrate conscious
- **Foul drainage** – connection into the existing foul water drain adjacent to Redrow's northern development boundary.

Redrow's works in the northern land parcel will be carried out to a specification agreed with both the land owner and the Local Authority. Only the works listed above are considered as part of this Construction and Environmental Management Plan.

Redrow Homes will carefully plan all works within the northern parcel with the land owner.



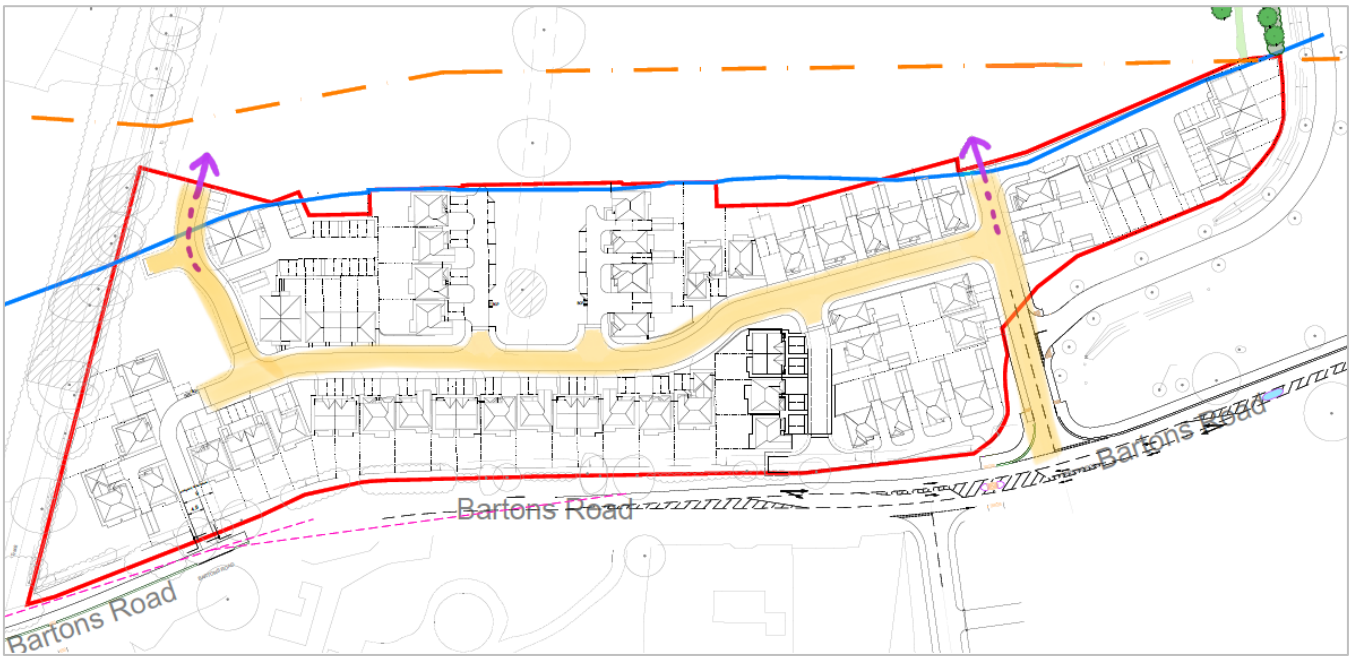
INDICATIVE EXTRACT OF REDROW'S NORTHERN PARCEL WORKING AREAS TO COMMUNITY ORCHARD AND SUDS
THIS EXTRACT IS PROVIDED FOR REFERENCE ONLY

Futureproofing of the Development

Condition 34 of the planning consent requires that the details to be submitted in respect of the reserved matters shall make provision for potential future vehicular, pedestrian and cycle access to the northern area of the site beyond the existing residential part of the site. In recognising that there is potential future development land to the north of Redrow's development site, the development layout has been designed to accommodate potential future access points to the north.

Furthermore, it is acknowledged that these future access points will also provide the future construction access for any development that may come forward at a later date. By identifying these potential routes at an early stage, Redrow are ensuring that the site is futureproofed to enable future development to be delivered.

A plan showing the indicative location of potential future access routes, titled ***Indicative Future Access Plan*** included within Appendix One and an extract is also provided below for reference.



INDICATIVE EXTRACT OF REDROW'S FUTURE ACCESS PLAN

1.2.2 Site Description & Boundaries

The site is largely irregular in shape, covering an area of approximately 3 hectares, the site generally slopes downwards towards the south west corner and features an Oak tree in the centre of the site.

In the south east corner, a tarmac access road (which is the sole access and egress to the adjacent crematorium) bisects the site application boundary.

The site is bounded mainly by trees and hedgerows. The northern boundary bounded by agricultural land which steeply slopes down to the north, towards trees and the crematorium

To western boundary is formed by a recently constructed housing development (built by Linden Homes). A foul sewer easement bounds, and partially bisects areas of the northern boundary.

Bartons Road forms the southern boundary of the site, and overhead telecom cables travel the road. On the southern side of Bartons Road is the entrance to a new Bellway Homes housing development.

The adjacent northern parcel, where the Community Orchard / SUDS are proposed, falls steeply towards the north, and is bounded by both ancient woodland and the crematorium. Both boundaries will be robustly protected throughout the work given the sensitivities of the adjacent land.

1.2.3 Key Dates

The below dates are the dates currently proposed by Redrow Homes.

These dates are provisional and subject to change.

Prior to the commencement of any works, the below dates will be agreed with Havant Borough Council and other relevant statutory bodies.

Initial Site Start: Groundworks (External Principal Contractor)	**Q1 2022**
Superstructure Start: (Redrow takeover as PC)	**Q2 2022**
Connection to Crematorium Access Road	**Q1 2022**
Sales Opening	**Q2 2022**
1st Completion	**Q3 2022**
Project Completion	**Q1 2024**

1.2.4 Build Direction

The Build Route Plan located in Appendix One, shows the proposed location of the Compound Layout, Build Direction and Sales Area.

1.3 PROJECT DIRECTORY

Duty-holders will carry out their duties as defined by the CDM Regulations 2015 to ensure all requirements of the CDM Regulations 2015 are met.

The Client will ensure a suitably competent Principal Designer, Principal Contractor and Design Team are appointed to oversee the project and afford all project members sufficient time to plan and mobilise their activities.

