BARGATE

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Manor Farm Bedhampton phase 2

DATE:- 21-5-24	11-4-25 REV 2	1-9-25 Rev 3	

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1. Purpose of the document This plan has been developed in response to the appropriate planning condition to give guidance on the control measures in place to mitigate concerns raised within the condition
2. Project details
a. Work activity Construction of a new housing estate and associated infrastructure for the execution of planning application ref APP/X1735/W/22/3305704 RM:APP/24/00612 consisting of 43 dwellings, private gardens, public open space, access roads and all associated infrastructure.

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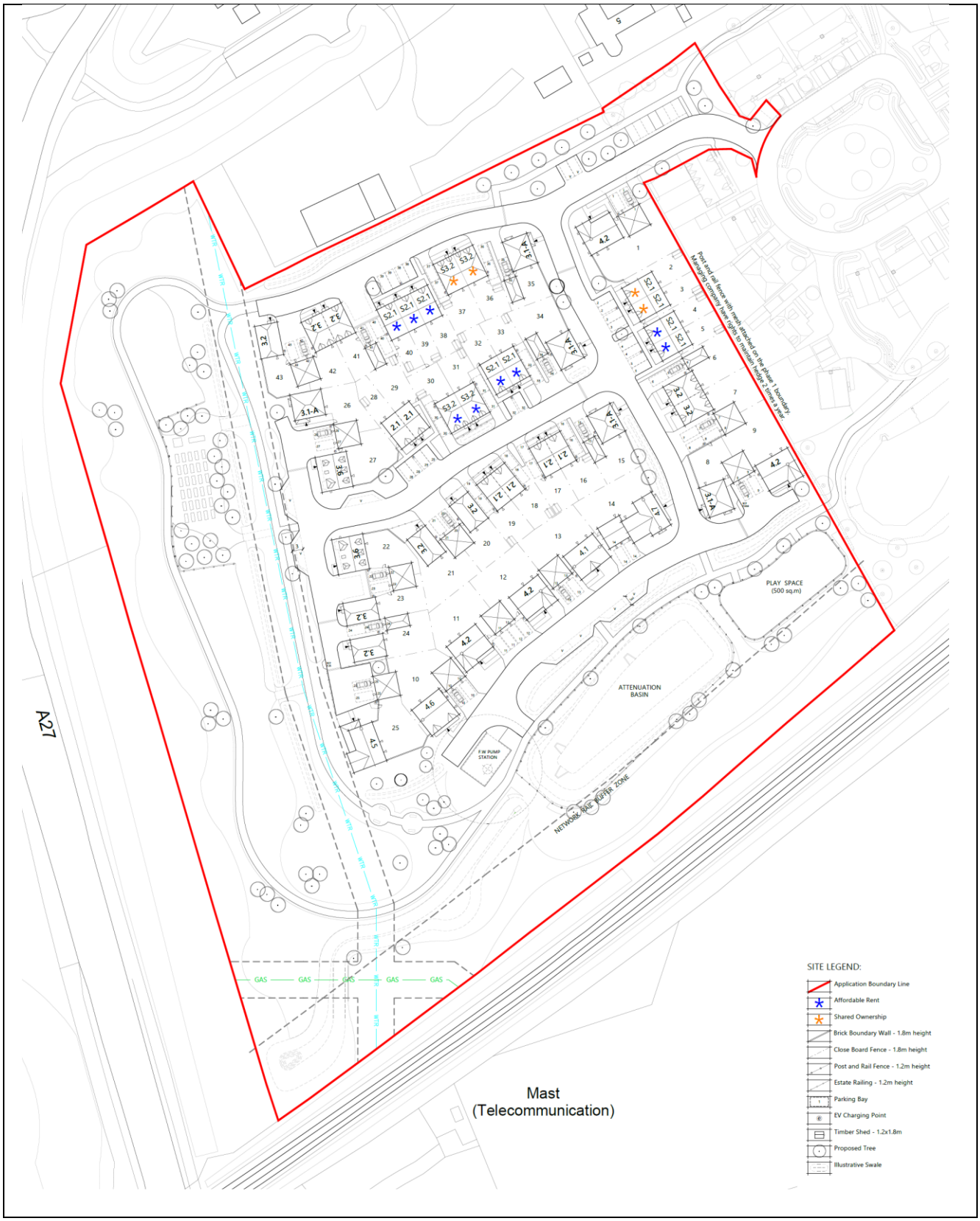

b. <u>Site location</u>

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Site address	Manor Farm, Lower Road Bedhampton PO9 3NB			
National Grid References	Grid reference		SU 70019 06192	
	Grid Reference (6 figure)		SU700061	
	X (Easting)	470019	Y (Northing)	106192
	Latitude:	50.851017	Longitude:	-1.0067167
Site Area	3.95 ha			

Site location: -

c. Site description

Occupancy use	Site is currently undeveloped agricultural / pastureland
Existing structures	Existing gas and water mains to the SW corner Existing housing to the northern boundary with industrial unit to the west of this boundary Earlier phase of the same development to the east Railway lines to the south Wooded embankment to the west
access	The proposed site access will be via the existing access which is currently being used for agricultural vehicles. With occupation access via the earlier phase
trees	There is a wooded road siding to the west and some small trees / scrub to the railway

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d. Schedule of accommodation

Bargate Homes - BARG230421
Bedhampton Phase 2
Accommodation Schedule
To be read in conjunction with drawing no. SL.01 Rev B

PRIVATE

House Type Reference	House Type	No of Bedrooms	SqFt	No	Total SqFt
2.1	2B3P	2	780	6	4680
3.1-A	3B5P	3	1117	5	5585
3.2	3B4P	3	1001	9	9009
3.6	3B6P	3	1184	2	2368
4.1	4B7P	4	1453	1	1453
4.2	4B7P	4	1502	4	6008
4.5	4B7P	4	1853	1	1853
4.6	4B8P	4	1558	1	1558
4.7	4B8P	4	1945	1	1945
TOTALS				30	34459

Total Housing plot areas (sqft)	34459
Total Net developable area (acres)	2.970
Total Coverage sqft/acre	11602

AFFORDABLE RENT

House Type	House Type	No of Bedrooms	SqFt	No	Total SqFt
S.2.1	2B4P	2	873	7	6111
S.3.2	3B5P	3	1019	2	2038
TOTALS				9	8149

Total Housing plot areas (sqft)	8149
Total Net developable area (acres)	0.472
Total Coverage sqft/acre	17265

