



**Brighter strategies**  
for greener projects





**Client:** TFT Consultants  
**Project:** Compton Business Park  
**Report:** Construction Environmental Management Plan

## QUALITY ASSURANCE

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## 1.0 INTRODUCTION

Greengage Environmental Ltd (Greengage) have been appointed by TFT Consultants to prepare this Construction Environmental Management Plan (CEMP) to inform the proposed development at Compton Business Park in Watchmoor Point, Camberley, Surrey, centred on Ordnance Survey National Grid Reference (OS NGR): SU 86401 59794, and hereafter referred to as 'the site'.

The site has been granted Full planning permission (approval) for the demolition of the existing buildings and erection of a new warehouse for flexible use within Classes E(g)(ii), E(g)(iii), B2 and / or B8 (Application No. 22/1268/FFU).

This CEMP has been prepared to allow the discharge of Planning Condition 13, attached to the approval:

*'13. Prior to the commencement of any demolition works, a Construction Environmental Management Plan (CEMP), to include details of but not be limited to:*

- a) Map showing the location of all of the ecological features*
- b) Risk assessment of the potentially damaging construction activities*
- c) Practical measures to avoid and reduce impacts during construction*
- d) Location and timing of works to avoid harm to biodiversity features*
- e) Responsible persons and lines of communication*
- f) Use of protected fences, exclusion barriers and warning signs.*

*Shall be submitted to and approved in writing by the Local Planning Authority.*

*Reason: In the interest of the character of the area and to ensure harm to protected species and residential amenities does not arise in accordance with the aims and objectives of Policies DM9 and CP14 of the Core Strategy and Development Management Policies and the NPPF.'*

## 2.0 SITE BACKGROUND

### 2.1 SITE DESCRIPTION

The site extends to approximately 0.35 hectares (ha) and is centred on Ordnance Survey National Grid Reference (OS NGR): SU 86399 59797.

The site is located within Watchmoor Industrial Park, in a highly urbanised area of Camberley in Surrey. The site comprises hardstanding surface with five separate buildings used for commercial purposes and is surrounded by a boundary fence and hedgerow.

Residential housing and associated grey infrastructure are located to the east of the site, with commercial development including warehouse units to the north, south and west. Areas of greenspace within the close vicinity are limited, however hedgerows and lines of trees to the north may act as a green connectivity corridor to Blackwater River (660m west) and associated greenspace.

### 2.2 DEVELOPMENT DESCRIPTION

The CEMP relates to the Full planning permission for the demolition of the existing buildings and erection of a new warehouse for flexible use within Classes E(g)(ii), E(g)(iii), B2 and / or B8 (Application No. 22/1268/FFU).

The description provided within the Construction Logistics Plan<sup>1</sup>, which sets out the type and order of the proposed works to be undertaken during the construction stage, states that:

*'The project comprises initial demolition works to remove the existing 2 storey commercial units, along with removal of existing hedgerows and trees to the Watchmoor Road boundary, and the formation of new site access off Watchmoor Road, within the Industrial Park.'*

*'Following these initial enabling works, we will then be constructing a new industrial unit, with associated internal office space, and external goods yard and parking areas.'*

*'The industrial unit will be approximately 2000m<sup>2</sup> overall and be built with a structural steel frame and clad with a built up steel cladding system.'*

### 3.0 KEY ACTIVITIES

This CEMP is a live document and as such the below activities may be subject to change. The activities should be reviewed by the site manager and a Suitably Qualified Ecologist as work commences and progresses.

#### 3.1 KEY WORKS

The physical works programme includes key site activities, details of which are included below:

- Site set up and enabling works, which includes vegetation clearance/investigation works, site establishment and formation;
- Demolition works;
- The main build works which includes:
  - Ground works and substructures to include the foundations and formation works;
  - Superstructures/shell to include adding in steelwork, stairs, cladding, roofing, facades and doors;
- Internals which includes fire protection, masonry, carpentry, metalwork, flooring, decorations and lift fittings;
- Utilities, including the mains electivity, tele comms and mains water; and,
- Externals which includes the initial drainage and general groundworks.

#### 3.2 PROGRAMME

The commencement date of the works is expected to be 6th November 2023 and will be completed by the 14th June 2024. The programme will total 32 weeks in duration. A full programme of specific activities has been given in Appendix A. A summary of the overarching activities has been given in Table 3.1.

Table 3.1 Summary of Main Construction Activity Timings

Activity	Start Date	Finish Date
Demolition Works	6th November 2023	1st December 2023
Site Set-up and Enabling Works	8th November 2023	5th January 2024
Main Building Works	20th December 2023	14th June 2024
Internals	4	14th June 2024
Utilities	6th November 2023	13th May 2024
Externals	11th December 2023	14th June 2024



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### 3.3 HOURS OF WORK

The construction of the development will take place predominantly during daylight hours, and there will be targeted task lighting during times of reduced daylight e.g. during winter when dusk comes earlier than the finish of core working hours.

