Telbridge
PROPERTIES LIMITED



Old Forge Close
Faygate
RH12 4QG

Construction Environmental Management Plan

1.0 INTRODUCTION

The following Construction Environmental Management Plan (CEMP) relates to proposed works at:
Brockwell Plot, OldForge Close, Faygate, RH124QG.
The proposed works:
Erection of a single storey dwelling with associated parking.

Duration: 20 Weeks
Site Management - Contact details will be displayed on site entrance

The CEMP is to be read in conjunction with the Site Layout Plan in the Appendix.
This Plan should not be construed as either the Pre-Construction Information, or the Construction Phase Plan as required by the Construction (Design & Management) Regulations 2015, although it may form part of either or both of these documents, and the contents of this Plan must be considered and incorporated into plans for the construction phase of the project for the compliance with the CDM Regulations.

Although the site will not be registered under the Considerate Constructors Scheme, the contractor will run the site in accordance with the Code of Considerate Practice in that they:
- will ensure the appearance of the site is conducive with good professional site management
- will take measures to ensure the impact on neighbours and the wider community are kept to

a minimum
- will take measures and put procedures in place to protect and enhance the environment
- ensure the highest levels of safe working practices are maintained throughout the construction process
- ensure that the workers are considered and valued and that they are supported adequately and appropriately, including the provision of adequate welfare facilities

2.0 HEALTH & SAFETY, ENVIRONMENT AND WASTE MANAGEMENT APPROACH

The applicant will commission competent and trained persons at all times and is committed to management of the site and construction works being in compliance with the Construction (Design & Management) Regulations 2015, encompassing supplementary regulations as applicable to the activities on the site.
The applicant realises the objectives set by environmental legislation and aims to be considerate of the impact the construction site may have on the surrounding environment.
The applicant will ensure that all reasonable steps are taken, so far as it is possible, to prevent any form of damage, pollution, harm or danger to the environment, and will, where possible, contribute to the protection and enhancement of allsuch environments.
All reasonable measures will be taken to correctly plan, co-ordinate and control all site activities to prevent potentially injurious material and equipment from contaminating any land, water or air.
The applicant will use their best endeavours to ensure operations on site have minimal impact on the environment. It is aimed to carefully monitor and review site activities to ensure any matter likely to adversely affect the environment is eliminated or controlled.
The applicant is committed to efficient Waste Management and Site Managers will be required to minimise waste and boost levels of re-use and recycling of goods and materials. Licensed Waste Removal contractors who are dedicated and set up for recycling will be employed on the site.

3.0 OVERVIEW

Existing Site:

Brockwell Plot, OldForge Close, Faygate, RH124QG - erection of a single storey dwelling and associated parking.

Old Forge Close is a residential area set in the village of Faygate, accessed from the main A264.

Construction Type:

Traditional foundations with masonry cavity external walls.

Sequence of Works:

The proposed bungalow is to be located centrally in the site, allowing for off street parking at the front, side access to both sides and rear garden.

As per the planning drawings the existing topography slopes gently from back to front.

- Install site welfare hut to rear of site and form material storage compound to front.

- Footings and below ground drainage works.

- Sub-structure up to DPC.

- Construct walls up to wall plate (including all lintels over windows and beams).

- Install trussed rafters, breather membrane, battens and tiles.

- Fit all fenestration.

- First fix mechanical and electrical.

