METIS HOMES

Modern Homes. Traditional Values.

The Old Barn, Vicarage Farm Business Park

Winchester Road, Fair Oak, Hampshire

SO50 7HD

Residential Development at Long Copse Lane, Emsworth

Construction & Environmental Management Plan

For 9 No. Houses

February 2022

DRAFT

Contents

1. Introduction 3
2. Programme 3
3. Local Liaison 3
4. Welfare Facilities 3
5. Site Boundary and Security 4
6. Working Hours 4
7. Turning & Vehicle Movements 4
8. Parking 4
9. Material Storage 4
10. Material Distribution 5
11. Health & Safety 5
12. Environmental Considerations 5
13. Appendix 7

Appendix 1 – Location Plan 7

Appendix 2 – Temporary Site Plan 8-12

DRAFT

METIS HOMES
Modern Homes. Traditional Values.

1. Introduction

Client:	Metis Homes Ltd
Contractor	Metis Homes Ltd
Principle Designer:	Metis Homes (pre-construction) Metis Homes (construction phase)
Address:	Land adjacent to No. 54 Long Copse Lane, Emsworth

The current site consists primarily of grassland with boundaries of native hedge and deciduous trees for the new houses. Access to the residences will be off Long Copse Lane with all parking to the residences provided within the site confines.

Redevelopment of the site will be by Metis Homes Limited, undertaken by the Metis Homes Management Team.

Site locations - The site is located adjacent to No. 54. See site location plan in Appendix 01

2. Programme

The development is planned in one phase:

I. Site clearance phase: 2 weeks
II. Construction phase: 10 months

3. Local Liaison

Metis will engage with the local community so that our neighbors have a level of understanding of our activities and to gain feedback to inform our activities on site.

- A notice board will be placed at the site boundary providing contact information and scheme details. This will include programme information, contact details (office and Site) and security arrangements etc.
- All parties will be encouraged to communicate with Metis either directly with the site team or via the head office. Any feedback or complaints received will be addressed and managed by the Site Manager or the Contracts Manager / Construction Director with a log held on site detailing any actions required and the outcome.

4. Welfare Facilities

The main site setup will be positioned with direct pedestrian access off Long Copse Lane.

There will be a temporary, segregated pedestrian path linking the welfare facilities to the site access.

There will be one 21’ x 8’ canteen / drying room unit with one 21’ x 8’ office unit stacked above. There will also be a twin toilet block on a raised waste-water collection tank later connected to the foul drains when available. A signing in book will be located within the site office and a smoking shelter will be located by the site set up.

The temporary site set up is indicated in Appendix 2.

DRAFT

5. Site Boundary and Security

The boundary of the site will be secured with a combination of site hoarding and Heras fence together with the existing boundary which will be retained (see temporary site set up plan).

A pair of metal framed mesh gates will be provided to the vehicular access and a pedestrian gate leading directly to the site accommodation.

6. Working Hours

Permitted site working hours will be as follows:

Monday – Friday	07.30 – 18:00
Saturday	08:00 – 13:00
Sunday & Bank Holidays	No working

Deliveries

No access or egress from the site for deliveries will be permitted outside the working hours noted above.

7. Turning & Vehicle Movements

The access road and parking areas will be set up as a hard-running surface during the groundworks stage.

As hard standings are formed at the start of the works it is not envisaged that soil will be deposited onto the public highways, this will be continually monitored, and any necessary actions will be taken. All vehicles will be assessed before leaving the site and if cleaning is required a jet wash facility will be available for cleaning down.

There is insufficient room on site to enable lorries to turn around and all lorries will need to be reversed into the site. This will require the direction of a Banksman for all movements.

Vehicle and pedestrian segregation will be in place for the duration of the works and continually monitored throughout the development. Deliveries will be made to site storage areas typically using Hiab offloading and then telehandler or craned into position.

8. Parking

The construction of parking for the properties to the front of the site is programmed within the initial phase of the construction works.

It is anticipated that parking for five vans will be available on site during the initial construction stage rising to a minimum of fifteen upon striking of the scaffolds.

Throughout the contract the site management team will ensure that parking is monitored. Sharing of vans will be encouraged wherever possible.