The core working hours for demolition and construction works will be:

- 07:30 - 17:30 Monday to Fridays;
- 08:00 - 13:00 Saturdays (occasional works); and,
- No workings on Sundays or Bank Holidays (unless agreed in advance with the Local Planning Authority).

Any noisy works required on-site will not commence before 09:00, Monday to Friday, with such works also not permitted to be undertaken on Saturdays as well as Sundays by the Local Planning Authority. For any noisy works where there is a direct impact upon surrounding properties within the specified times i.e. (09:00 - 17:30 Monday to Friday), the site manager will make contact with the neighbours to consult on the duration, extent and impact of the works, to manage expectations, keep open communication/awareness, and minimise 'bad feeling' that may otherwise arise. If and where working methods could be changed to further reduce impacts, these would be considered/implemented where necessary.

## 4.0 ECOLOGICAL BASELINE

The site has been subject to a Preliminary Ecological Appraisal (PEA)<sup>2</sup>, Biodiversity Impact Assessment (BIA)<sup>3</sup> and bat presence/likely absence survey<sup>4</sup>. The PEA and BIA were undertaken by Greengage and submitted in January 2023 and the bat presence/likely-absence report from Surrey Wildlife Trust Ecology Services submitted in December 2023. This CEMP should be read in conjunction with the PEA, BIA and bat presence/likely-absence reports.

The key findings of the reports are summarised below and shown in Appendix B.

### Habitats

#### Developed land; sealed surface

Developed land; sealed surface was the predominant habitat on site comprising five buildings (B1 - B5) and hardstanding surface. Areas of discarded building material were also present, in addition to scattered weeds and introduced shrub including *Buddleia Buddleja davidii*.

#### Modified Grassland

Scattered areas of modified grassland were recorded between the buildings and boundary hedgerow to the north of the site. Scattered scrub was also present within the grassland and included cotoneaster *Cotoneaster spp.*. At the time of the survey, the grassland was dry and discoloured due to heat and possible lack of maintenance. The sward had not been cut short.

#### Other Hedgerow

Small, ornamental hedgerows were present to the east of the site, planted in front of B2 and B3, and comprised bay *Laurus nobilis*.

The site was surrounded by a hedgerow dominated by cherry laurel *Prunus laurocerasus*, and Japanese spindle *Euonymus japonicus*. The hedgerow was at least 1.5m in height and young trees were also present. There was a lack of undergrowth vegetation, instead bare ground was present.

#### Artificial Unvegetated; Unsealed Surface

Artificial unvegetated; unsealed surface covered with leaf litter was recorded between the buildings and boundary hedgerow to the north. Additional areas of shingled ground were found in front of the most buildings (B2 and 3).

#### Line of trees

To the rear of the site, in a westerly direction, a thin line of young trees comprising silver birch *Betula pendula*, sycamore *Acer pseudoplatanus*, blackthorn *Prunus spinosa* and yew *Taxus baccata* was recorded.

### Scattered trees

Four more young native scattered trees were present on the site, situated to the north and south against the boundary wooden fencing. Tree species present on site included apple *Malus spp.* and rowan *Sorbus subg. Sorbus*.

## Protected Species

### Bats

Four buildings (B1, B2, B3 and B4) on the site displayed low potential for roosting bats. B5 displayed negligible potential for roosting bats. No bats were identified emerging or returning to roost by Surrey Wildlife Trust Ecology Services in 2023, therefore bats have been determined as likely absent from the buildings.

There was very minimal habitat suitable for foraging or commuting bats, however the linear features including the hedgerows and line of trees offered some connectivity to green spaces in the local area. The activity during the bat survey was concentrated around the west and southern edges of the site along the hedgerows. Light spill from development and the destruction of linear habitats could result in a decrease in the sites value for foraging and commuting bats.

### Birds

The majority of the site lacked vegetation, but the boundary hedgerows and line of trees habitats provide prime nesting habitat. Compensatory planting was recommended for any habitats that were to be lost. Recommendations within the bat presence/likely-absence report included demolition of the buildings/impacts to roofs and removal of vegetation should take place between September - February, outside of the peak nesting bird season (March - August inclusive) and where it cannot be avoided nesting bird checks should be undertaken.

## Invasive Species

Cotoneaster was identified on site with characteristics of invasive cotoneaster species and several species of cotoneaster are listed on Schedule 9 of the Wildlife and Countryside Act (1981) (as amended)<sup>5</sup>. As such as a precaution it was recommended that the removal of this species should take place following guidance from DEFRA<sup>6</sup> to prevent its spread in the wild. It was also recommended cherry laurel and Japanese spindle, which are also Schedule 9 species, are removed sensitively from the site during the clearance works and destroyed in such a way that prevents their spread.