1.3.1 Key CDM Duty Holders Currently Appointed

Client, Principal Contractor (Superstructure)	**Company**	Redrow Homes (Southern Counties)
	Address	Unit 1, Faraday Office Park, Rankine Road, Basingstoke, Hampshire, RG24 8QB
	Tel	01256 307 950
Principal Designer & CDM Advisor	**Company**	GHPC Group Ltd
	Address	11 Milbanke Court, Milbanke Way, Bracknell, Berkshire, RG12 1RP
	Tel	01344 304 800
External Principal Contractor - Groundworks	**Company**	*External PC appointment to be made for initial works following tender process.*
	Address	
	Tel	
Designer – Planning Architect	**Company**	Thrive Architects
	Address	The Grange, Romsey Road, Michelmersh, Romsey SO51 0AE
	Tel	02380 719 400
Designer – Landscape Architect	**Company**	RPS Group
	Address	Lakesbury House, Hiltingbury Road, Chandlers Ford, Southampton, Hampshire, SO53 5SS
	Tel	02380 810 440
Designer – Civil Engineer	**Company**	MJA Consulting
	Address	Ipsum Court, 24 The Quadrant, Abingdon, OX14 3YA
	Tel	01235 555 173

1.3.2 Other Currently Appointed Project Team Members

Site Investigation	**Company**	BRD Environmental
	Address	Hawthorne Villa, 1 Old Parr Road, Banbury, Oxfordshire, OX16 5HT
	Tel	01295 272 244
Arboriculturalist & Ecologist	**Company**	RPS Group
	Address	Lakesbury House, Hiltingbury Road, Chandlers Ford, Southampton, Hampshire, SO53 5SS
	Tel	02380 810 440
Archaeologist	**Company**	Orion Heritage
	Address	95 Ditching Road, Brighton, BN1 4ST
	Tel	01273 573 803

2.0 DETAILED CONSTRUCTION PROVISIONS

2.1 SITE SECURITY + PROTECTION OF THE GENERAL PUBLIC

2.1.1 Security + Segregation

The Principal Contractor will ensure their site is fully enclosed with heras fencing (as a minimum) and controlled access gates, so the site is completely autonomous from any surrounding areas, clearly defined and separated before any works commence on-site, and fully secured from trespassers / members of the public / children.

Visitors will be directed (by signage at the entrance gate and by any personnel at the site gates) to the site office accessed via clearly defined pedestrian routes. Visitors will sign in and be inducted (as appropriate for the nature of their visit) by the Site Manager, prior to being permitted on-site.

All site boundaries will be monitored daily by the Site Manager to ensure any deficiencies / breaches are dealt with quickly and to ensure when the site is left at the end of each working day, security of the site boundary is robust.

2.1.2 Protection of the Public

Redrow Homes are fully committed to protecting members of the public from the construction risks associated with this project. As part of the Construction Phase Plans developed for the project, the Principal Contractors will be vigilant to the possibility of works areas being accessed by unauthorised persons (particularly children and teenagers who may see it as an exciting place to play). The Principal Contractor will ensure a high standard of housekeeping practices are implemented across the site with particular emphasis on any off-site work areas to ensure they reduce the risk of potential injury to trespassers, if they manage to gain access to the site.

All materials, plant and tools will be fully secured/supervised when not in use and particularly at the end of the working day. Material storage/compound areas will be fully secured.

2.1.3 Liaison with Public & The Oaks Havant Crematorium

Prior to any works commencing, Redrow Homes will proactively communicate with the public to keep them informed of site planning arrangements. Redrow Homes will have a member of the site team allocated to liaise with adjacent residents to inform them of any potentially disruptive works (which may include noise, dust or temporary obstruct access), so that the works can be safely managed around the existing residents.

Redrow Homes will liaise with the adjacent Crematorium to discuss their traffic access requirements. Redrow will also continue to liaise with the Crematorium throughout the development to keep them informed of work progress and to maintain a good relationship.

Key information will be distributed regularly amongst neighbouring residents including the contact telephones of the Principal Contractor (Site Manager & Office Number), so that the public can contact them in the event of any issues or complaints.

2.1.4 Signage

Appropriate health and safety signage will be placed around the construction site guiding traffic and pedestrian routes, giving warnings of hazards and potential dangers (such as “Danger: Keep Out” etc.) and instructing conduct within the site boundaries (such as “Appropriate PPE must be worn…” etc.). Public routes and crossings will be fully signed.

2.1.4 Inductions

The Principal Contractor’s Site Manager is responsible for project induction training and will ensure each site worker receives induction training specific to the site and to the type and place of work. This will take place before the site operative commences work for the first time on site.

The induction will concentrate on the Principal Contractor’s management provisions, site rules, safety provisions as well as the particular site risks involved with the project and the environmental and ecological considerations of the project. Evidence of all induction training carried out and names of personnel, who have undertaken formal induction training together with when they were inducted, will be recorded and filed on-site.

During the induction process, operatives will be informed of housekeeping matters, particularly the need to respect surrounding neighbours to the site and the need to keep noise to a minimum; particularly when entering and leaving the site. Working hours and restrictions on timing/method of deliveries will be clearly explained. They will also be informed of the necessity to ensure all parking is within the site boundary, and will be given clear instructions on how to deal with deliveries of materials etc., to prevent any congestion on the public highway.

Contractors working on-site employed by others (e.g. Utilities), will be inducted as all other site operatives and visitors. Information concerning their works and co-ordination / co-operation with other site operatives will be discussed and agreed with the Project Manager / Site Manager prior to commencement of their works on-site, as appropriate. Tool Box Talks will be held by contractors and the Principal Contractor regularly (as appropriate), and these will be recorded by the Principal Contractor.

2.2 CONTROL OF ON-SITE WORKING CONDITIONS

2.2.1 Site Working Hours & Deliveries

Working hours will be restricted to

- **08:00 – 18:00 Mondays to Fridays**
- **08:00 – 13:00 Saturdays**
- **No works permitted on Sundays or Bank Holidays.**

No work, audible or otherwise, will be undertaken outside the hours agreed.

The Principal Contractor will ensure that these working hours are communicated to all contractors and site operatives during the Site Induction and are strictly enforced throughout the works.

Where possible, deliveries will be coordinated to avoid peak traffic times and school opening/closing times to minimise disruption to the local area. At point of placing orders, suppliers will be informed of this restriction, and will be requested to deliver outside of peak hours. In the event that any deliveries arrive at site prior to works commencing at 0800, delivery vehicles will be permitted entry to the site to avoid any disruption to local roads, however no unloading or loading will be permitted to take place until work commencement at 0800, and any idling HGVs will be instructed to have their engines switched off.