- Plasterboard/skim

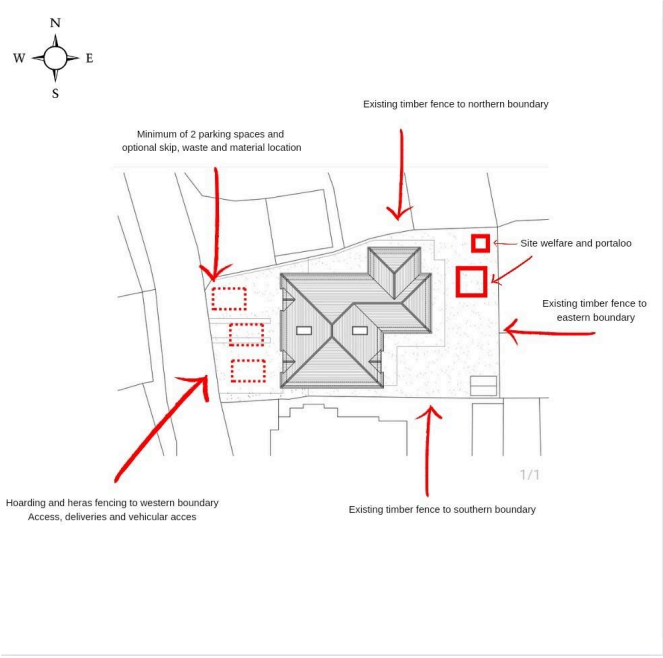
- Second fix

4.0 MANAGEMENT OF THE WORKS

Access to the Site:

Access to the site is via Halls Drive and Old Forge Close. There is vehicular access to the Western boundary of the site.

The Construction site, Compound and boundary treatments will be as follows: (see Site Plan –



Appendix)

The Northen Boundary: Existing timber fence (to be retained).

The Eastern boundary: Existing timber fence (to be retained).

The Western Boundary: Maintain the current timber hoarding, in time this will be replaced by a Heras style fencing, this will be for both security and access.

The Southern Boundary: Existing timber fence (to be retained).

Neighbouring Properties & Protection of Amenity and Continuance of Enjoyment:

There are a number of measures that will be undertaken to ensure adjoining properties are protected from damage, nuisance and disruption during the works. The applicant is committed to ensuring the construction works are carried out safely and with due regard to

the continuing enjoyment of neighbours in their respective properties, as far as is reasonably practicable. Some particular measures which will be in place are described below, but the Applicant will ensure the Principal Contractor will monitor the site operations continually to uphold this commitment.
It has been noted that there are numerous neighbouring properties to the site who could be affected by the works, the Site Manager will loosely liaise with the residents to mitigate any likely nuisance.

Protection and Safety of General Public:
Adequate boundaries will be erected or existing maintained, (as above), and adequate signage warning 'Danger – Construction Site' will be displayed on the site Western boundary, together with emergency contact numbers.

Preparation of Site:
The site is not known to be contaminated. However, the contractor will be made aware that if any signs or suspicion of contamination is apparent then they must cease working until the matter is confirmed and dealt with by specialist consultants/contractors.
The site will be kept as tidy as possible, with materials being sorted and removed from site in a timely manner.

Lighting:
It is not envisaged that temporary site illumination will be required for the works. The Site Manager will monitor this situation and if thought necessary will consult with the Client to arrange effective lighting with minimal affect to neighbouring properties.
Control of Noise:
Operations involving equipment or activities which may cause a noise nuisance to neighbouring residents and general public will be kept to a minimum by careful planning of work. Noise control and monitoring will be continuous and working on noisy activities will be coordinated with the Site Manager who will assess the impact on neighbours.
Close liaison will be maintained with neighbouring property owners when such work is unavoidable and mitigating measures undertaken. Such mitigating measures may include:

- Segregating the noise by erecting barriers, or closing doors were possible.
- Dampening machines or tools to reduce noise.
- Ensuring silencers are fitted where appropriate to the machinery/tools.
- No vehicles left idling/engines left running.
All operatives working on site will be advised of the policies in regard to noise avoidance and the mitigating measures which are appropriate in regard to their own health & safety and appropriate PPE will be worn, and mitigating measures taken.
Site radio volume and site personnel noise to be kept to a minimum during construction works.

Control of Dust & Air Pollution:
External works, excavations, block and brickwork, cutting operations may all give rise to dust and air pollution in the atmosphere. This will be kept to a minimum by undertaking the following measures and precautions.
- Apply water or binding agents to those areas/activities that are likely to produce dust wherever practical to do so.
- Maintain good levels of housekeeping on site during the construction process. This will also include regular reviews of Old Forge Close and HAlls Drive being the access point off Faygate Lane.
- Ensure that materials that may generate dust are correctly stored and covered in practical locations.
- Ensure that vehicles entering or leaving the site are covered correctly and that any spillage that occurs is promptly cleaned up.
- Ensure that Sub-contractor Risk Assessments and Method Statements give due consideration to the possibility of creating dust or causing other nuisances. Such Method Statements will be required to address such issues and incorporate the use of appropriate plant and/or tools to minimise any dust arising. Sub-contractor's Risk Assessments and Method Statements will be reviewed by the Principal Contractor and any appropriate amendments deemed necessary during this review will be made.
- Suitable covers will be applied to skips to ensure that emissions of dust and debris from general day to day waste arising from the works will be kept to a minimum.
- Bonfires will not be allowed on site, thus avoiding any dust, soot or other wind transported debris arising from burning of materials.