## 5.0 ECOLOGICAL MANAGEMENT FRAMEWORK

In accordance with Planning Condition 13, the focus of this CEMP is protection/mitigation/compensation for ecological features, which is addressed in detail within this section of the document.

The following section identifies potential effects on the relevant ecological features affected by the development during construction. Protection requirements and methods are set out including location and timing of sensitive works. The key potentially damaging construction activities are:

- Vegetation clearance;
- Demolition of buildings;
- Excavation; and
- Works outside of daylight hours.

Biodiversity Protection Zones (BPZs) are designed to protect the key sensitive features. This CEMP does not include BPZs as it has been identified that all vegetation and existing buildings are to be removed to facilitate the works.

### 5.1 ROLES AND RESPONSIBILITIES

Prior to the commencement of works, an Environmental Champion will be appointed. This will be a member of the 'Appointed Contractor' site personnel and will be responsible for day-to-day implementation of the measures set out within this CEMP.

An Ecological Clerk of Works (ECoW) will be appointed to undertake specific tasks, as detailed within the sections below. The Ecological Clerk of Works should be a Suitably Qualified Ecologist (SQE).

### 5.2 ECOLOGICAL RECEPTOR SPECIFIC ACTIONS AND METHODS OF WORK

The methods of work on site will follow the mitigation hierarchy; avoidance, mitigation, compensation and enhancement, where appropriate.

#### Bats

Roosting bats are likely absent at the buildings on site, but there is foraging and commuting potential from the vegetated habitats to be removed onsite and retained vegetated off-site habitats. Dust and noise disturbance resulting from building demolition will be primarily occurring outside of bats typical active hours and minimised through the implementation of Best Practice Measures (BPM) set out in Table 6.1 of this report (see Page 11).

Production and implementation of a lighting strategy should be followed, to reduce adverse impacts from lighting on foraging/commuting bats. The lighting strategy during construction will include measures such as:

- The use of temporary works lighting (task lighting) will be minimised in terms of frequency and duration wherever possible.
- Confine lighting to the task area (using horizontal cut-off optics and zero floodlight tilt angles);
- Orientate floodlights away from any offsite habitats;
- Use lower power security lighting where possible (and ensure minimal horizontal/vertical light spill);
- Plant (vehicle) lighting needs to be shielded from view of offsite habitats;
- Lighting used will be fitted with timers/photocells so that they are only operated when needed; and,
- Use the site cabins etc. to provide shielding of the lightspill beyond the site.

Particular attention shall be paid to the potential for skyglow and light spill beyond the site. When the lighting is used it will be visually checked from potentially sensitive receptors (e.g. nearby habitats) and any necessary adjustments made to ensure its visibility and intensity is reduced to a minimum.

## Birds

Vegetation, such as the hedgerow and line of trees habitats (Appendix B), will be required to be removed to allow for the development and as such, this will be programmed to occur outside of the recognised bird breeding season i.e. undertaken between September and February inclusive, to avoid harmful impacts on breeding birds (active nests). Demolition of the buildings and impacts to roofing should also be undertaken outside of the bird breeding season for the same reasons. Some birds can still breed during this time, but it is unusual. Birds that do breed at this time of the year include species such as wood pigeon *Columba palumbus*. Should a possible breeding bird be unexpectedly encountered during this time, the ECoW should be called for advice; as a nesting bird check may be required.

If the vegetation clearance work programming is required to move for any reason, causing it to fall during the bird breeding season (i.e. between March and August inclusive), a nesting bird check by the ECoW must precede work. A nesting bird check should occur no earlier than 24 hours prior to the vegetation being removed and will involve the EcoW observing the vegetation during a time of quiet and limited activity, to allow for observation of breeding bird activity, e.g. carrying sticks or twigs, alarm calls, frequent trips to a nest etc. If a breeding bird is identified, a buffer of at least 5 m must be left around any active nests. This will be marked by the ECoW. No work should occur within the 5 m buffer until the ECoW can determine whether the nest is no longer active. The time that the buffer is left intact for will be dependant on the bird species nesting and the stage of the breeding cycle that the nest is observed to be at.

This also applies if the building demolition programming were to be delayed and thereby occur during March to August (bird breeding season).

## Protective Fences, Exclusion Barriers and Warning Signs

Any active bird nests recorded by the ECoW are to be protected until they are no longer active. The ECoW will cordon around the nest with barrier tape or another suitable method of demarcation, within

which, no works can take place. The ECoW will monitor the nests and remove the cordon once the nest is no longer active to allow the works to resume.

## Invasive Species

Invasive species have been identified on the site (Appendix B). A toolbox talk should be provided to all staff prior to any works commencing on site, so they are aware of how to recognise the invasive species that have been previously identified on the site (Appendix C).