9. Material Storage

Due to the restricted nature of the site the programming and management of material requirements will be conducted on a “Just-in-Time” approach to minimise the requirement of onsite storage. Offloading areas will be directly adjacent and parallel to the access road.

DRAFT

10. Material Distribution

A telehandler will be used for the day-to-day distribution of materials with a mobile crane brought to site for installation of roof trusses.

11. Health & Safety

The planning, organisation and implementation of the project will be in accordance with Metis Homes' Health and Safety Management System. The Principle Designer will be fully involved throughout the process so that the appropriate notices are issued in the required timescales.

12. Environmental Considerations

Noise:

All activities will be conducted in accordance with the Control of Noise at Work Regulations 2005 and best practice measures. During particularly noisy activities or late working, notice will be given to all neighbors who may be directly affected by the activity and the activity will be monitored by the Management team.

'Best Practicable Means' and the guidance provided within BS:5228 are to be employed to minimise construction impacts, including for example:

- No deliveries should occur outside of the hours identified above
- Careful selection of working methods and programme
- Where applicable, selection of quietest working equipment available
- Where practicable, positioning equipment behind physical barriers, i.e., existing features, hoarding etc.
- Ensuring that regularly maintained and appropriately silenced equipment is used
- Handling all materials in a manner which minimise noise, such as minimising drop heights
- Switching all audible warning systems to the minimum setting required by the Health & Safety Executive. Reverse warning alarms should be fitted with white noise (broadband) systems
- Where processes could give rise to significant levels of noise for extended periods of time, noise levels should be monitored regularly by a suitably qualified person with the survey results kept on file; and
- In terms of on-site employees, appropriate actions should be undertaken regarding the Noise at Work Regulations including the requirement for the use of ear defenders and appropriate warning notices.

DRAFT

Dust:

Dust will be controlled via the controls noted within the individual task method statements which will be assessed against the recommendations set out within the HSE Construction Information Sheet No 36.

To minimise the potential impact on air quality Metis Homes shall adhere to the measures outlined below. If any deviation to these measures is required for any reason Metis Homes will submit the amended requirements, along with the appropriate justification in writing to the Local Planning Authority to formally agree these changes.

To prevent dust nuisance to nearby residential properties, particularly during dry and windy weather, there should be adequate screening and damping down during all excavation works, clearance works and other site preparations (including storage of construction materials).

- Any waste stockpiles will be damped down by water sprays and sheeted if required
- All rubbish skips will be exchanged on a regular basis and sheeted when required
- Vehicles shall be sheeted to prevent loss of materials off site
- Storage locations for all materials that create dust, including soil, must be located away from the sensitive receptors adjacent to the site, except where impractical
- Stockpiles should be screened to prevent wind loss and damped down where practical when being handled
- All site vehicles should have vertical exhausts to limit surface dust resuspension
- Waste materials shall not be burnt on-site
- Waste must be placed in suitable containers prior to appropriate disposal
- Prolonged storage of materials on site prior to use and/or disposal is to be avoided
- Where possible site construction vehicles with low levels of emissions will be used to meet with the Air Quality Management criteria for the Borough.

Smoking:

Smoking will be prohibited across the site other than the designated smoking area.

Ecology:

The ecological recommendations of the White Young Green ecological impact assessment have been considered and incorporated into our site arrangements to comply with the relevant planning condition

Arboriculture:

Arboricultural works will be carried out in accordance with Eco Urban arboriculture impact assessment and will be followed immediately by tree protection works.