AFFORDABLE SHARED OWNERSHIP

House Type	House Type	No of Bedrooms	SqFt	No	Total SqFt
S.2.1	2B4P	2	873	2	1746
S.3.2	3B5P	3	1019	2	2038
TOTALS				4	3784

Total Housing plot areas (sqft)	3784
Total Net developable area (acres)	0.220
Total Coverage sqft/acre	17200

SITE TOTALS	43	46392

Total Housing plot areas (sqft)	46392
Total Net developable area (acres)	3.662
Total Coverage sqft/acre	12668

Total no. of units	43
Total Private units	30
Total Affordable units	13

	P	AR	ASO		
one bed units					
two bed units	6	7	2		
three bed units	16	2	2		
four bed units	8				
five bed units					
	30	9	4		

Rev	Layout Rev	reason for revision.	date.	author.	checked	signed
G	A	Planning Issue	23.07.24	CMI		
H	B	House type updates	28.10.24	CMI		

Notes: Privatre and Affordable housing measured to the structure

e. Duration of project

The project is anticipated to last 114 weeks in line with the development program

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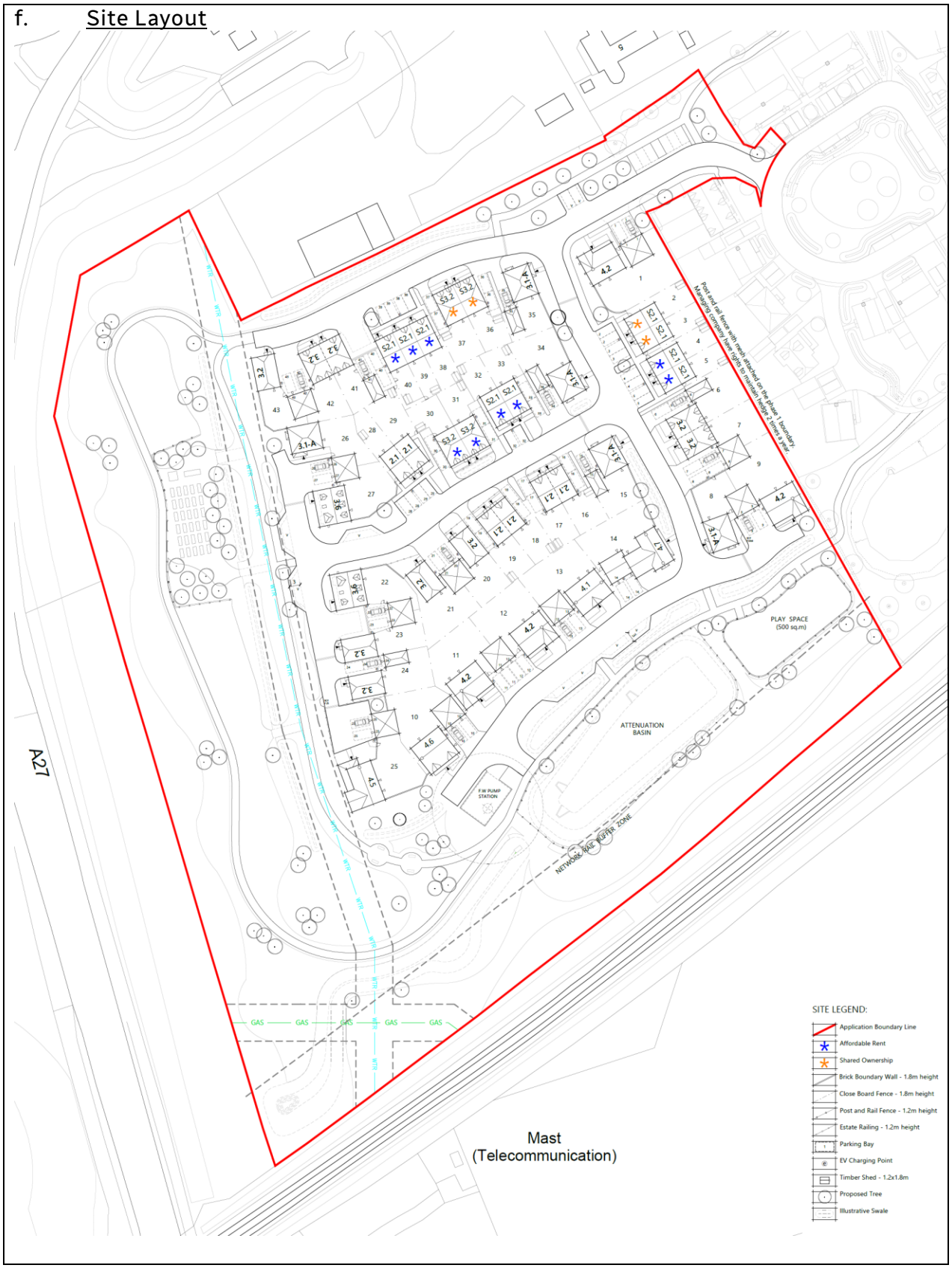
f. Site Layout



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g. Consultants team sheet

Construction Director	Mick Hanson Bargate Homes 02380 602255
Architect	
Engineer (Structural)	
Engineer (Civils)	
Ecologist	
Arboriculturalist	

3. Site set up / pre-construction

The site will be set up in accordance with the attached management plan. On this plan details of the following will be adhered to:

- compound position
- sales area
- on site car park
- site accommodation position
- tree removals
- temporary Haul roads
- site fencing / boundary
- limited construction routes

The following additional environmental management planning drawings will be adhered to

