

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Rev A

Site

Detailed application for the redevelopment of the Land at Cowplain School, Hart Plain Avenue, Waterlooville, PO8 8RY site including 6 houses (2 x 4 bed detached houses and 4 x 3 bed semidetached houses).



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Introduction

This Construction Environmental Management Plan has been prepared to support the Detailed planning permission for the redevelopment of the Land at Cowplain School. The approved planning consent supports 6 open tenure houses (2 x 4 bed detached houses and 4 x 3 bed semidetached houses). It is hoped that the information contained within this statement will assist the Local Planning Authority in discharging condition no. 24 attached to Planning Consent Ref. APP/22/00837.

The CEMP defines the minimum requirements that are to be met and covers the management of the main contractor's activities and those of any sub-contractor working under the main contractor's control. This involves taking actions to reduce the likelihood or severity of future emergencies. Mitigation activities include building codes and zoning regulations, infrastructure improvements, and public education initiatives.

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All enquiries and complaints to be directed to the above personnel either by telephone or written and posted to above address.

Residents to be provided with the above contact details for someone on site to deal with queries and advising them of working hours and who to contact if there are problems outside working hours. A notice outside the site entrance gates will be provided with these details and delivered to the immediate neighbours boarding the site boundaries including Cowplain School.

The scope

The CEMP address issues associated with:

- 1) Noise and Vibration
- 2) Air Quality
- 3) Visual Impact
- 4) Ecology
- 5) Water Pollution
- 6) Waste
- 7) Contaminated Land
- 8) Construction Traffic Management
- 9) Protection of Existing Services
- 10) Community Responsibility
- 11) Lighting

The CEMP requirements

Noise and Vibrations:

The proposed site's location and intended construction activities are not anticipated to pose significant risks in terms of noise and vibration. Nonetheless, it is incumbent upon contractors to implement measures aimed at mitigating any potential noise and vibration disturbances during the construction phase.

Ground works, involving conventional trench filled foundations, will be engineered to suit prevailing ground conditions. Machinery required for these operations will be of a small-scale nature, commensurate with the scope of the development. All machinery deployed will adhere to statutory regulations and prescribed noise control standards.

As deemed necessary, plant and equipment will be outfitted with silencing mechanisms, screening, or enclosures, in alignment with the guidelines outlined in BS5228. Particularly noisy activities will be shielded through the erection of hoardings or screening structures. It is stipulated that no explosive materials are to be utilised on-site, and the use of radios will be regulated to prevent any nuisance. Vulgar language will be strictly prohibited due to site location.

The use of generators will be restricted to small-scale operations and confined to designated hours, with a prohibition on usage during nighttime or outside of standard working hours. All construction-related activities, encompassing demolition, building, and machinery operation, are to be conducted exclusively between the hours of 08:00 and 18:00 from Monday to Friday, and between 08:00 and 13:00 on Saturdays, with no work scheduled on Sundays or recognised public holidays.

Furthermore, delivery logistics will be carefully managed to circumvent peak daytime and schooling opening and closing hours, with arrangements made exclusively between 09:00 and 14:00 from Monday to Friday, unless exigent circumstances dictate otherwise. As the site is located directly adjacent to a school campus, strict additional rules are in place to ensure the safety of workers, children, and other members of the public.

Air Quality:

The location of the site and the planned construction activities are not expected to pose a significant risk to air quality. Nevertheless, it is imperative that contractors undertake measures to minimise the presence of airborne dust during the construction phase.

It is projected that dust may travel up to 200 meters from its point of origin. The primary mitigation strategy to prevent contamination of neighbouring properties and infrastructure entails maintaining construction activities at a minimum distance of 200 meters from the site perimeter. However, this may not be feasible due to the compact nature of the site and the proximity of works to adjoining boundaries. To address this challenge, appropriate fencing is to be erected along the boundaries, supplemented with material infill to mitigate dust dispersion. Furthermore, the following supplementary measures should be implemented where practical:

1. Implementation of design controls for construction equipment and vehicles, with preference given to appropriately designed vehicles for materials handling. This includes the utilisation of vehicle sheeting where deemed necessary.
2. Prompt vegetative covering of completed earthworks to mitigate dust dispersion.
3. Regular inspections of the site are imperative, with particular attention given to monitoring site boundaries for the presence of dust and deposits. Any detected accumulation is to be promptly removed as necessary. Furthermore, local roads adjacent to the site are to undergo routine checks and cleaning procedures when deemed necessary to maintain cleanliness standards.
4. Provision of a reliable water supply and hoses is essential to facilitate the suppression of dust during specific operations that are prone to generating airborne particles. It is imperative that no burning of materials occurs on-site to mitigate air quality degradation and associated risks.

Visual Impact:

The contractor's compound and designated areas for material storage must be situated within the allocated development site and meticulously fenced and secured. The selection of these locations should reflect an acute awareness of the visual impact on nearby residential properties and the adjoining boundaries of the site. Special consideration is warranted to ensure that the placement of these facilities does not unduly compromise the aesthetic integrity or privacy of neighbouring residences, thereby fostering harmonious coexistence within the community. Added to this, careful engagement has been welcomed by The Cowplain Schools facility manager, to further ensure a collaborative approach is taken during the construction phase of the project.