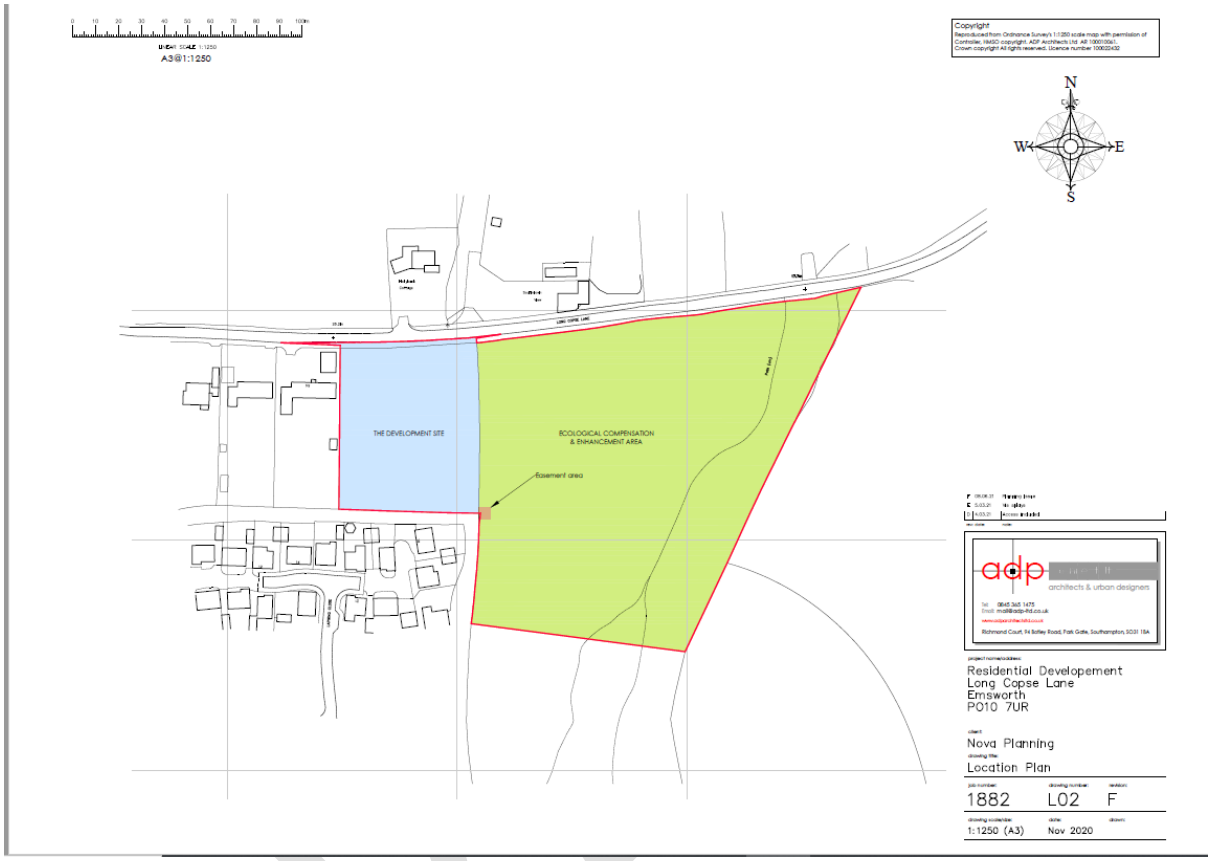
Lighting:

Security lighting will be movement controlled and limited in nature.