- Tree protection
- Habitat clearance zones
- Reptile fence

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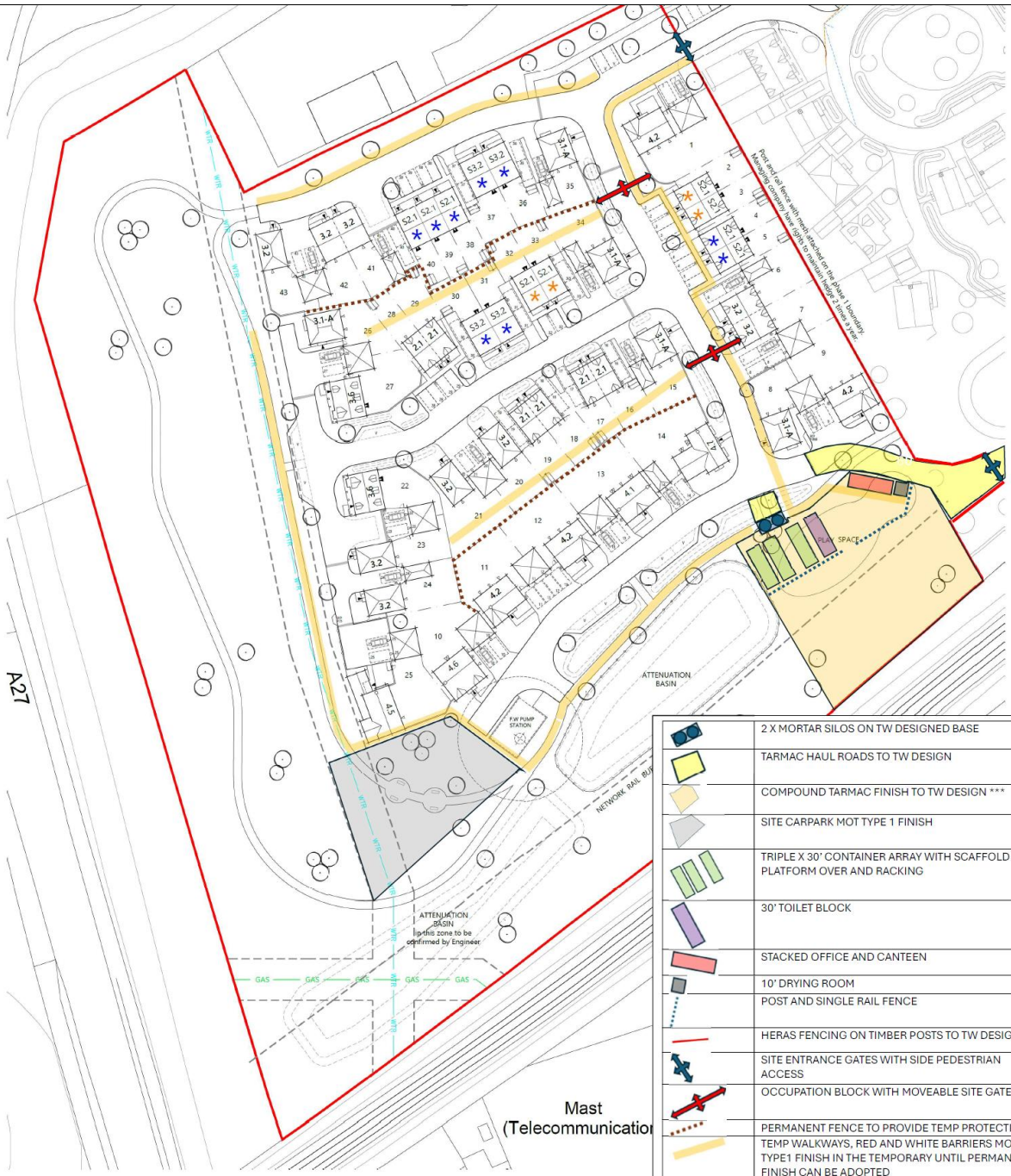

	2 X MORTAR SILOS ON TW DESIGNED BASE
	TARMAC HAUL ROADS TO TW DESIGN
	COMPOUND TARMAC FINISH TO TW DESIGN ***
	SITE CARPARK MOT TYPE 1 FINISH
	TRIPLE X 30' CONTAINER ARRAY WITH SCAFFOLD PLATFORM OVER AND RACKING
	30' TOILET BLOCK
	STACKED OFFICE AND CANTEEN
	10' DRYING ROOM
	POST AND SINGLE RAIL FENCE
	HERAS FENCING ON TIMBER POSTS TO TW DESIGN
	SITE ENTRANCE GATES WITH SIDE PEDESTRIAN ACCESS
	OCCUPATION BLOCK WITH MOVEABLE SITE GATES
	PERMANENT FENCE TO PROVIDE TEMP PROTECTION
	TEMP WALKWAYS, RED AND WHITE BARRIERS MOT TYPE1 FINISH IN THE TEMPORARY UNTIL PERMANENT FINISH CAN BE ADOPTED
	SCAFFOLD LOADING BAYS:- • 1 PER GARAGE • 1 PER DET HOUSE / SEMI DET • 2 PER ROW OF TERRACE
***	HEAVY MATERIAL STORE ON PHASE 1 ALONG WITH WHEEL WASH STATION

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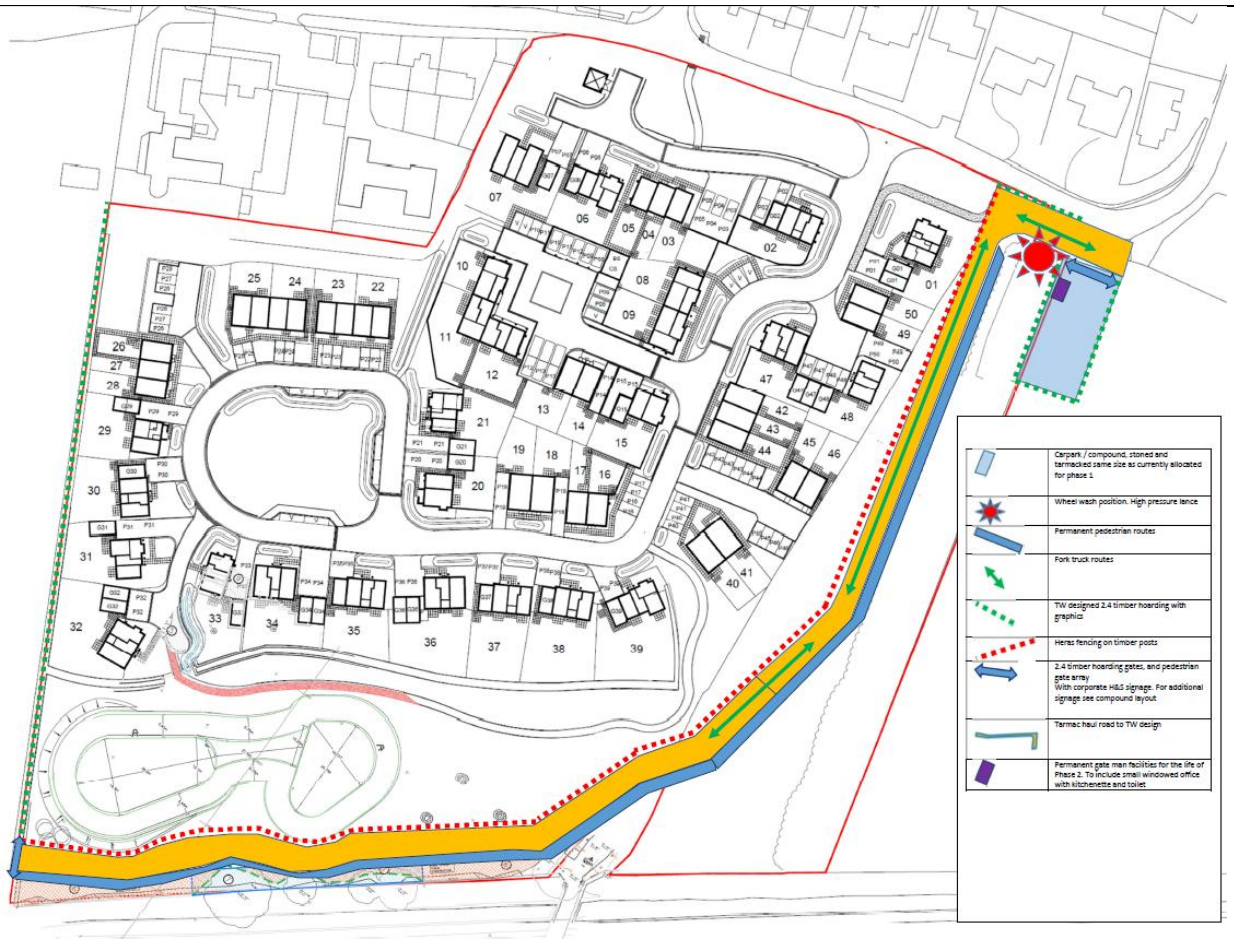