- Suitable screening to be applied where activities likely to cause dust.
- Close liaison with neighbours when activities or conditions where dust may be unavoidable. Discuss timings and additional screening, and any additional cleaning with neighbours.
- Avoid work likely to cause dust during windy weather.
- Air pollution and odour:
Control of Odour:
The use of solvents and materials containing chemicals could give rise to odour escaping into the atmosphere. The Contractor will be committed to eliminating this occurrence by the following:
- Use of non-solvent products (ie. using water based products where possible)
- Any use of materials/products causing odour will not be carried out in windy weather
- Although it is not appropriate to confine workers in rooms when using solvents, etc., they must always use recommended face masks and PPE.
- Use of solvents etc., when unavoidable, will be kept to a minimum by using as little of the product as possible.
- WC facilities will be kept regularly cleaned and portaloo's will be changed regularly so as to avoid unpleasant odours emitting from them.
- No fuel will be allowed to spill on site. Any unforeseen spillage will be cleaned promptly. If it is unavoidable to keep fuel on site, this will be stored in locked, bunded containers.

- Work on excavations where exhaust fumes and odours could cause nuisance will be monitored. Machinery will be well maintained.
- The site manager will, at all times, monitor the situation and will arrange measures and working practices with individual workers to prevent the escape of odours.
Site Welfare:
A dedicated 'site hut' will be provided at the front of the property. Running water and power will be extended from existing or new supplies in order that heat, light and water can be provided, as well as seating for the workers. A Portaloo will be placed on site and will be regularly serviced by the provider. See Site Plan in the Appendix.
Site Drainage, Storm Water and Sediment Control:
Measures will be put in place to prevent the pollution of storm water drainage systems.

These will include:
- Minimise excavation and movement of loose materials on site during inclement weather
- Materials will be stored well away from existing drainage systems and in areas designated by Site Manager
- New drainage runs which are to connect to existing will be cleared of debris prior to connection and commissioning
- Re-fuelling of plant will be carried out away from drainage systems. Any spillages will be immediately covered with sand and removed to appropriate skip
- Good Housekeeping on site monitored by the Site Manger
Prevention of Mud on Road:
Care will always be taken within the site to avoid excessive mud being taken on to the public highway and the Site Manager will monitor this situation. Where possible, provisions will be made for all visiting tradesmen to park on site with an agreed parking for additional vehicles when site parking is not possible.

Storage of Materials:
Materials will be stored on site under the direct control and instruction of the Site Manager.
See Site Plan in Appendix.

Waste Reduction
- Consider installation of standard size of products to minimise offcuts where possible.
- Aggregate washdown and spoil re-used in oversite where possible.
- Efficient stacking of materials to avoid damage.
- Good housekeeping.

Segregation of waste
- Discussions with Waste Collections and Recycling Contractor to provide appropriate skips as works progress on site.
- Consider separate skips where possible for:
- Wood/Metal/Hardcore/Plasterboard/Paper & Card/Household/canteen waste & Hazardous Waste (see below).
Disposal of waste

- Only fully licensed Waste Disposal and Recycling Contractors will be used for the disposal and recycling of waste.
- Skips will be provided by licenced Contractor and emptied in a timely manner to avoid overfilling and spill.
- Much of the waste will be removed from site immediately and handled at a recycling centre, and grabbed waste such as soil and hardcore will be removed without delay.

Recycling
- Monitor the use of separate skips where they are available.
- Waste Contractor to be identified as licenced and capabilities assured for recycling.

Siting of Skip
- See Site Plan in the Appendix.
Access and restrictions
- Access to the front of the site for waste management vehicles will be;
- Hazardous Waste Management:
Where any of the following are to be disposed of, the Contractor will be required to segregate the waste and commission specialist licensed waste disposal contractor. All operatives on site will be inducted and trained as to site rules and procedures regarding hazardous waste.
- Asbestos.
- Chemicals, eg brake fluid or print toner.
- Batteries.
- Solvents.
- Pesticides.