Ecology:

The preservation of existing trees and hedges to be protected, and every effort must be made to retain them wherever feasible. Identified trees and hedges earmarked for preservation

must be clearly demarcated and shielded from any construction-related activities to prevent damage or disturbance. Should the need arise for the removal of trees and hedges, such actions must be conducted outside the nesting season to minimise ecological impact. It is imperative that ecological reports be diligently consulted and factored into decision-making processes to ensure responsible stewardship of the natural environment.

Protection of Water Resources:

The following activities present potential risks of watercourse contamination, and corresponding mitigation measures have been identified:

Deliveries: During deliveries, particularly those involving fuels and hazardous materials, meticulous care must be exercised. Each delivery is to be supervised by a designated responsible individual, with contingency plans established and appropriate materials readily available to address any unforeseen incidents.

Storage: Given the inherent risks associated with materials commonly used in construction, such as oils, chemicals, cement, lime, cleaning agents, and paints, stringent measures must be taken to prevent pollution. All hazardous materials are to be stored in securely sealed containers placed within designated secure cabins, positioned on impervious bases to minimize the risk of seepage.

Security: Maintaining the security of containers and storage cabins within the confines of the development site is imperative. All containers and cabins are to be securely always locked to prevent unauthorized access and potential tampering.

Silt: Water containing silt must never be discharged into surface water drains, as it poses a significant risk of contamination. Sources of silty water may include excavations, exposed ground, stockpiles, and plant and wheel washing activities. It is imperative that appropriate measures be implemented to contain and manage silt-laden water to prevent its entry into surface water drains, thereby mitigating the risk of watercourse contamination.

Preventive measures must be implemented to hinder water ingress into excavations, and spoil heaps should be positioned and configured in a manner that minimises the risk of groundwater contamination. Facilities for wheel washing and plant cleaning must be securely constructed to prevent overflow, with effluent containment for subsequent treatment and proper disposal. Wheel washing facilities should be conveniently situated next to the site entrance, mandating that all departing vehicles undergo thorough cleaning to prevent off-site contamination.

Site roads must be meticulously maintained to prevent the accumulation of dust and mud deposits. In periods of dry weather, additional measures may be necessary to suppress dust. Refuelling operations pose a heightened risk of fuel spillage, particularly during plant refuelling. Therefore, all refuelling activities are to be conducted in designated areas, ideally on impermeable surfaces situated away from drains and watercourses to mitigate the risk of environmental contamination.

Concrete, owing to its highly alkaline and corrosive nature, demands particular attention to prevent adverse impacts on watercourses. Stringent protocols must be observed during all concrete-related operations. Adequate provisions must be made for the containment and proper disposal of washings from concrete mixing plants or ready-mix concrete lorries, ensuring that no runoff enters drainage systems or watercourses. These measures are indispensable for safeguarding environmental integrity and upholding regulatory compliance.

Waste:

The contractor is required to develop a comprehensive site waste management plan, which encompasses the following key components:

1. **Organisational Responsibility:** Clearly delineate the responsibilities for the preparation and implementation of the waste management plan within the organisational structure.
2. **Waste Types and Quantities:** Identify the anticipated types and quantities of waste expected to be generated throughout the project duration.
3. **Monitoring Measures:** Outline the measures to be employed for monitoring the delivery and execution of the waste management plan.
4. **Waste Management Options:** Enumerate available options for waste management and express preferences, considering factors such as recycling, reuse, and disposal methods.
5. **Waste Disposal Sites and Contractors:** Specify proposed waste disposal sites and contractors, ensuring that all designated sites are approved by the relevant Waste Regulation Authority.
6. **Hazardous and Non-Hazardous Waste Disposal:** Clearly define procedures for the disposal of hazardous and non-hazardous waste, ensuring compliance with regulatory requirements.
7. **Training:** Detail plans for providing necessary training to personnel to effectively implement the waste management plan.
8. **Efficient Use of Materials:** Propose measures to ensure the efficient use of materials and minimise waste production and handling throughout the project lifecycle.
9. **Waste Monitoring:** Establish protocols for monitoring the quantity and types of waste generated, facilitating informed decision-making and continuous improvement.

The overarching objectives of the waste management plan are as follows:

1. **Minimisation of Waste:** Strive to minimise the creation of waste wherever feasible through proactive measures.
2. **Site Cleanliness:** Regularly remove rubbish, debris, surplus material, and spoil to maintain a clean and tidy site environment.
3. **Controlled Waste Disposal:** Ensure that waste disposal activities are managed in a controlled and responsible manner, adhering to relevant regulations and standards.
4. **Surplus Material Recycling:** Minimise surplus material generation and prioritise recycling efforts for any non-usable surplus material.
5. **Documentation Compliance:** Provide all necessary waste transfer documentation to ensure transparency and regulatory compliance throughout the waste management process.