Where possible, the Site Manager will coordinate deliveries throughout the day to avoid the need for multiple HGVs to access the site at the time. There will be a designated materials storage area provided within the site compound with sufficient space for loading and unloading HGVs deliveries. No HGVs will be permitted to load or unload from public roads at any time.

In the unlikely event that works are required outside of the agreed working hours Redrow Homes will engage with Havant Borough Council in advance of any such works commencing to formally agree an arrangement and provide a named contact for ongoing liaison.

2.2.2 Control of Noise & Vibration

Construction works, by their very nature, can generate noise levels which can present a nuisance to the surrounding areas when works are being carried out. In recognising this, Redrow Homes expects all contractors to adhere to (so far as is reasonably practicable) Environmental Health requirements.

As the works will be taking place next to the Crematorium, reduction of noise will be treated as one of the key priorities for the site management team, who will communicate this to all workers during their initial site induction.

No works will be carried out on the site outside of the allowed working hours – specified in Section 2.2.1. All activities will be assessed for anticipated noise levels prior to works commencing, taking into account the potential for amplification of noise due to the layout of the site. Further, all plant and equipment brought to site will be well maintained and operated in accordance with the manufacturer's instructions and will comply with the Control of Noise at Work Regulations 2005.

Redrow Homes recognise that maintaining good relationships with those living and working in the vicinity of the site is important. Identifying noise levels as a risk to the surrounding area (whether nuisance or safety) as early as possible in the process is a priority for Redrow Homes, in order to ensure that any issues can be dealt with fairly and expeditiously. Local residents and businesses will be kept regularly informed of progress of works. The Site Manager will be available for contact for any interaction with the public during the works.

Methods for reducing noise levels as far as practicable by the use of attenuation materials or such like, will be specified, and remain in place for the duration of the works. Specifically, the following areas will be required of all work activities;

- Comply generally with the recommendations of BS 5228: Part 1, clause 9.3 for minimising noise levels during the execution of the works.
- Noise levels from the works will be kept to a minimum.
- Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
- Do not use or permit employees to use radios or other audio equipment in ways or at times which may cause nuisance. Any radios/entertainment devices will only be used at a level which will not cause undue disturbance to the neighbouring areas
- Every care will be taken to avoid unnecessary noise when carrying out manual operations and when operating plant and equipment.
- All plant will be switched off or reduced to idle when not in use.
- Noise producing plant will be sited as far as possible from dwellings, offices and other noise sensitive premises. Where the latter are particularly noise sensitive e.g. hospitals, schools, etc. then a further reduction in sound emission may be required and will be achieved by the use of barriers or acoustic housings.
- At the time of issue of this CMS, detailed structural design was not yet confirmed. If piling is required for any plots, Redrow will request the Structural Engineer specifies (where possible) the use of CFA (Continuous Flight Auger) piles, rather than driven piles, to reduce vibration impact and nuisance

2.2.3 Compound Position, Site Car Parking, Visitor Provisions, Plant and Equipment

The site compound, materials storage areas, welfare facilities, parking areas and sales areas will all be located within the site boundary. The Build Route Plan located in Appendix One, shows the proposed location of the Compound Layout, Build Direction and Sales Area. The material storage areas and parking areas will be located within the site compound.

The site compound has been specifically located as far as reasonably possible from The Oaks Havant Crematorium to minimise disturbance.

All visitors will report to the Site Office for an appropriate induction by the Site Manager. Parking facilities will be made available for visitors to site, and clearly signposted.

All large building materials will be stored within the site, within the vicinity of housing plots as they are being constructed – smaller materials and particularly any which represent a hazard to health, will be stored in the locked compound area. Waste segregation, silos and storage containers will be provided within the compound, to be arranged in line with the provisions set-out in Section 3.5.

2.2.4 Road Cleaning Regime

Redrow Homes as Client will ensure that pro-active measures are taken to prevent slurry/spoil from vehicles leaving site during the works being deposited on the public highway.

The initial section of site roads will be constructed and tarmacked to base course as early as possible, to provide a suitable hardstanding area for delivery vehicles. This will reduce the likelihood of HGV wheels becoming covered in mud, and will limit the need for wheelwashing.

When required, a wet wheelwash facility in the form of a manned jetwasher will be positioned at the site egress point, so that any muddy vehicles can be washed down prior to leaving the site.

Redrow Homes, and their appointed Groundworker, will ensure a roadsweeper is available when required to ensure the site roads are kept free of mud throughout the development.

The Site Manager will regularly monitor the site roads and Bartons Road for dirt and debris, and will arrange for road sweeps when necessary – this is likely to be more frequent during Groundworks (when there are more earthworks being carried out) and during periods of inclement weather. The roadsweeper will sweep the site roads and Bartons Road in the event any mud is tracked out of the site.

Road sweepings and debris will be disposed of through the Principal Contractor's own waste management arrangements – road sweepers will either be discharged off-site, or if on-site will be discharged using appropriate methods in compliance with the Environmental Protection Act 1990.

2.2.5 Welfare Provision

The Principal Contractor(s) will provide full welfare facilities in accordance with Schedule 2 of the CDM Regulations 2015 – these facilities will be in place prior to construction works commencing on-site and this will be confirmed by the Principal Designer to the Client, following review of the Construction Phase Plan.

All welfare provision will be provided in accordance with Redrow Homes' Minimum Requirements for Site Accommodation and Welfare which sets out the minimum requirements for:

- Toilet Facilities
- Drinking Water
- Cleaning of Facilities
- Temporary Portable WC / Wash-stations
- General Site Accommodation
- Facilities for Changing Clothes
- Facilities for Rest
- Electrical Supplies

2.2.6 Monitoring Arrangements

The Site Manager will be responsible for the day to day management of the site, and will ensure that all restrictions / provisions noted in this CEMP are undertaken. The Site Manager will conduct a monthly review to ensure that the provisions are adhered to.

2.3 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

The site will be accessed directly off Bartons Road, via from Horndean Road and the A27.

Prior to the construction of the main site entrance, the existing dropped kerb access (cyan arrow below) off Bartons Road will be utilised for deliveries to the site for approximately 3-4 weeks until the main site entrance works are completed.