Access, turning and Routing of vehicles, Traffic Management and Worker's Parking & Travel Plan: (see Site Plan in the Appendix)
Site traffic will be controlled and the guidelines listed below followed for all site traffic and activities:
- Managing both vehicle movements (digger) and pedestrian movements on site.
- Eliminating the need for reversing where possible (with the assistance of a banksman), unload and then leave in forward gear.

- Safe driving and the use of banksmen.
- Ensuring public are protected.
- Adequate vision and site lines are maintained.
- Signage and barriers are erected appropriately.
- Parking and offloading/storage are strictly controlled and monitored.
- Parking of workers vehicles on the highway will be monitored by the Site Manager to ensure neighbouring residents are not obstructed or caused nuisance.
- Offloading from the roadside at Old Forge Close may be necessary for larger deliveries.
This will be kept to an absolute minimum, however this would encourage prompt deliveries and avoid the need to bring plant off site to assist with deliveries.
Any unavoidable offloading from the road will only occur with direct arrangements with the Site Manager.
The offloading from the highway will be used only as a last resort and only when all other options for offloading on site are exhausted.

Access and restrictions:
- Access to the site for all vehicles will be from the Western boundary off Old Forge Close and directly on to the site.
- Pedestrian access will be through the same access path.

Deliveries to Site:
- Deliveries will be made during normal site working hours.
- It is not envisaged that articulated lorries will regularly deliver to site, we will where possible request smaller vehicles from our suppliers.

This may occur in exceptional cases for delivery of large elements such as steel beams, etc. If this does occur then neighbours will be suitably notified to avoid inconvenience and ensure timings and length of any disruption is kept to an acceptable minimum.

- Operative/visitor/client parking will be off site, utilising nearby public parking options.
- No traffic movement on site (digger only).
- There will be little movement of the digger on site, but any movement on site will be overseen by the Site Manager.

- Prior to delivery vehicles arriving, an assessment will be made as to the space available for turning within the road.
- Site Manager will note and monitor the busiest times on the road so as to organise deliveries and collections outside of these peak hours. In case a delivery or collection is obstructing other users of the access road then this vehicle will be required to cease operations where possible, and allow the general public to continue their journey.

Vehicle no. and sizes to site:
- Maximum number of workers anticipated on site at one time – 5/6.
- Maximum number of vehicles attending site at one time – 4
- Average deliveries per week – 3

Vehicles to site:
- Deliveries will be by Grab Lorries, Flat bed trucks with Hi-Ab lifting equipment, and some by vans (generally up to transit size). Vehicle sizes between 7.5 to 10 tonne.
- Sub-contractor vans for workers up to 3.5 tonne, this can be exceeded in extreme circumstances for specialist contractors.
- Skip lorries with lifting equipment. Vehicle sizes 7.5 to 10 tonne.
-Deliveries/collections will always be arranged with the Site Manager who will oversee (or delegate a competent person to oversee) the delivery.
-Deliveries/collections will be kerbside, this would affect less residents than if we transported from the main road.

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Turning:
There is no onsite turning area for kerbside deliveries, vehicles will be asked to drive forward into Halls drive and reverse back the short distance into Old Forge Close under the supervision of the site manager.
- Waste will be stockpiled tidily on site in an appropriate position for collection.
- Waste will be separated to enable it to be either put into dedicated skip, or into a general skip, whichever is appropriate. This will be in liaison with specialist waste and recycling contractor.
- Skips will be stored on site, and collecting vehicles will be asked to reverse onto site.

- Loading may be carried out in some cases by digger directly on to collection lorry, if Necessary.

Monitoring:
The measures and processes outlined in this document will be incorporated into the Principal Contractor's Construction Phase Plan.
An independent consultant will be engaged to carry out regular inspections of the site during the construction phase and inspection reports inserted into the Construction Phase Plan.

Neighbourhood consultation:
Prior contact has been made with the residents association, a process for contact between site and residents has been agreed. Our point of contact is the chairman of the association, in the likely event of brief inconvenience including noise, deliveries and waste removal, we will be informing the association who can then contact affected residents.