Where cotoneaster has been identified this should be hand-pulled or excavated using hand tools. This should be done when the plant is not in berry to avoid spreading the seeds. Hand-pulling is easier when the soil is wet. If there are large patches that cannot be hand-pulled, mechanical excavation can be used. Arisings should be disposed of by carefully bagging and transporting to a suitably licenced waste disposal facility.

Where cherry laurel, buddleia and Japanese spindle are removed, this should be done sensitively and the root balls destroyed so that spread is prevented. Any arisings can also be disposed of by carefully bagging and transporting to a suitably licenced waste disposal facility.

Biosecurity practices should be put in place as a precaution so that the spread of the plants is prevented within, and off, the site, as well as the movement of invasive plants being introduced to the site from elsewhere. Biosecurity measures include:

- Keeping vehicles to hard standing where possible and where not possible wheels should be washed coming in and going out of the site;
- Ensure vehicles are kept clean and any excess mud should be washed off prior to entering the site or prior to leaving the site depending on applicability; and,
- Any equipment or footwear should be clean before arriving site and cleaned prior to leaving site.

## Additional Receptors

It is possible that non-protected, but notable, wildlife species are also using the site and as such BPM with regards to all wildlife should be used during the works. These BPM include:

- Covering excavations of greater than 1 m over night or providing ramps e.g. scaffold board at suitably shallow gradient, to allow wildlife to escape;
- Any incomplete pipework should be temporarily capped or closed overnight to prevent wildlife from entering/getting stuck. If this is not possible, before working on any pipework, the pipework should be checked for the presence of any wildlife. If wildlife is identified, the ECoW should be called for advice.

## Compensation and Enhancement Requirements

As all vegetation and buildings are to be removed as part of the development, compensation and enhancements will be provided to encourage wildlife to continue/begin using the site post development.

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As this CEMP discusses the effects during construction, all compensation and enhancement measures will be detailed separately within a Scheme of Ecological Enhancements (SEE) document, produced by Greengage<sup>7</sup> and this should be referred to for implementation of those compensation and enhancement measures.

## 6.0 GENERAL ENVIRONMENTAL MANAGEMENT

### 6.1 COMMUNICATION

The 'Appointed Contractor' will define and implement procedures for internal and external communication, including procedures for receiving, logging and resolving complaints.

The CEMP will be communicated to the full project team, including any subcontractors, by the 'Appointed Contractor' to ensure that all parties are aware of environmental requirements. Details of specific environmentally sensitive activities will be communicated to site personnel by the ECoW.

### 6.2 INDUCTION AND TRAINING

All site personnel involved in the construction of the proposed development will receive environmental awareness training. The environmental training and awareness procedure will ensure that site personnel are familiar with the principles of the CEMP, the environmental aspects and impacts associated with their specific demolition or construction activities, the procedures in place to minimise these impacts and the consequences of departure from these procedures.

Training will include site briefings and toolbox talks for relevant site personnel to maintain the necessary level of knowledge on community relations and environmental topics. The training will ensure that all site personnel are able to follow environmental control measures and will advise the 'Appointed Contractor' of changing circumstances as work progresses.

Site induction training will ensure all site personnel are aware of the environmental risks and have an understanding of legal obligations.

### 6.3 ENVIRONMENTAL INCIDENT RESPONSE PROCEDURE

The 'Appointed Contractor' will be required to establish and implement an environmental incident response procedure. This procedure will be designed to respond to environmental hazards and risks at the site and will include emergency control measures that will take into account the Environment Agency's Pollution Prevention Guidelines<sup>8</sup>.

### 6.4 COMPLAINTS AND ENQUIRIES

All complaints and inquiries received by the 'Appointed Contractor' (site personnel) will be logged promptly; details of the location, time and nature of the issue will be recorded. A named individual will be assigned to resolve the issue, including liaison with the complainant and reporting to the 'Appointed Contractor' (site manager) on the outcome of the resolution procedure.

### 6.5 CHECKING CORRECTIVE ACTION

Monitoring compliance is a crucial part of the implementation of the CEMP. This should take the format of regular site inspections by the Environmental Champion, internal and external audits and, where necessary, environmental monitoring of key parameters.



All areas of non-conformance identified through the monitoring will be documented and investigated and corrective measures will be developed, implemented and then formally closed out through follow up inspections.

## 6.6 MANAGEMENT REVIEW

The management review should take place as per the managing programme section within the Construction Submission Document (Appendix A), on a monthly basis, as the programme is reviewed to evaluate ongoing effectiveness of the CEMP. A review of control procedures may be required following any reported non-compliance.

## 6.7 BEST PRACTICE ENVIRONMENTAL MANAGEMENT MEASURES

Table 6.1 below sets out general best practice environmental management measures that are not related to specific ecological features on the site but will be implemented during the construction phase of the development. Where the Construction Submission Document has specified measures within the method statement that forms part of it, these have been included.