DRAFT

13. Appendix

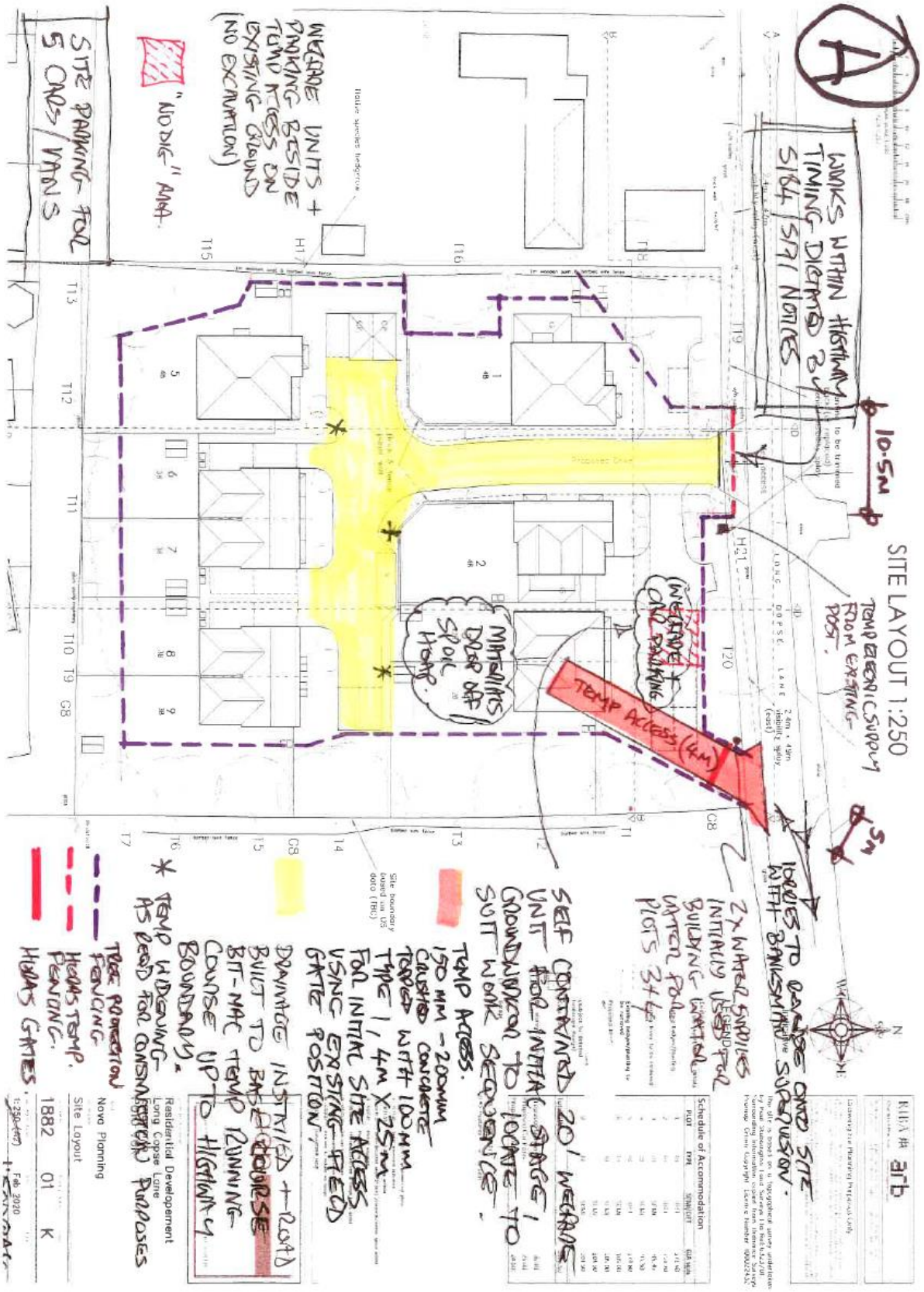
Appendix 1 – Location Plan