Contaminated Land:

The contractor is mandated to adhere to the recommendations outlined in the Contamination Report and Soil Investigation Report conducted for the site. These reports meticulously identify potential contamination sources and prescribe appropriate mitigation measures in the event of contamination detection on the site.

Additionally, further planning conditions are enforceable to ensure that any identified contamination is effectively addressed before resuming any works on the site. These conditions are instituted to safeguard environmental and public health interests, underscoring the paramount importance of thorough remediation measures to mitigate any adverse impacts associated with site contamination.

By diligently implementing the prescribed mitigation strategies and adhering to the stipulated planning conditions, the contractor demonstrates a commitment to environmental responsibility and regulatory compliance, thereby fostering the safe and sustainable development of the site. Reference should be made to the report carried out by Listers GEO - Geotechnical and Geoenvironmental Consultants.

Contractor and Construction Traffic Management:

Access to the site is facilitated via Hart Pain Avenue, the main public highway. As part of site preparation, the contractor is required to conduct a comprehensive condition survey of the road to assess its suitability for construction-related traffic.

A temporary contractor's compound, as depicted in Appendix A, is to be established to accommodate necessary on-site operations. Parking provisions will be designated for subcontractors within the site premises.

To mitigate potential congestion during peak traffic hours on local roads, contractors are expected to schedule most of their staff to arrive on site by 08:00 hours and depart by 16:00 hours. Furthermore, the commencement of work each day should be mindful of noise management constraints to minimise disturbance to nearby residents and local school.

Considering the limited scale of the site and associated constraints, all contractors are directed to utilise the main access route for parking and deliveries. It is imperative for contractors to acknowledge the utilisation of the main road by residents and ensure minimal disruption to parking facilities and general traffic flow.

On-site turning provisions are to be provided to accommodate all vehicles, ensuring efficient manoeuvrability within the designated area as illustrated on the site plan. The turning area must be always maintained clear to facilitate forward gear exits for all vehicles. In rare instances where an HGV necessitates either reversing onto or off the public highway, the presence of a trained banksman is mandated to assist in the manoeuvre, ensuring safety and mitigating potential risks.

Protection of Existing Services:

Identification and protection of all existing services to the site are imperative to ensure the integrity of utilities and infrastructure. The main utility services must be accurately located, isolated as necessary, and seamlessly integrated into the new development. This process entails appropriate isolation of existing utility connections and their subsequent connection to the new development.

Furthermore, existing drainage connections and manholes are to be carefully covered and protected before reconnection to prevent damage or contamination. This proactive approach not only safeguards the functionality of the existing infrastructure but also ensures the smooth transition and operational efficiency of the new development.

Site Management and Community Responsibility:

The contractor is mandated to foster open communication channels with residents and community groups to address any concerns they may raise and work towards amicable resolutions. This proactive engagement approach serves to promote transparency, alleviate

potential issues, and cultivate positive relationships with residents.

Furthermore, contractors are expected to align with the objectives of the Considerate Constructors Scheme, which emphasises responsible and considerate practices throughout the construction process. By embracing these objectives, contractors demonstrate a commitment to minimising disruption, enhancing safety, and mitigating environmental impacts, thereby contributing to the overall well-being of the community and environment.

Lighting:

The decision not to implement security or external lighting during construction works was carefully considered in terms of site safety and security.

Conclusion

The measures and mitigation methods outlined within this document demonstrate a comprehensive approach to minimising the environmental impact of the proposed construction development on the surrounding area. By addressing various aspects of the construction process, including air quality, watercourse contamination, waste management, site access, and community engagement, these measures are designed to uphold environmental standards and promote responsible construction practices.

Furthermore, the commitment of all contractors to adhere to the recommendations outlined in this report ensures consistency in implementation and reinforces the effectiveness of the proposed mitigation measures. As such, it is reasonable to conclude that this statement fulfils the requirements of condition No. 24 of the planning consent, indicating a robust framework for managing environmental impacts throughout the construction phase of the development.



Construction Method Statement

The location of the site and the planned construction activities do not give rise to a serious risk to noise and dust. However contractors will be expected to take measures to minimise the present of noise and dust during construction.

As well the following additional measures should be implemented where practical:
 1) Design controls are to be implemented for construction equipment and vehicles, and appropriately designed vehicles are to be used for materials handling.

2) Completed earthworks are to be vegetated as soon as possible.

3) The site to be regularly inspected and site boundaries checked for dust and deposits and removed as necessary. In addition local roads are to be checked and cleaned when

There is to be no burning of material on site.

Where necessary plant and equipment will be silenced, screen and/or enclosed in accordance with the guidance of BS5228 and particularly noise activities will be shielded by the erection of hoardings or screening. No explosives are to be used on site. The use of radios on site is to be controlled so that it does not cause a

There will be heras fencing with gates to front and all the perimeter boundaries to all existing residential properties and the field. There will be no decorative displays or facilities for public viewing.