Table 6.1 Control Measures

Environmental Area	Control Measures
Air Quality	<ul style="list-style-type: none"> <li>● Record any exceptional incidents that cause dust and/or air emissions either on or off-site and the action taken to resolve the situation.</li> <li>● If there is a risk of dust, take appropriate measures to contain it such as dampening down, using screens and hoardings, using vacuums directly. Each activity that has a risk of dust should have a method statement with the specific measure.</li> <li>● Avoid site runoff of water or mud.</li> <li>● Ensure all vehicles switch off engines when stationary.</li> <li>● Avoid the use of diesel- or petrol- powered generators and use mains electricity or battery powered equipment where practicable.</li> <li>● Impose and signpost a maximum speed limit of 15 mph on surfaced and 10 mph on un-surfaced work areas.</li> <li>● Fires will not be permitted on site.</li> </ul>
Noise and Vibration	<ul style="list-style-type: none"> <li>● Measures will be identified and employed to reduce noise and vibration arising from construction activities. Contractors will be required to ensure that works are carried out in accordance with BPM as stipulated in the Control of Pollution Act 1974. These include, but are not limited to: <ul style="list-style-type: none"> <li>○ Hours of working will be planned, taking into account the nature of surrounding land use and the duration of the work;</li> <li>○ Where practicable, quiet working methods will be employed, including the use of the most suitable plant, and suitably sized plant;</li> </ul> </li> </ul>

Environmental Area	Control Measures
	<ul style="list-style-type: none"> <li>○ Equipment will be switched off when not required;</li> <li>○ Plant and vehicles will be started up sequentially rather than all together;</li> <li>○ Plant from which the noise is generated is known to be directional will, where practicable, be orientated so that the noise is directed away from noise sensitive receptors; and,</li> <li>○ Should noisy operations produce levels greater than 85db (A) be required, the client project manager should be made aware in advance.</li> <li>● In addition to the BPM mitigation outlined above, the following measures will be implemented for construction and demolition works: <ul style="list-style-type: none"> <li>○ Where possible, 'silenced' plant and equipment will be used;</li> <li>○ Where vehicles are standing for a significant period of time, engines will be switched off;</li> <li>○ Acoustic enclosures will be fitted where possible to suppress noisy equipment;</li> <li>○ Plant will operate at low speeds, where possible, and incorporate automatic low speed idling;</li> <li>○ Where possible, electrically driven equipment will be selected in preference to internal combustion powered, hydraulic power in preference to pneumatic and wheeled in lieu of tracked plant;</li> <li>○ All plant involved in the construction process will be properly maintained (greased, blown silencers replaced, saws kept sharpened. Teeth set and blades flat, worn bearings replaced etc);</li> <li>○ Consideration will be given to temporary screening or enclosures for static noisy plant to reduce noise emissions and plant should be certified to meet any relevant EC Directives;</li> <li>○ All contractors will be made familiar with the guidance in British Standard (BS) 5228 (Parts 1 &amp; 2) which will form a pre-requisite of their appointment; and</li> <li>○ Early and good public relations with the adjacent tenants and occupants of buildings will also reduce the likelihood of complaints.</li> </ul> </li> <li>● While no significant effects in relation to vibration during construction are considered likely, the Contractor will use best practicable means to minimise vibration generated by the works in order to minimise disturbance to residents and other users of buildings close to the works.</li> </ul>
Highways and Traffic Management	<ul style="list-style-type: none"> <li>● Within the Construction Submission Document, a traffic plan has been produced which allows for a one-way system of traffic, clearly shown using directional signage.</li> </ul>

Environmental Area	Control Measures
	<ul style="list-style-type: none"> <li>• The traffic plan shows a number of surrounding roads with restricted entry widths, which must be avoided by any vehicle larger than a car.</li> <li>• Suppliers will be provided with a map explaining the access route and restricted entry widths.</li> <li>• The site will follow the Fleet Operator Recognition Scheme (FORS) members where possible.</li> <li>• Delivery drivers will phone before arrival to confirm that the site is free to receive them.</li> <li>• All vehicles will be escorted and marshalled from and around the site at all times by an appropriately trained member of personnel.</li> <li>• Designated routes will be provided to segregate pedestrians and vehicles.</li> </ul>
Waste	<ul style="list-style-type: none"> <li>• Excavation waste specifically will be removed from the site under Waster Acceptance Criteria (WAC) protocols. The testing of the ground will be undertaken to identify contaminants that will determine waste classification. Excavation waste will the be removed from the site to a registered waste management facility suitable to accept the waste category.</li> <li>• Where on-site re-use or recycling are not feasible, the contractor will identify opportunities through a recycling contractor or in external projects.</li> <li>• Site personnel will be given appropriate training both as part of site induction and at intervals throughout the life of the project such as Toolbox Talks.</li> <li>• Materials will be appropriately handled and stored throughout their lifecycle from delivery to inclusion, e.g. return surplus materials to storage.</li> <li>• While reduction of waste will remain the highest priority, waste produced shall be segregated. This will allow materials to be reused/recycled and ultimately reduce the amount of waste that must be disposed.</li> <li>• The amounts and types of waste will be monitored to allow assessment of the effectiveness of waste minimisation measures implemented. An audit trail or all materials taken off-site for recovery (in tonnes) would be recorded along with their fate.</li> <li>• Hazardous waste will be correctly labelled, shall not be mixed with non-hazardous waste, shall be securely contained, and disposed of by a certified waste carrier for hazardous waste.</li> <li>• The Duty of Care (DoC) applies to hazardous wastes.</li> </ul>
Pollution	<ul style="list-style-type: none"> <li>• Spill kits, bunded fuel plant and drip trays will be supplied where necessary.</li> </ul>