Pedestrian routes indicated on the attached plan will be in place to segregate the work force from Plant movements they will consist of red and white "crowd barriers" which can be moved through the site as work progresses. It is part of the site managers Routine site audit to check pedestrian routes and rectify issues when encountered.
Regular audits by Health & Safety Inspectors – HCS.
All work contiguous to the railway boundary will be discussed with the Network Rail Asset Protection Officer prior to implementation.

SITE MANAGER'S WEEKLY SITE AUDIT CHECKLIST

BARGATE HOMES

	YES	NO	COMMENT / ACTION
H&S - SITE			
All PPE being worn			
Traffic management plan up to date			
Safe access & egress pedestrian routes in place			

a. <u>Tree protection</u>

All tree protection will be installed as per the details approved through the planning process and agreed with the tree officer on site. Tree protection will be monitored and maintained throughout the life of the development

b. Habitat clearance

Habitat clearance will be undertaken in accordance with the submitted mitigation strategy.

c. Site boundary

The boundary of the construction activities will be established and maintained throughout the life of the development and in accordance with the attached management plan

d. Site compounds

A site compound will be located off site in a contiguous land parcel under licence with the landowner. It will Be used to site the traffic marshal and as a holding area for vehicles while the haul road to the main compound is clear.

A turning area is provided so that vehicles can exit the development in forward gear.

Site parking will be provided within the phase of the development in accordance with the management plan excerpts below and will be adequate for the life of the development. The carpark will be large enough to accommodate the expected daily vehicle attendance of circa 40 cars. The off site compound will be used as a carpark when the site nears to an end to avoid off site parking in the closing stages.

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Phase 2 compound

Phase 2 carparking

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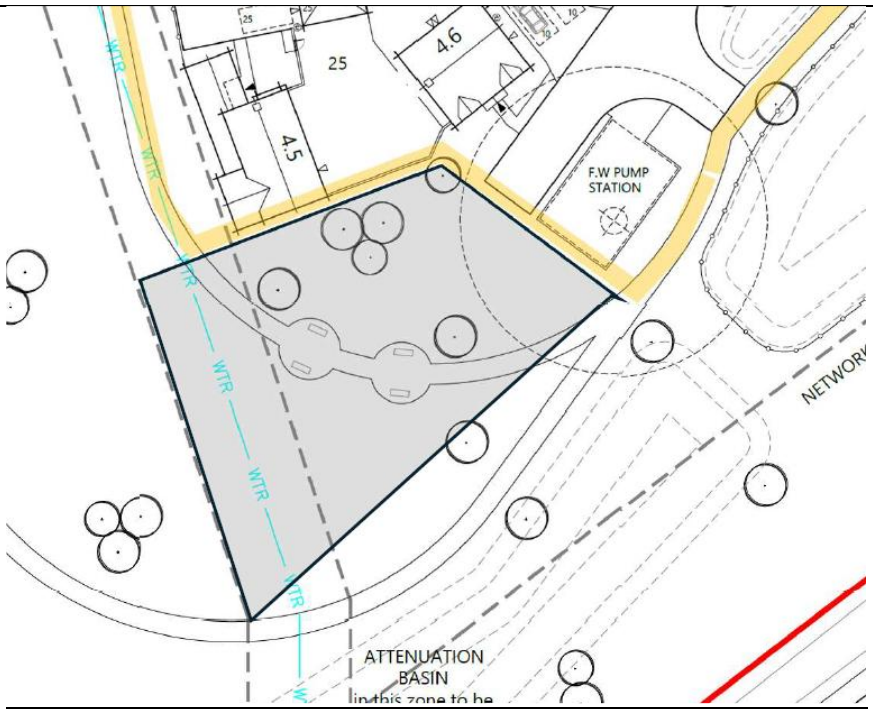

Carparking over the existing trunk main will only be implemented with prior approval of Portsmouth water.

4. Construction Phase

a. Operation times

THE SITE WILL BE OPERATIONAL AT THE FOLLOWING TIMES:-

MONDAY TO FRIDAY	8 am to 6pm
SATURDAY	8 am to 1pm

No operations will commence outside of these hours.

Deliveries will be restricted between the hours of 8am and 5pm Mon-Fri and 9am and 1pm Saturday.

Delivery timings will be managed to spread out over the course of the day/week to prevent multiple deliveries at the same time.