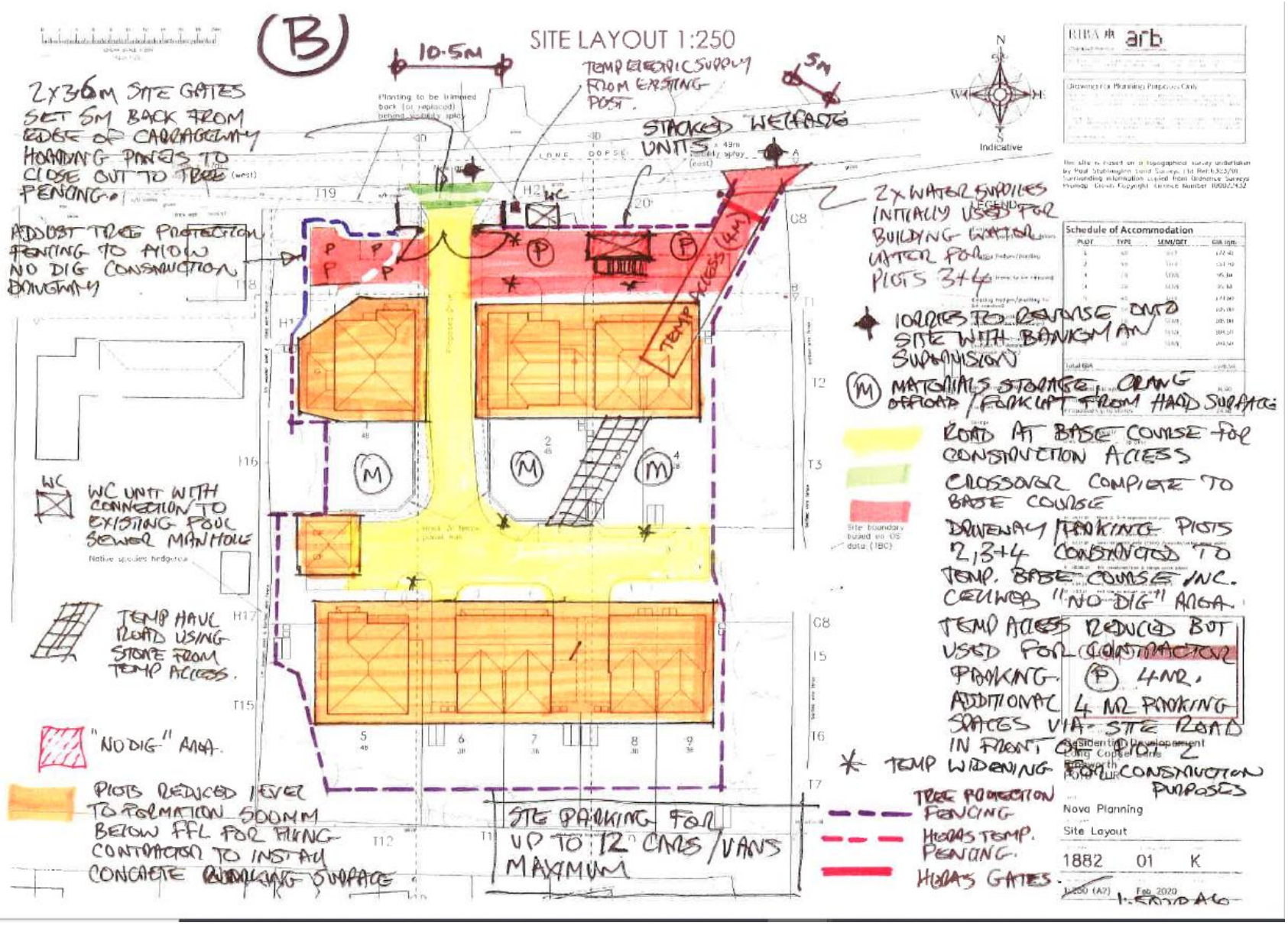
Blue – Area of site

METIS HOMES
Modern Homes. Traditional Values.