Environmental Area	Control Measures
	<ul style="list-style-type: none"> <li>All activities will be individually risk assessed for potential water pollution risks/fuel spillage risks.</li> <li>Ground materials will also be risk assessed for their environmental impact.</li> </ul>

## 6.8 OTHER GOOD HOUSEKEEPING MEASURES

The following environmental management and monitoring measures will be adopted throughout the construction phase. Unless otherwise stated the 'Appointed Contractor' will be responsible for the implementation of all measures.

### Site Security

The following measures will be implemented:

- Valuable items will be removed from public view and stored in locked areas;
- Site boundaries will be secured when not in use, using fencing and locks on gates;
- Potentially hazardous materials will be secured (e.g. fuel outlets will be locked);
- Plant and equipment will be immobilised overnight and stored in a secure area;
- Site security cameras may be used in locations which minimise disturbance to residents;
- The security of neighbouring sites will be taken into consideration; and,
- Scaffolding, ladders, or any other site equipment will not be left in areas that may cause a nuisance to neighbouring properties.

### General Good Housekeeping Measures

Good housekeeping will be maintained on-site and on access routes. Measures will include:

- Clear access routes with appropriate signposting;
- Segregation and regular removal of waste (including food waste) from the site;
- Keeping site tidy and clean;
- Inspect hoarding frequently, repair and repaint as necessary;
- Visual inspections of plant, equipment and material storage areas for leaks or spills;
- Toilet facilities will be kept clean;
- Open fires will be prohibited at all times;
- Hardstanding for vehicles (parking and access / egress areas) will be cleaned frequently; and,
- Mud will be minimised on access routes.

## Lighting

The use of temporary works lighting will be minimised in terms of frequency and duration wherever possible. Security and task lighting will be limited and of short duration. The following measures will minimise risk of adverse effects on residents and wildlife:

- Confine lighting to the task area (using horizontal cut-off optics and zero floodlight tilt angles);
- Orientate floodlights away from any dwellings and habitats;
- Use lower power security lighting where possible (and ensure minimal horizontal/vertical light spill);
- Plant (vehicle) lighting needs to be shielded from view of neighbouring dwellings and offsite habitats;
- Lighting used will be fitted with timers/photocells so that they are only operated when needed; and,
- Use the site cabins etc. to provide shielding of the lighting from beyond the site.

Particular attention shall be paid to the potential for skyglow and light spill beyond the site. When the lighting is used it will be visually checked from potentially sensitive receptors (e.g. nearby residential properties and habitats) and any necessary adjustments made to ensure its visibility and intensity is reduced to a minimum.

## Hoarding and Fencing

The following measures will be implemented:

- Hoarding or fencing will be used to separate all construction works from public access;
- The contractor will be using secure anti-climb fencing panels abutting the existing perimeter to maintain effective security.
- Hoarding will be used in areas where pedestrians walk adjacent the site boundary. Hoarding will be maintained in a good condition and any unofficial advertising / graffiti will be removed as soon as possible.

## 6.9 CEMP REVIEW

The site manager, in consultation with an SQE, should review and update the CEMP on a regular basis during demolition and construction. The review should be informed by the results of regular compliance monitoring, internal and external inspections, incident reporting as well as any complaints received. The following items (as well as others) may be considered during a review:

- Roles and responsibilities;
- Training needs;
- Control measures;
- Monitoring requirements (i.e. frequency of inspections);

- Communication; and,
- Continuous improvement.

## APPENDIX A CONSTRUCTION SUBMISSION DOCUMENT

## PROGRAMME & LOGISTICS

### PROGRAMME SUMMARY

We have fully reviewed all current information available regards the existing facility and the design of the building. This has then enabled us to provide what we believe to be a realistic and achievable programme, within the client's required timeframe.

### PRE-CONSTRUCTION OPERATIONS

We have indicated an anticipated contract award date as the 29<sup>th</sup> October '23, following the tender submission on 25<sup>th</sup> August.

We then show a 5 week period, culminating in an onsite start date of 6<sup>th</sup> November.