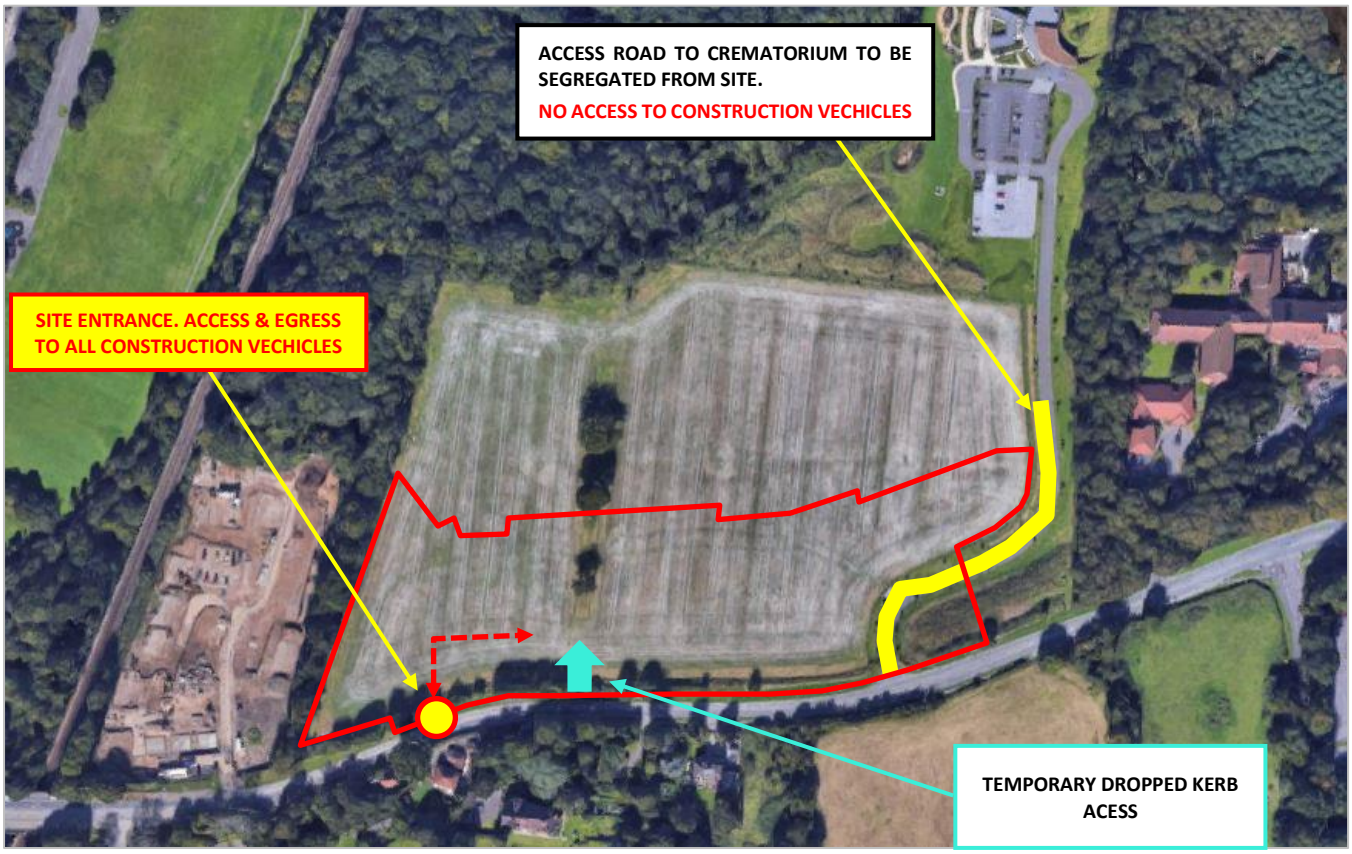
To avoid disruption to The Oaks Havant Crematorium, all construction vehicles will access and egress the site from the area where a new permanent "emergency link" will be constructed, as per the Construction Access Plan located in Appendix One. An approximate mark up of Redrow's access/egress point is shown below for reference.

No construction vehicles access or egress the site via the crematorium's access road, apart from exceptional circumstances which would be agreed in advance with The Oaks Havant Crematorium and Havant Borough Council.

Construction traffic will be directed to the site by road signage placed at key junctions around the area – Redrow Homes will agree the position of signage with the Local Highways Authority and/or Highways England prior to commencing works.

Site working areas will be fully segregated from the crematorium at all times, with the exception of a short period when works to connect the new permanent site road and the crematorium's access road is required. When the connection works are required, the works will be strictly controlled, with working hours / times planned and agreed in advance with both The Oaks Havant Crematorium and Havant Borough Council.

A senior member of Redrow's site team will be made available as a dedicated point of contact for The Oaks Havant Crematorium to liaise with. Redrow will proactively liaise with The Oaks Havant Crematorium to ensure a good relationship is maintained at all times.



Bartons Road is a relatively busy road which provides access to the suburb of Leigh Park which Sharps Copse Primary School resides. The A27 the main route through the area, providing connections to the neighbouring cities of Portsmouth and Chichester.

Where possible, deliveries will be coordinated to avoid peak traffic times and school opening/closing times to minimise disruption to the local area. At point of placing orders, suppliers will be informed of this restriction, and will be requested to deliver outside of peak hours. In the event that any deliveries arrive at site prior to works commencing at 0800, delivery vehicles will be permitted entry to the site to avoid any disruption to local roads, however no unloading or loading will be permitted to take place until work commencement at 0800, and any idling HGVs will be instructed to have their engines switched off.

Where possible, the Site Manager will coordinate deliveries throughout the day to avoid the need for multiple HGVs to access the site at the time. There will be a designated materials storage area provided within the site compound with sufficient space for loading and unloading HGVs deliveries. No HGVs will be permitted to load or unload from public roads at any time.

To minimise vehicular movements through the residential area, and to minimise any disruption to local residents, Redrow Homes will encourage all site operatives to share cars and utilise public transport where possible to keep site traffic volumes to a minimum.

Within the site, to protect site pedestrians from possible contact with vehicles, there will be designated pedestrian walkways which will be physically segregated from the road using traffic barriers. The pedestrian walkways will consider access for mobility impaired and will be clearly signposted, well-lit, and will be free from any debris/materials storage to allow their continued, unobstructed, safe use. Pedestrians will cross the roads at designated pedestrian crossing points only, where pedestrians will have right of way over construction vehicles. The walkways will be regularly checked and maintained as necessary, to ensure they provide safe access and egress at all times.

All loading and unloading from delivery vehicles and construction traffic (including building materials, finished or unfinished products, parts, crates, packing materials and waste) will take place inside the site compounds only.

The roads outside the site will be kept clear at all times with clear access for fire appliances and emergency services.

Soil compaction will be minimised by adhering to routes indicated on the site traffic management and by minimising plant movements across unprepared ground.