The Site staff and full time workforce will arrive on site between 7am and 8am the management will monitor to ensure that they turn off their engines on arrival. Any early deliveries will be brought into the site compound and similarly instructed to turn off their engines and wait until they can be off loaded at 8am

Should the need arise to amend the above hours of operations for reasons beyond our control, Bargate Homes will agree with the Local Planning Authority in writing an extension of working

hours beyond the agreed hours as above (8am- 6pm Monday to Friday and 8am to 1pm Saturday. At no time shall any development take place on Sundays or Public holidays). Should this be agreed, then a full consultation and notification of all residents in the vicinity be made by Bargate Homes in writing 4 weeks prior to the works commencing to the revised approved working hours.

b. Construction team

The site will be managed from start to finish by an appointed management team consisting of the following:-

Construction director	Mick Hanson 07780207443
Contracts Manager	TBC
Site Manager	TBC
Site assistant	TBC
Gate Man/ banksman	TBC

The site manager will be the responsible person on site. He will monitor all site boundaries daily and rectify any breaches to ensure a secure boundary. He will monitor all adjacent roads daily and will ensure where practicable that material deliveries are spread out to avoid congestion.

The site will generally be constructed in the sequence identified on the program but may be subject to change depending on sales. Occupation of the sold properties will therefore follow a similar logic sequence.

Responsibilities:-

Site manager

The site manager will be responsible for the day-to-day management of Health and safety, environmental and quality performance during the construction of the proposed development. The site manager will also be responsible for implementing the CEMP, monitoring the performance of subcontractors, and maintaining records.

In addition, the site manager will be responsible for ensuring that all staff and operatives receive a site-specific health, safety, and environmental induction prior to starting work on-site and are provided with relevant information concerning environmental sensitivities and protection measures.

The site manager will be responsible for reviewing all risk assessments and method statements and ensuring an appropriate programme of toolbox talks are implemented.
The site manager will also be responsible for maintaining a traffic management plan and ensuring walkways and plant routes are correctly maintained

Contracts Manager

The contract manager will support and reinforce the site manager in his duties. They will monitor the site during their visits and follow up on any observations with the offending parties

Construction Director
The construction director will be responsible for dealing with all queries and complaints from the general public, local community and new occupations. He will investigate the complaints, respond, and maintain a register.

Gateman/Traffic Marshal
A gateman (who will be a trained traffic Marshal and Banksman) will be employed to stand vigil at the site access. He will control all exiting lorries, he will walk to the junction with Lower Road and Brookside Road where southbound traffic will be held. The lorry driver will then be informed that they are clear to proceed along Lower Road. Bespoke signage will be erected at the bottom of Brookside Road stating, "ALL BARGATE HOMES CONSTRUCTION HGVS TO WAIT AND TELEPHONE 07xxx xxxxxx FOR INSTURCTION TO PROCEED". The gateman will receive the call and then hold any traffic to the west of the site access. The lorry driver will then be informed that they are allowed to proceed southbound into the site. The above will provide bespoke controls and management to ensure that a lorry and car do not meet on the narrow section of Lower Road.

All staff and subcontractors
All staff and sub-contractors will be responsible to work to agreed plans, methods, and procedures to eliminate and minimise environmental impacts.

Understand the importance of avoiding pollution on site, including noise and dust, and how to respond in the event of an incident to avoid or limit environmental impact

Report all incidents immediately to their line manager

Monitor the workplace for potential environmental risks and alert the immediate line manager if any are observed

Co-operate as required with site inspections and audits

c. <u>On and off-site traffic</u>

During the construction phase, Speed limit signage and access signage will be positioned to minimise the potential for any adverse disruption.

The site will employ a gate man who will sign operatives and deliveries in and out of site. The Gateman will be a qualified Traffic Marshal and Banksman and will be responsible for ensuring vehicles are returned to the highway network in a safe manner

Off-site roads will be monitored continually by the site manager and road sweeping measures will be implemented as required to ensure the surrounding areas are kept clean.

Where appropriate wagons removing waste from the development which are likely to produce dust will be sheeted.

Daytime temperatures will be monitored to ensure that any wet swept roads are gritted if sub-zero temperatures are anticipated.

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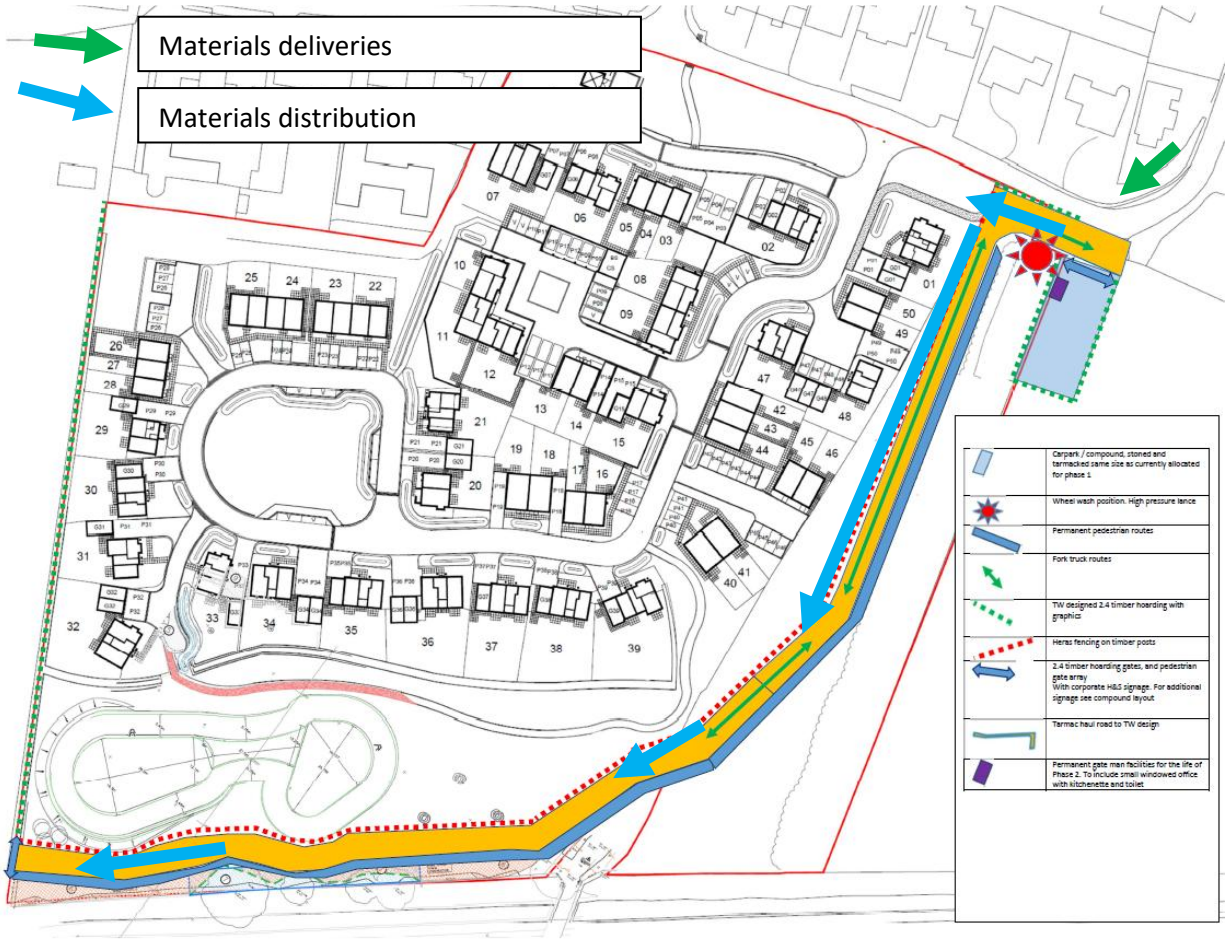
Wheel washing station will be established to ensure minimal impact of the surrounding area. This will consist of an operative with a pressure lance monitoring exiting vehicles