The client's tender documents do indicate a potential start date of Weds 1<sup>st</sup> November, following the vacant possession of the existing facility (denoted in documents as 31<sup>st</sup> October).

A key pre-con operation is the organisation and implementation of a 'Refurbishment & Demolition Asbestos Survey', so that the full extent of the asbestos can be clarified. We would look to carry this out as soon as vacant possession is achieved.

A 'section 80' demolition notice has to be issued to the local Council to confirm the demolition of the existing building structure. A minimum allowable period for this is 6 weeks, which means that this notice must be issued directly by the client before they appoint a main contractor. We have indicated this on our programme. No works can commence until the Council give approval.

Another essential operation is the disconnection of the existing services to the current facility. It is understood that these works will be pre-organised by the client due to the long lead times that SSE etc require (we have been

in contact with SSE, and they indicate a 6-8 week period to carry out the disconnection).

The pre-construction programme also outlines the periods, processes and sequence that Amiri expect the design team will follow to ensure we have the relevant information at the right time to meet our on-site programme dates.

The Amiri pre-con and project team will collectively manage this process through this pre-construction period.

### PROCUREMENT PROCESS

The structural steelwork contractor requires a minimum 12 week period to secure and process the steel procurement from receipt of an order. We show the frame starting week 12, meaning that the order has to be placed week-3. This only gives a small window of opportunity to finalise the steelwork design, but feel that this will be sufficient, assuming there are no changes to the current outline design.

We have engaged with Jubb during the tender stage, and have directly secured a set of steelwork drawings, annotated with the steelwork design sizes. These were issued out to the marketplace, and provide us with a positive starting platform for the steelwork procurement process.

Early orders will also need to be placed for pre-cast stairs, cladding materials, passenger lift and aluminium windows.

Amiri will manage this procurement process to ensure that the dates are met to meet our onsite construction requirements.

### MAIN CONSTRUCTION PROGRAMME

Our construction programme has a build period of **32 weeks**.

We show an onsite **start date of Monday 6<sup>th</sup> November '23**, with the construction project being **completed on Friday 14<sup>th</sup> June '24**.



## SITE SET-UP, ENABLING WORKS AND DEMOLITION

From 6<sup>th</sup> November, the demolition contractor will be onsite setting up their welfare facilities. There are minimal works required to secure the site, as there is already secure perimeter walling and fencing to the facility.

The demolition contractor requires a 3-4 week period to fully demolish the existing building, along with crushing & grading the arisings for site usage. This period does not include the removal of asbestos, as the full extent cannot be determined until a full R&D survey has been carried out. Programme periods are likely to extend once full extent of asbestos is known.

It should be noted that the demolition works must have a live operational water supply onsite, that is sufficient to provide dampening down etc as the demo works proceed. It should be considered whether the client can pre-organise a temporary supply, and not just facilitate the removal of the existing supplies.

Also having a live temporary electric supply is advantageous from the beginning of the build, although not so critical, as works can be carried out using a generator.

Whilst the demolition of the building is underway, we will organise a tree surgeon to remove the existing front boundary hedge and trees. This will then enable the groundworker to undertake a services investigation to this front area and determine the actual depth of the existing services. If these services are too shallow, then lowering/diversion works will need to be organised.

The general demolition and crushing works (not including any asbestos removal) will be completed during week 4. During this same period, the groundworker will start the formation of the new site entrance to the front of the site, along with site compound area formation and works for the site temporary services.

The cabins will be located as per our layout plan, within the new proposed carpark area, and will consist of an office, meeting room, canteen, drying room, toilet block and store container.

The groundworker will carry out reduce dig works to the building area and general externals areas, also forming necessary stone access routes onto the site, and around the building area.

## SUBSTRUCTURES

The preparation works and mass pour pad foundations will start in week 7, along with some initial building area drainage works.

There are no strip foundations within the design, so as soon as we complete the foundations, we can then proceed with the steel frame erection. This will be from week 12 onwards (or earlier if timeframes allow).

Once the frame is completed, the groundworker will then encase the columns in concrete, and then drop back onto external main drainage works whilst the roof and shell cladding works are underway.

Once the initial cladding inner lining sheets have been fitted, then the groundworker will proceed with the formation and casting of the power float concrete slab. We will ensure we have a substantially weathertight shell before starting to cast the floor. We plan to have the concrete slab fully completed by week 23, with the area around the mezzanine prioritised to be finished early in week 22.

## SUPERSTRUCTURES

The steel frame will commence in week 12 (following the Xmas period), and will take around 3-4 weeks to complete. Within this period, the steelworker will also erect the small area of glulam beams to the steelwork mezzanine structure.

Following completion of the steel frame and glulam beams, the cladding contractor will proceed with the fixing of the roof gutters and liner sheets.

They will overlap this with the fixing of the cladding liner sheets to the façade. The key is to fix the initial liner sheets as quick as feasible, to provide a weathertight building, so that then internal concrete slab can be cast.