Pre-Construction & Post-Construction: Road Condition Survey

Prior to works commencing, Redrow Homes will instruct an engineer to undertake a road condition survey to document the conditions of Bartons Road, in the area surrounding the site entrance . Records of their findings will be provided to Havant Borough Council, including a photographic record.

Following completion of the development, in the event of the deterioration of the condition of Bartons Road, Redrow Homes will make good any damage to the road should it be proven the condition of them have deteriorated as a direct result of the construction activities or construction HGV deliveries to Redrow’s development.

CREMATORIUM ACCESS ROAD BOUNDING EAST OF SITE

VIEW FACING SOUTH TOWARDS BARTONS ROAD

VIEW FACING ACROSS THE SITE

ENTRANCE TO CREMATORIUM ACCESS ROAD

VIEW FACING EAST ON BARTONS ROAD

VIEW FACING WEST ON BARTONS ROAD

3.0 DETAILED ENVIRONMENTAL PROVISIONS

3.1 PROTECTION OF WATER, LAND ENVIRONMENT, AIR QUALITY & POLLUTION PREVENTION

Protection of Ancient Woodland

An 18m buffer zone is proposed to be planted with shrubs and low trees on the northern adjacent land parcel. As Redrow will be undertaking some works within the northern land parcel (to construct SUDS and plant the new Community Orchard, before undertaking any works Redrow will establish a temporary protective buffer zone prior to any works commencing.

The temporary buffer zone will prevent workers or construction materials from encroaching on the ancient woodland and will ensure the protection of the ancient woodland.

The buffer zone will be set back 18m minimum from the ancient woodland, and will be secured with double-clipped heras fencing (specification agreed with an Ecologist / Arboriculturist) and will have signage placed on the fencing to clearly indicate the fencing serves as a protective buffer and will not be moved without authorisation.

As an additional protection measure to prevent silt/surface water run-off from the site, a high quality geotextile silt fence will be established around the entirety of the sites northern boundary (where there is a possibility of surface water running towards the ancient woodland) to physically trap and prevent silt-contaminated water from leaving the site boundary. Hay bales will also be positioned on the outer side of the silt fence as an additional control measure to trap any residual silt. The silt fences and hay bales will be established during the initial enabling/set-up works, to ensure they are effective when excavations for the SUDS drainage and other groundworks commence.

To ensure the silt fence and additional hay bales remains robust, the condition of them will be visually checked by a member of the site management team on a DAILY basis. Additional checks will be made during periods of heavy rainfall. Should there be any build of mud/silt against the silt fence, this will be removed and deposited at a designated area within the site boundary. If any parts of the silt fence or additional hay bales appear to be damaged or becoming worn, these will be replaced on the day of inspection.

Protection of Water & Drainage Systems

The Client, Principal Contractor(s), and all Contractors on this project will ensure the protection and integrity of all watercourses and drainage systems and associated flora and fauna by preventing any surface water run-off or potential sources of contamination from reaching watercourses / drainage systems, as well as particular consideration given to the protection of the ancient woodland.

All surface water drainage from impermeable areas and roads will pass through trapped gullies prior to being discharged into any watercourse. There will be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways. No pumped water shall be discharged into the live drainage system without having been filtered through a silt interceptor.

All road gullies will be fitted with gully bags or terram to prevent silt run off into existing drainage systems. All gullies will be visually checked on a regular basis by a member of the Site Management Team (minimum weekly, and more frequently as required during periods of wet weather and when significant earth movements are being carried out) and will also be checked during Health, Safety & Environmental Inspections. If the condition of any gully bag or terram has deteriorated by becoming worn, or if the gully bag has filled with mud/silt it will be replaced (or cleared) on the day of inspection.

Any excess sediment or silt slurries on site roads, particularly close to the site entrance/egress points will be regularly removed to reduce the risk of mud/silt entering gullies. This may be several times per day depending on site conditions/stage of construction (likely to be more frequent during groundworks and fill stages).

Sediment and silt slurries will be stored within the site or an agreed storage area, away from gullies, drains and surface water receptors, to prevent being passed into surface water drainage systems and gullies. It may be necessary to construct a temporary bunded area to contain the material, allowing it to dry – regular maintenance and cleaning of the bunded area would be undertaken to ensure continued capacity during wetter conditions. Road sweepings will be discharged safely as outlined in Section 2.2.4.

If silt spillage is identified, it will be treated as a priority to stop the flow and contain the spillage before it enters surface water drains or watercourses/ground.

Please also refer to Section 3.2.

Environmental Incident Response

In the event of an environmental incident the following steps of notification will be taken. This will be included within the initial site induction for all operatives, by each appointed Principal Contractor:

- Any operative witnessing an incident must immediately report the incident to their Supervisor and the Site Manager / Assistant Site Manager
- Following this, the Site Manager / Assistant Site Manager shall notify Redrow's internal Safety, Health & Environmental Advisor.
- For a spillage, in addition to the above:
  - If a spill has reached a surface water drain or watercourse, or soaked away in open ground, the Site Manager / Assistant Site Manager will contact the Environment Agency immediately on the 24hr helpline and;
  - If a spill has entered a foul drain, then South West Water should be notified as soon as possible through the Site Manager / Assistant Site Manager
- If incidents do not fall into any precise category, and if there is any doubt, the Environment Agency should always be contacted through the Site Manager / Assistant Site Manager.

Near Misses

Where observed, environmental 'near misses' should also be reported, i.e. situations or occurrences that could potentially lead / contribute to an environmental incident in slightly different circumstances e.g. no drip tray below plant when refuelling, or inappropriately stored oils / chemicals. These will be logged by the Site Manager and reviewed by Redrow's internal Safety, Health & Environmental Advisor.

3.2 DUST SUPPRESSION & MONITORING

It is likely that dust will be created during dry and windy conditions on the site, particularly during earthworks. Dust mitigation procedures will be detailed in the Construction Phase Plan, will be strictly enforced on-site throughout the work by the Site Manager. These procedures will include managing loose materials (damping down / covered in windy conditions), monitoring and recording dust levels during the site inspection process.

Dust will be monitored and recorded through the site inspection process and water will be used for damping down when instructed by the Site Manager. All work areas will be well ventilated to prevent dust build up. Dust will be minimised during cutting operations of blocks etc. by ensuring use of equipment with on-tool water suppression.

Throughout the construction period, care will be taken to ensure the adequate control of dust from vehicles delivering and removing materials to and from the site.

Drop heights, when loading and unloading materials, will be minimised. All dusty loads will be sheeted appropriately.