Parking will be available in the licenced compound for the duration of the project. Contractors are only to park in the designated areas on site.

d. <u>Delivery route to the compound and distribution</u>

Prior to commencement a photographic condition survey will be undertaken from construction access on Lower Road and along Brookside Road.

Materials will be loaded and unloaded in the material compound as shown on the below plan and on site distribution of materials and labour will be in accordance with this plan.



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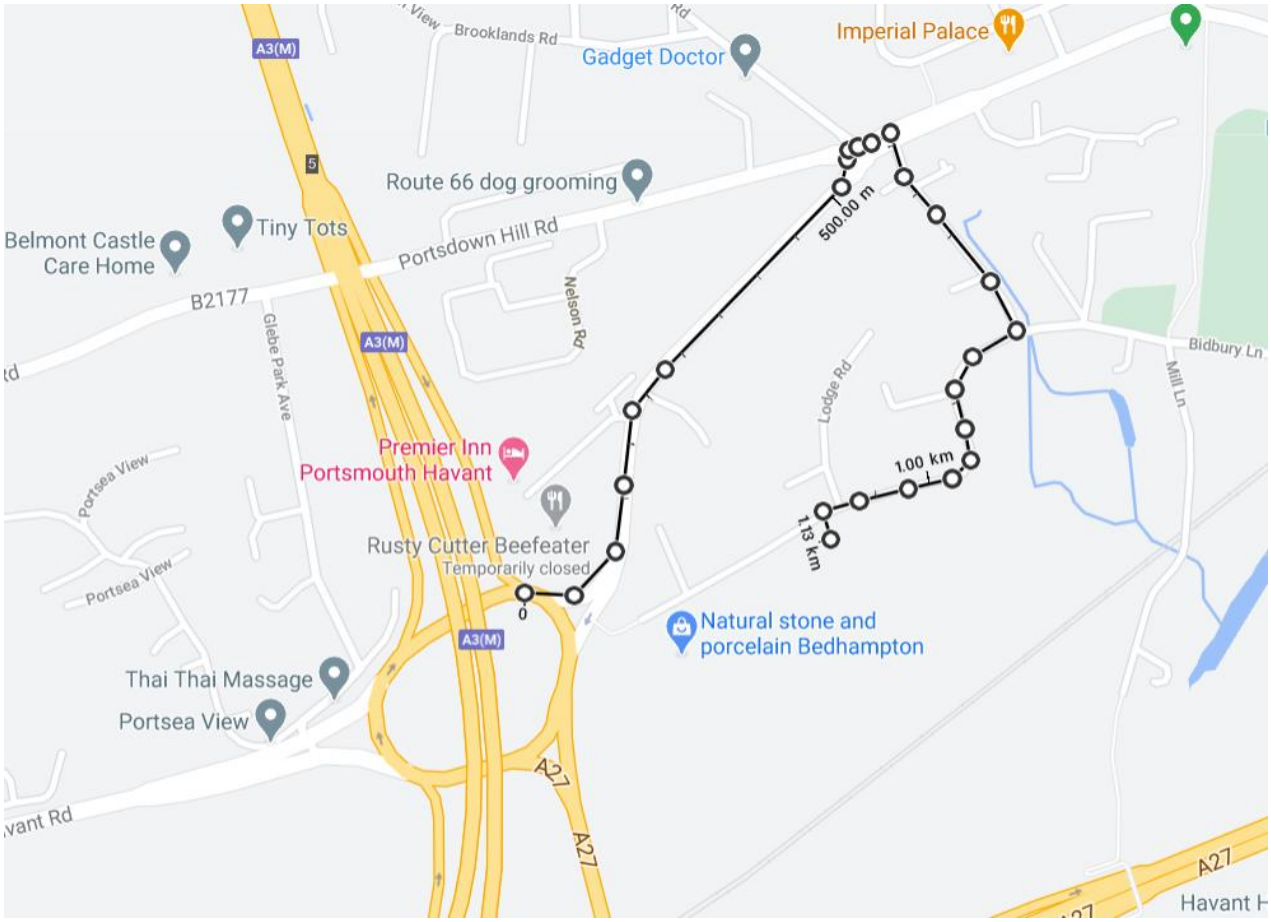
e. <u>Offsite traffic routes</u>

Off-site traffic will be directed as below from the A3(m).



The CEMP will be included in all orders to our supply chain with specific reference to observing the traffic routes. It will also be brought up in all pre-let meetings with sub-contractors to ensure that the route to site is not only observed by them but also passed on to their supply chain partners.

Prior to commencement a photographic condition survey will be undertaken from construction access on Lower Road and along Brookside Road.

Access to the site from Portsdown Hill road will have signage as below highlighting that construction traffic will be restricted to 10mph and giving advance warning of the narrow bend on lower road. This is subject to HCC approval.

The traffic on the access route will be monitored periodically by the site manager.