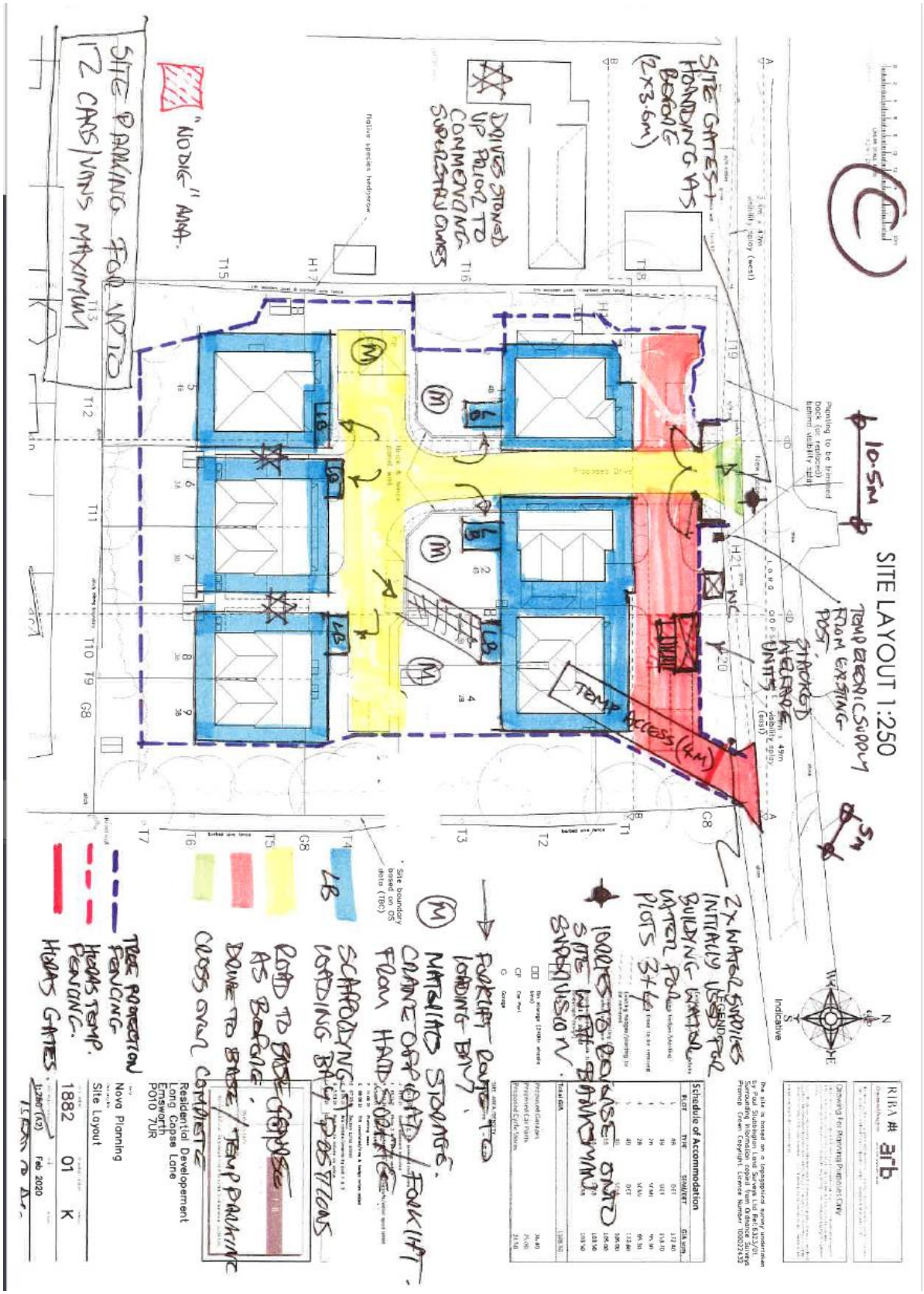
Appendix 2 – Temporary Site Plan Stages A, B, C, D detailing parking arrangements and Access points.



METIS HOMES
Modern Homes. Traditional Values.