In areas of work close to sensitive properties, the Site Manager will undertake regular dust monitoring inspections of boundaries (as part of regular Site Inspections) to ensure that dust levels are monitored and controlled and where necessary will ensure that suitable dust suppression methods are employed to deal with any residual issues in these areas.

To control smoke and noxious fumes, there will be no burning permitted on-site and all plant will be maintained in good working order. Careful consideration will be given to timing, weather conditions and methodology when laying bitumen.

3.3 GROUND CONTAMINATION & REMEDIATION

BRD Environmental's Geo-Environmental Site Investigation Report in November 2020 has concluded that no contaminants have been identified which pose a risk to human health, and no gas or radon protection measures are required.

Reporting of Unexpected Contamination

All operatives will be instructed on the agreed procedures for dealing with any material encountered during ground works that is either contaminated or suspected to be contaminated.

Should there be any evidence of unrecorded contamination discovered on-site, Havant Borough Council will be contacted immediately, with site activities in the affected area being temporarily suspended until a method and procedure for addressing the contamination is agreed upon in writing with Havant Borough Council and/or other regulating bodies.

An investigation and risk assessment and, where necessary, a remediation strategy and verification plan will be prepared in order to outline how this unsuspected contamination will be dealt with.

3.4 FUEL STORAGE AND USE

Any facilities for the storage of oils, fuels or chemicals will be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound will be at least equivalent to the capacity of the tank plus 10%.

If there is multiple tankage, the compound will be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%.

All filling points, vents, gauges and sight glasses will be located within the bund. The drainage system of the bund will be sealed with no discharge to any watercourse, land or underground strata. Associated pipework will be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets will be detailed to discharge downwards into the bund.

Tanks will be sited in a safe area, away from manholes and surface water gullies. Tanks will be double-bunded, non-gravity diesel tanks. The Fuel tank and hose will be locked secure when not in use and the site will possess a spill control kit. A clearly defined drip control area will be introduced around the tank. Tanks and surrounds will be regularly inspected for damage, spills or leaks as part of weekly inspection.

All measures to control chemical storage, discharge and spillage will cover;

- Oil Storage tanks in excess of 200 litres
- Double Skinned (twin-walled) tanks
- Proprietary Tank Systems
- Mobile Bowsers
- Security
- Dealing with Spills
- Prevention of Contamination of Rivers & Streams
- Storage and use of other chemicals (quantities less than 200L)

3.5 WASTE MANAGEMENT

As part of the detailed design process Redrow Homes will develop a Site Waste Management Plan and a Materials Management Plan and will require each appointed Contractor to work within the requirements of this Plan.

All inert material will be retained and re-used on site where possible, all plasterboard waste will be collected and returned and the majority of the remaining waste will be removed in compactable skips.

The management, handling and disposal of waste and classification of materials will be carried out in line with all current Environmental Legislation and requirements.

There will be no burning on-site (including waste, materials, undergrowth or other vegetation or refuse) throughout the course of the development (both during construction and site preparation works). This restriction is in place in order to protect the environment as well as to safeguard the amenities of occupiers of existing properties within the vicinity of the application site, and site staff.

When storing topsoil in stockpiles the main priority is to maintain soil quality and minimise damage to the soils condition.

To protect the soil resources with which the Principal Contractor will work within, all works will be carried out in accordance to Department for Environment, Food and Rural Affairs Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

3.6 ECOLOGICAL PROTECTION & MITIGATION DURING CONSTRUCTION

All works will be carried out in accordance with the Ecologist's recommended mitigation measures, which are summarised below:

Ancient Woodland

Standard national guidance states that a buffer of at least 15m is created around Ancient Woodland. An 18m buffer will be established along the parts of the northern and western boundary which meet the Ancient Woodland.

To prevent inadvertent damage during the construction phase, heras fencing or similar will be erected at the boundaries of the construction zone, outside of root protection areas. All machinery and materials will operated and be stored only within the fenced construction area. Please refer to Section 3.1 for further detail.

Protected Species: Bats

Site boundaries will be protected from artificial lighting with no street lamps or outside lights to face towards these boundaries. In particular, a 'no light zone' will be established along the western boundary. The development lies sufficiently far from the woodland to the north that light pollution is not considered by the Ecologist to be a risk, providing bare bulb lighting is not used and the general lighting guidance below is incorporated:

- No 'upward pointing' or bare bulb lights installed anywhere on the development or used during construction
- Column heights of external lights should be as low as reasonably possibly to limit light spill. Shields should be installed to focus light towards task areas only
- A no-light zone to protect western boundaries from any artificial light. No artificial lights will be positioned within 15 metres of these boundaries and no lights will be positioned to face towards these boundaries.
- A restriction on luminaires so that they lack UV elements or metal halide fluorescent sources, use of a warm white spectrum that is <2700 Kelvin and feature wavelengths higher than 550nm.

3.7 TEMPORARY SITE LIGHTING

During winter periods, construction work will be programmed to minimise the need for artificial lighting and this should be restricted to locations away from existing properties where possible. Temporary lighting will be restricted to the site compound, and access roads leading to the site compound, footpaths, and task working areas.

As per the Ecologist's recommendations in Section 3.6, where temporary lighting is necessary, lights fittings will be directional, hooded or equivalent to direct light to where it is required and to minimise light spill towards sensitive residential or ecological receptors or upwards into the night sky.

Lighting will be directed at task working areas to reduce potential glare and directed away from surrounding properties, and from Bartons Road to so as not to present a glare hazard to motorists.

APPENDIX ONE: SITE PLANS

1. **Indicative Build Route**
2. **Temp Compound Layout**
3. **Proposed Construction Access (Draft)**
4. **Indicative Future Access Plan (Draft)**

A0

Silo

DIS - 18/01/23.

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Portishead
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Rev	Description	Date	Au	Ch
A	Planning Issue. Option created based on SL01 Rev G	24.01.22	JF	
B	Planning Issue. Affordable parcels updated. Issued to client.	02.02.22	JF	
	Planning Issue. Affordable parcels updated. Issued to client.	03.02.22	JF	
	Planning Issue. Affordable parcels updated. Issued to client.	04.02.22	JF	
C	Landscaping updated. Planning Issue.	07.02.22	JF	
D	Additional parking spaces added. Planning Issue	08.02.22	JF	
E	Estate railings added to plot 14 frontage.	07.03.22	JF	
F	Plots 54 and 60 positions revised. Client issue	04.05.22	JF	
	Plots 7,14 and 39 parking revised. Client issue.		JF	
	Landscaping updated. Planning Submission		JF	
G	Highways updated. Planning Submission	26.08.22	JF	

Rev	Description	Date	Au	Ch

Project	Camps Field, Burton Road, Southleigh
Drawing	Site Layout
Client	Redrow Southern Counties
Job no.	REDR200818
Dwg no.	SL 02
Date	24.01.22
Rev.	G
Author	JF
Checked	
Scale	1:500 at A0
Status	[illegible]
Office	Romsey
Client ref.	