Delivery vehicles will be restricted to Rigid vehicles where practicable, on occasions where this is not practicable such as the delivery of excavators. These larger vehicles will be managed by the gateman who will be a trained traffic Marshal and Banksman. The gateman will be employed to stand vigil at the site access. He will control all exiting lorries, he will walk to the junction with Lower Road and Brookside Road where southbound traffic will be held. The lorry driver will then be informed that they are clear to proceed along Lower Road. Bespoke signage will be erected at the bottom of Brookside Road stating, "ALL BARGATE HOMES CONSTRUCTION HGVS TO WAIT AND TELEPHONE 07xxx xxxxxx FOR INSTURCTION TO PROCEED". The gateman will receive the call and then hold any traffic to the west of the site access. The lorry driver will then be informed that they are allowed to proceed southbound into the site. The above will provide bespoke controls and management to ensure that a lorry and car do not meet on the narrow section of Lower Road.

The requirement to provide Rigid Vehicles will be enforced through the ordering system and written into pre-let minutes with sub-contractors, requiring them to pass this information on to their supply chain. These minutes form part of their order.

The number and frequency of vehicles on the site will fluctuate during the year and will be influenced by build programme and date specific requirements. The figures shown below are based on an assumed worst case scenario situation:

- Cars, Vans and other lightweight vehicles = 40 per day
- Site deliveries from large vehicles = 5 a day
- Site operated crane – 8 days per calendar month

Site removals such as muck away will require 10 vehicles / day but will be infrequent events planned in advance.

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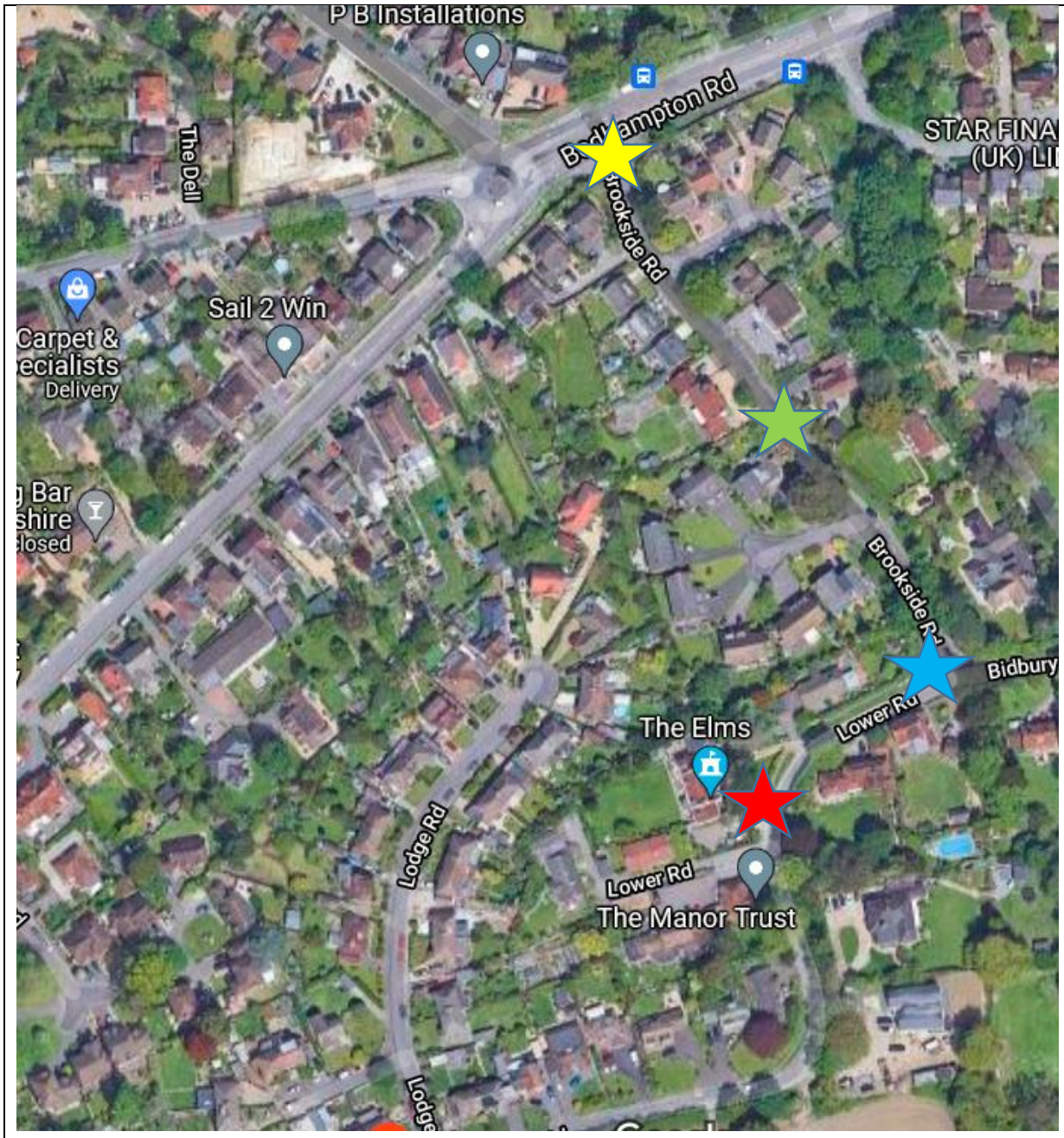

LOCATION	PROPOSED SIGN	GRAPHIC
Subject to HCC approval.	CONTRACTOR'S VEHICLES MAXIMUM **10MPH**	

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Subject to HCC approval.	CONTRACTOR'S VEHICLES MAXIMUM **10MPH** [SJ1] ALL BARGATE HOMES CONSTRUCTION HGV'S TO WAIT AND TELEPHONE 07xxxxxxxxxxxx FOR INSTRUCTION TO PROCEED	
Subject to HCC approval.	CONTRACTOR'S VEHICLES MAXIMUM **10MPH**	 RETURN VIEW

	Subject to HCC approval.	CONTRACTOR'S VEHICLES MAXIMUM **10MPH** CAUTION ONCOMING VEHICLES IN MIDDLE OF ROAD	 RETURN VIEW

f. <u>General Traffic Management</u>

On site traffic will be restricted to delivering and offloading in the material compound which will be adjacent to the site compound. There after distribution of materials will follow the traffic management plan.

The material compound will be stoned up.

- Site traffic will be restricted to 5mph for all delivery vehicles
- A full time operative will be employed to manage all material deliveries to site he will:-
  - Monitor speed
  - Monitor wagons for any adverse environmental impact
  - Check wagons before leaving site to ensure wheels are clean
  - Check wagon sides to ensure there is no loose debris.
  - Inform the site manager of any breaches that require immediate rectification

g. Waste

Prior to the site commencing we will identify the waste streams that the site is likely to develop to determine a strategy for dealing with the waste

A designated waste handling area will be established within the site material compound where pre-identified waste streams will be segregated.