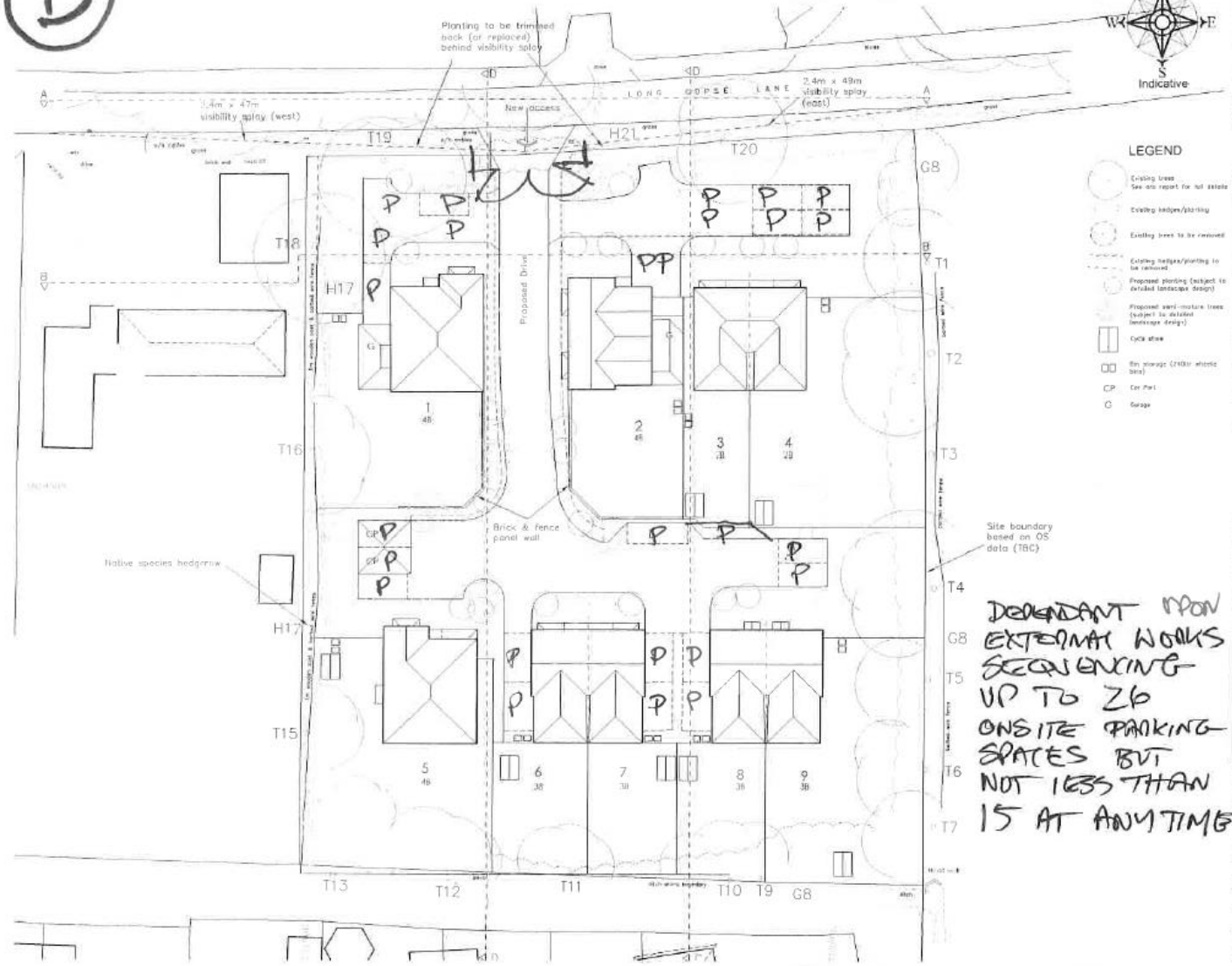


METIS HOMES
Modern Homes. Traditional Values.



METIS HOMES
Modern Homes. Traditional Values.

SITE LAYOUT 1:250



DOMINANT UPON EXTERNAL WORKS SEQUENCING UP TO 26 ONSITE PARKING SPACES BUT NOT LESS THAN 15 AT ANY TIME

Indicative

RIBA Chartered Practice arb

Drawing For Planning Purposes Only

The site is based on a topogophical survey undertaken by Paul Stubbington Land Surveys Ltd Ref: 6323/01. Surrounding information copied from Ordnance Surveys Promap. Crown Copyright. Licence Number 100022432

LEGEND

- Existing trees See arb report for full details
- Existing hedges/planting
- Existing trees to be removed
- Existing hedges/planting to be removed
- Proposed planting (subject to detailed landscape design)
- Proposed semi-mature trees (subject to detailed landscape design)
- Cycle store
- Bin storage (240ltr wheelie bins)
- CP Car Port
- G Garage

Schedule of Accommodation

PLOT	TYPE	SEMI/DET	GIA sqm
1	4B	DET	173.40
2	4B	DET	153.40
3	3B	SEMI	95.30
4	2B	SEMI	95.30
5	4B	DET	174.80
6	3B	SEMI	105.00
7	3B	SEMI	105.00
8	3B	SEMI	103.50
9	3B	SEMI	103.50
Total GIA			1108.50
Proposed Garages			36.00
Proposed Car Ports			25.00
Proposed Cycle Stores			24.50

SITE AREA/DENSITY
0.45 Hectares = 18 DPH

adp

Residential Developement
Long Copse Lane
Emsworth
PO10 7UR

Nova Planning

Site Layout

1882 01 K

1:250 (A2) Feb 2020

METIS HOMES
Modern Homes. Traditional Values.