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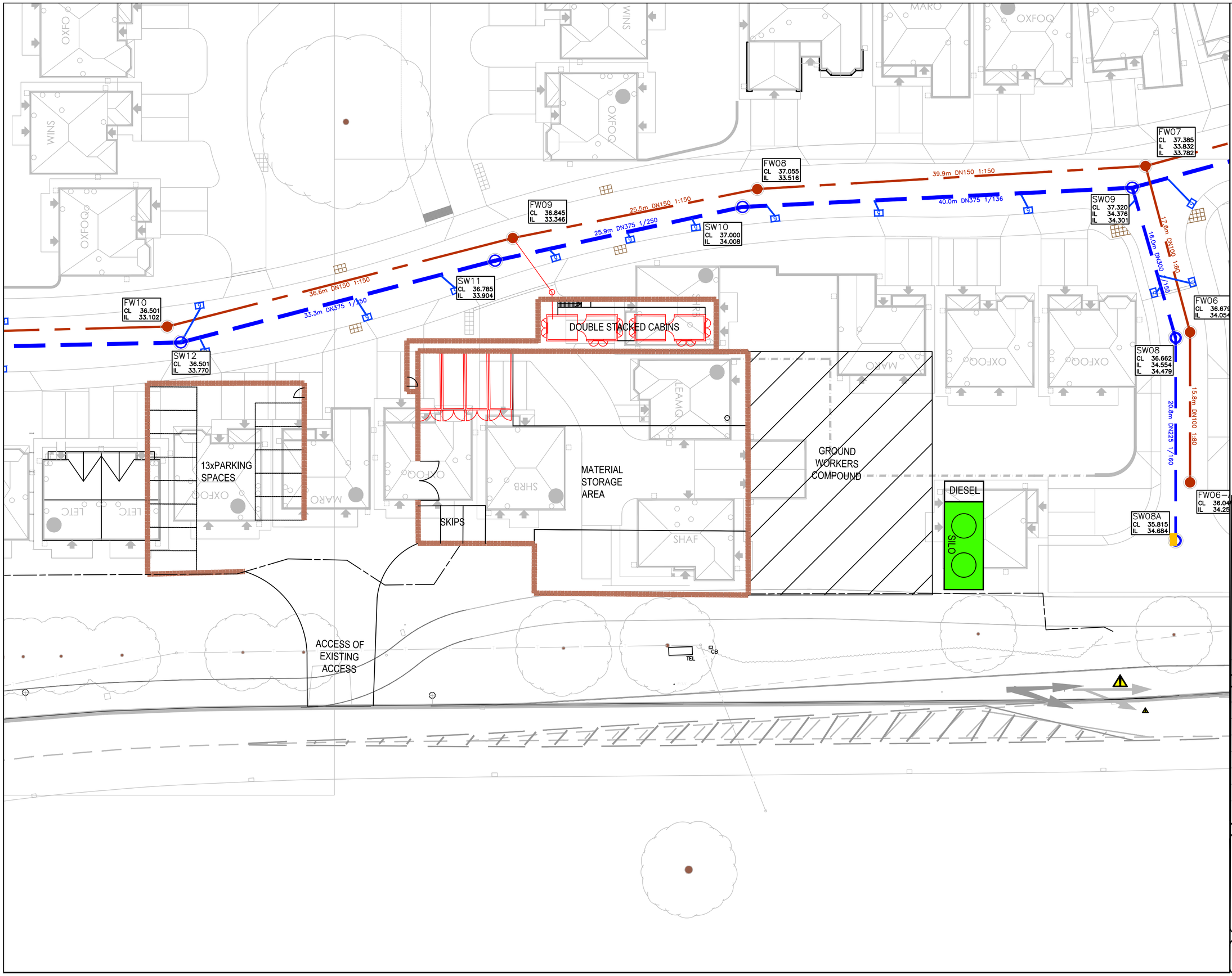

- DOUBLE STACKED CABINS FOUL MAIN TO BE CONNECTED INTO FOUL CHAMBER FW09
- GROUND WORKERS TO SUPPLY OWN OASIS UNIT AND TO BE LOCATE WITHIN THE AREA SPECIFIED
- REFER TO REDROW STANDARD SILO BASE DETAILS
- REFER TO KNAPP HICKS FOUNDATION DRAWING FOR CABIN FOUNDATIONS

Revision	Date	Amendment	Initials

Development	**Southleigh**		
Location	Havent		
Marketing Name	Harbour Views		
Drawing Title	Temp Compound Layout		
Drawing Number	**7424-COMP-002**		
Revision	-	Scale @ A2	1:250
Drawn By	AL	Date Started	FEB 2023
Checked by	-	Date	

