



Hollythorns House, The Hollythorns
Swanmore, Hampshire, SO32 2NW

Land South 6-12 London Road, Liphook

(Access vis Haslemere Road Car Park, GU30 7AL)

Construction & Environmental Management Plan



For 10 No Terraced Houses
November 2020



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1. Introduction

Client: Metis Homes Ltd
Contractor: Mapledean Projects Ltd
Principle Designer: Metis Homes (pre-construction)/Mapledean Projects (construction phase)
Address: Land to the South of 6-12 London Road, Liphook GU30 7AN

The current site consists primarily of tarmac hard standing utilised for carparking, rear garden and access road with an existing barn a section of which is to be demolished with the retained end being refurbished to provide a cycle storage area for the new houses.

Redevelopment of the site will be by Metis Homes Limited, undertaken by their contractor Mapledean Projects Limited. The site will be accessed via Haslemere Road site, and 10 No 2 bedroom houses will be constructed in 2 No terraces of 5. There will be new vehicular and pedestrian accesses, services, drainage, landscaping and external walls.

Site locations - The site is located to the rear of 6-12 London Road. See site location plan in Appendix 01

2. Programme

The development is planned in 1 phase:

- I. Demotion and site clearance phase: December 2020 - 2 weeks
- II. Construction phase: January – October 2021 – 10 months

3. Local Liaison

Mapledean will engage with the local community so that our neighbours have a level of understanding of our activities and also 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 Mapledean 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 Haslemere Road.

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.

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 Haslemere Road 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 and then telehandled or craned into position.

8. Parking

The reconfiguration of the public carpark and the construction of parking for the London Road properties is programmed within the initial phase of the construction works.

When complete the London road properties will be able to utilise the existing London Road access adjacent No6 to park safely on site. Once construction works are fully complete the London Road access will be reconfigured to a pedestrian layout.

It is anticipated that parking for 6 vans will be available on site during the contractors construction stage.

Throughout the contract the site management team will have to ensure that parking is monitored as there will not be sufficient site space for parking. Overspill parking will take place in Haslemere Road, Midhurst Station and Midhurst Road car parks which are a 5-minute walk from the site.

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.

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 Mapledean Projects’ 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 neighbours 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 minimises 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 with regard to the Noise at Work Regulations including the requirement for the use of ear defenders and appropriate warning notices.

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.

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

In order 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 adequately 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.

Contamination:

A ground investigation has been undertaken and the site will be remediated as required and detailed with the report.

Ecology:

The ecological recommendations of the BrightGreen ecological impact assessment has been considered and incorporated into our site arrangements to comply with the relevant planning condition

Arboriculture:

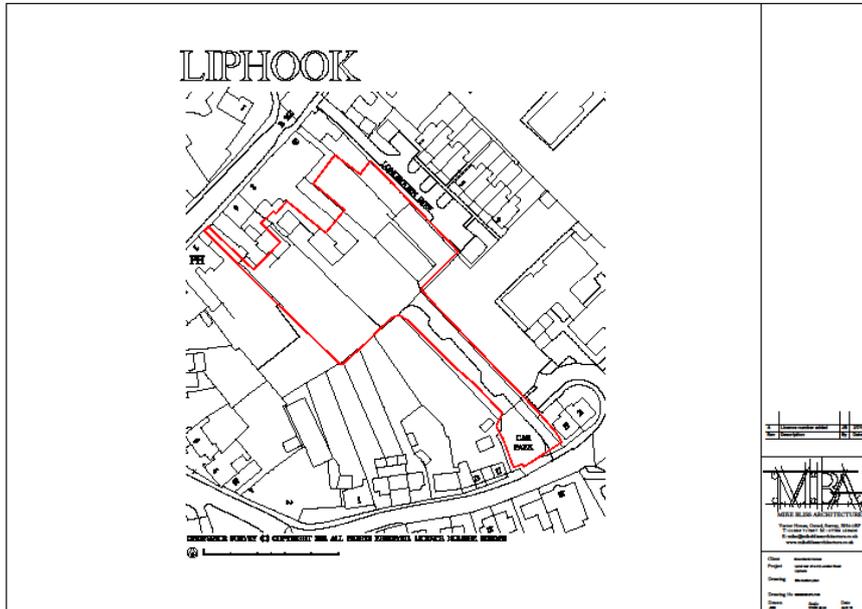
Arboricultural works will be carried out in accordance with BrightGreen arboriculture impact assessment and will be followed immediately by tree protection works.

Lighting:

Security lighting will be movement controlled and limited in nature.

13. Appendix

Appendix 1 – Location Plan



Red – Perimeter of site