All waste leaving Bargate's sites will be handled by one of our dedicated waste handling partners and sent to a recycling facility. At the facility the waste is broken down into its component parts and re-cycled.

We receive live reports from the re-cycling partners highlighting the percentage of waste diverted from landfill and the percentage of each of the recovered components. Copies of the waste results will be displayed in the site office.

There will be NO burning permitted on the site

h. Noise

It is inevitable that construction sites will make noise but the site is limited to low level housing operations, plant and equipment will be commensurate with this type of work. Small tools will be used akin to those identified on the "site Noise Safety" chart. In addition to this main plant such as telescopic handlers, excavators, dumpers, tarmac laying plant will all be utilised throughout the construction phase.

Foundations on the site are anticipated to be standard excavated footings; It is not envisaged that that we will need to pile on this site. However, if we should need to pile it will be augured piling which produces low vibrations and minimal noise levels'

The workforce

Bargate Ltd and its contractors will ensure that, where reasonably practicable, nobody on site is exposed to noise in excess of 80db (A). Where noise levels are suspected to be at or above 80db(A) the direct employer will be responsible for ensuring a suitable noise assessment is carried out. Suitable hearing protection must be made available to all affected personnel on request. Contractors undertaking work that continuously exceeds the noise level of 80db(A) hearing protection zones must be set up with clear warning signs positioned

Completed workplace noise assessments or contractors equivalent will be filed in the H&S file on site.

On completion of the noise assessment Bargate Ltd and its contractors will provide relevant information, instruction, and training to employees at risk from excessive noise levels.

Except where expressly permitted and agreed with the local authority, no operations which are audible above this range will be carried out outside of the working hours.

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The surrounding area

There is no major demolition or breaking of structures which would involve heavy crushing plant so operations are limited to low level construction operations where any elevated noise levels will be of short duration.

The following mitigation measures will be maintained at all times:-

1. No work will be undertaken outside of the operational hours without the prior agreement of the local planning authority
2. *"no noisy activities will take place outside of 8am-6pm Monday to Friday, and 9am – 1pm Saturdays. No noisy activities on Sundays or Public Holidays.*
3. There will be no radios permitted on site, this will form part of the site induction.
4. All plant and equipment will be maintained at regular intervals as defined by the PUWER regulations
5. three section acoustic barrier will be available on site to screen any petrol cut off tools
6. the site fork truck will be fitted with a BSS white noise alarm to minimise the impact of reversing warnings
7. These measures relating to the protection of the homeowners will be in place prior to occupation of the respective property
8. In case of any formal complaints these should be addressed to the construction director Mick Hanson

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Site Noise Safety

	Orbital Sander	85 Db	or		Generator	73 Db	N/A
	Paslode Nailer	101 Db	or		5x3 ½ Mixer	85 Db*	or
	Petrol Cut-off Saw	106 Db*	or		Jigsaw	101 Db	or
	Planer	105 Db*	or		Petrol Mixer	92 Db	or
	Radial Arm Saw	106 Db*	or		Angle Grinder	102 Db*	or
	Router	85 Db	or		Cartridge Tool	116 Db*	and
	SDS Drill	101 Db	or		Demolition Hammer	106 Db*	or
	Wacker Plate	96 Db	or		Poker Vibrator	88 Db*	or
	Circular Saw	100 Db	or		Magic Screed	99 Db	or
	Concrete Planer	103 Db	or		Power Float	119 Db	and

NOTE:

PPE is always a last resort, should it fail, you will be injured.

If you are wearing hearing protection, then Ear muffs should be worn in preference to ear plugs.

Please be aware of noise level when working in close proximity to Machinery.

A 3 decibel increase equates to the noise level doubling.

For Machinery not listed above please contact the Site Manager.

*Indicates measured levels, all other Db ratings are from manufacturers guidelines.

i. Dust

The workforce

Dust and respiratory protection will form part of the site induction and all employees exposed to any dust will be fitted with face fit dust masks

The surrounding areas

Mitigation measures will be implemented throughout the life of the construction project as follows:-

- All petrol operated cutting will be fitted with dust suppression to minimise the potential for airborne particles.

- The estate roads will be monitored daily by the site manager and swept as required using water dampened sweeping equipment to remove dust residue rather than supress it.
- Where appropriate wagons removing waste from the development which are likely to produce dust will be sheeted.
- The site manager will continually monitor for any increased levels of dust and water bowsers will be on site with spray valves to allow any emergency suppression.
- The Site Manager will review daily, there will be a labourer who will hose vehicles. The washer as detailed above.
- a supply of water will be made available at all times for dust suppression measures to be implemented
- all stock piled soil / spoil which is likely to become sufficiently dry as to potentially cause problems with surface wind erosion will be sheeted with Tarpaulin to eliminate the potential for dust emission.

j. Lighting

The only lights will be those on vehicles. External Site works cannot commence in the winter hours beyond sunlight hours to accord with Bargate Homes Health and Safety policy.

Should there be unavoidable need for outside of daylight working hours any lighting will be directed away from highways and neighbouring properties.

The compound has been positioned in an extremely screened position and compound lighting is not considered to be an issue. There will be a PIR light to the office door.

k. Surface water run off

The site is not Within any flood risk zones

The following mitigation measures are proposed to protect the water environment: -

- During the early stages of the development the construction of the surface water swales and lagoon outfalls will be constructed and a series of temporary lagoon cascades with straw bale filters employed which will ensure the development does not affect groundwater
- Strict control of the site boundaries will be enforced by the site manager, including minimal land clearance.
- Cleared land should be re-planted as soon as the construction program allows to minimise the volume of surface water run-off.
- The proposed development requires the installation of deep bore surface water depositories. These will be installed early in the development

l. Communication / complaints

The construction director will be responsible for dealing with all queries and complaints from the general public, local community and new occupations. He will investigate the complaints, respond and maintain a register.

Complaints can be raised directly with the site manager who will record the details and Inform the Construction Director of any specifics; including complaints dealt with at site level that require no further action.

5. Site completion.

A period of 40 days has been included in the programme to decamp the site and complete the final surfacing / kerb replacements etc.

It is understood that at this stage much of the site will be occupied.

Within 1 month of site completion HCC will be invited to inspect the off-site roads in respect to any wear and tear issue.

Formal written communication will be issued to all occupied houses keeping them informed of any potential disruption during this final phase of the development.