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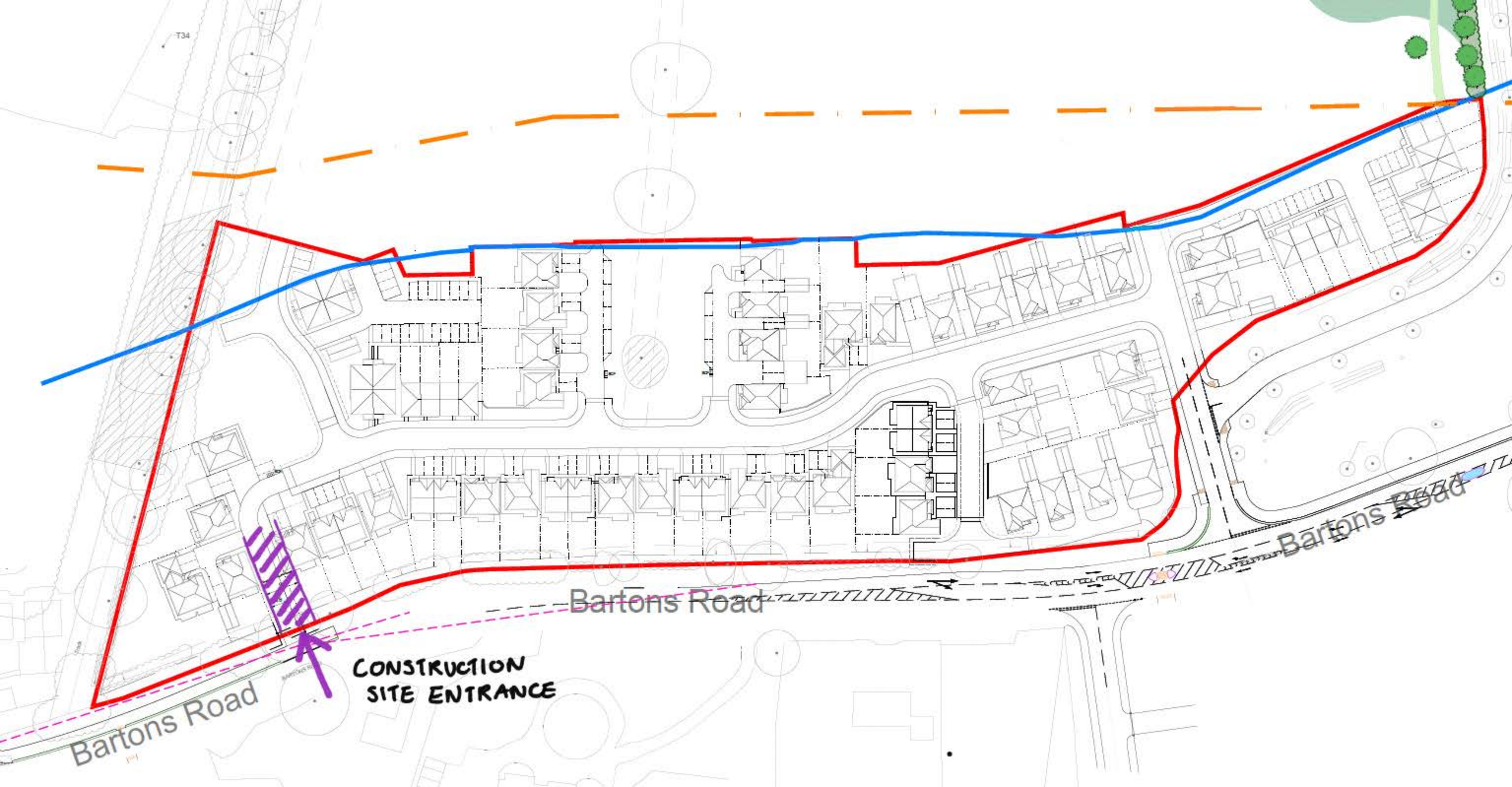
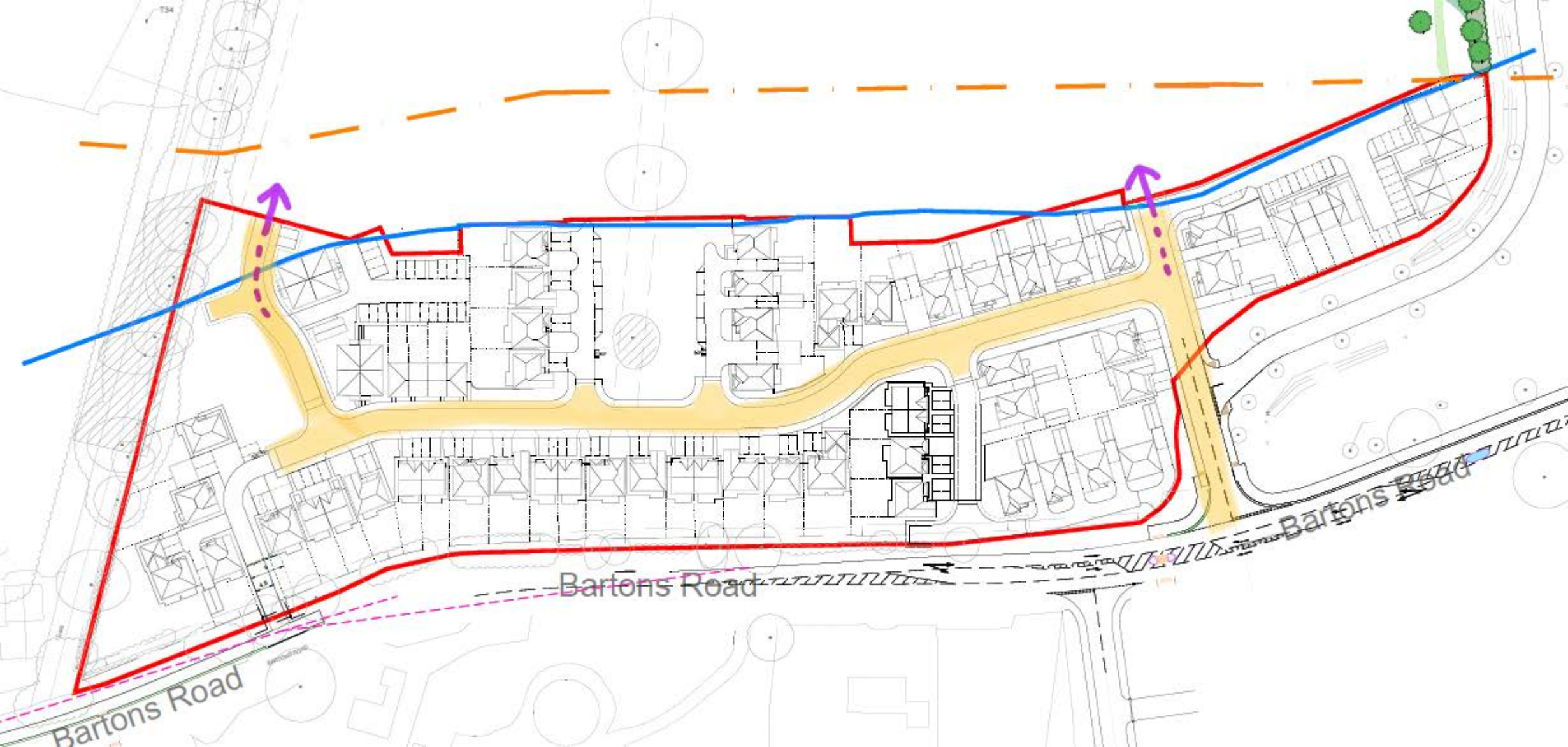
This layout has been designed after due consideration of our Context & Constraints Plan


Bartons Road
Bartons Road
Bartons Road
CONSTRUCTION
SITE ENTRANCE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