Once the liner sheeting has been fixed, then the cladders will drop back and start fixing the built up brackets, insulation and top sheets.

The windows and entrance curtain walling will be installed as the cladding progresses to the main front façade, providing a secure weathertight building by week 27.

## **INTERNALS**

The bricklayer will start laying the fairfaced blockwork to the mezzanine area from week 23 (around 1 week after the slab has been cast). Hardboard protection will be laid to the work area to protect the concrete slab.

The bricklayer will then carry on with the fairfaced blockwork to the perimeter of the warehouse.

The initial jumbo stud walling to the mezzanine and internal formation of metal studwork partitions will start from around week 25 and will take in the region of 5-6 weeks to complete all elements of the drylining, ceilings and plastering operations.

The M&E scheme, consisting of ventilation and air conditioning systems, along with drainage, plumbing and general electrical installation works will progress in line with the general internal finishes works. These elements will follow on throughout the final 8 weeks of the project, and run in conjunction with the other finishing trades. We have highlighted the requirement for mains supplies to be live from week 28 onwards.

The decoration works will follow the plaster / tape-jointing operations, and will be closely followed by the floor finishing works.

General carpentry and decoration finals works will run for the last month of the project, along with general fixtures and fittings throughout.

Flooring finishes will be laid to suit the programme, with the wet areas vinyl coverings taking priority, followed by the carpet tiling works during the final weeks of the build.

In conjunction with the client team, snagging works will be carried out in the final weeks of the build, following by any necessary making good, ensuring that we provide a fully complete building at handover.

## **EXTERNALS**

The groundworker will be finalising the external works around the building during the last 2-3 months of the project, following completion of the cladding works.

Mains FW and SW drainage works will be completed, along with services works.

It will be necessary to relocate the Amiri site cabins during the final weeks of the build, so that the main carpark area can be completed.

Landscaping works will then follow, along with general external equipment and furniture.

## **STATS AND SERVICES**

It is understood that the new incoming mains electric, telecoms, gas and water quote supplies have already been procured directly by the client, although it is unknown to Amiri as to what lead in periods have been quoted. We therefore show nominal periods and specific dates as to when we require live services onsite. Amiri will manage this procurement process, but cannot guarantee availability to meet our onsite requirement dates.

A schedule of key dates is shown below:

Activity	Start	Finish	Working Duration
Task Name	Start	Finish	Duration
<b>CONTRACT AWARD - Anticipated ; 29th October '23</b>	<b>29 Sep '23</b>	<b>29 Sep '23</b>	<b>0 days</b>
<b>Amiri Lead Period - 5 weeks (minimum)</b>	<b>02 Oct '23</b>	<b>03 Nov '23</b>	<b>25 days</b>
<b>Vacant Possession of Site : 31st October '23 TBC - potential earliest access</b>	<b>31 Oct '23</b>	<b>31 Oct '23</b>	<b>0 days</b>
<b>Tender Docs State : Start Weds 1st Nov / Finish Tues 11th June = 32 wks o/a</b>	<b>01 Nov '23</b>	<b>11 Jun '24</b>	<b>147 days</b>
<b>PRE CONSTRUCTION / PROCUREMENT</b>	<b>02 Oct '23</b>	<b>14 May '24</b>	<b>150 days</b>
<b>DESIGN FINALISATION</b>	<b>02 Oct '23</b>	<b>01 Dec '23</b>	<b>45 days</b>
Design Period	09 Oct '23	17 Nov '23	30 days
Consultant Agreements	02 Oct '23	09 Oct '23	6 days
Planning	16 Oct '23	21 Nov '23	27 days
<b>ARCHITECTURAL DESIGN</b>	<b>09 Oct '23</b>	<b>01 Dec '23</b>	<b>40 days</b>
<b>STRUCTURAL / CIVILS DESIGN</b>	<b>02 Oct '23</b>	<b>10 Nov '23</b>	<b>30 days</b>
<b>M&amp;E DESIGN</b>	<b>09 Oct '23</b>	<b>01 Dec '23</b>	<b>40 days</b>
<b>SERVICES / HIGHWAYS / UTILITIES</b>	<b>02 Oct '23</b>	<b>14 May '24</b>	<b>150 days</b>
<b>SUB CONTRACT PACKAGES</b>	<b>04 Oct '23</b>	<b>02 May '24</b>	<b>140 days</b>
Steel Frame & Glulam Beams - 12 Weeks From Steel Order Confirmation	04 Oct '23	22 Jan '24	69 days
Roof and Wall Cladding - 14-16 Weeks Lead from Order Confirmation	17 Oct '23	26 Feb '24	86 days
Pre-cast Stairs - 12-14 weeks Lead from Order Confirmation	19 Oct '23	05 Feb '24	69 days
Aluminium Windows /Curtain Walling - 16 week procurement period	06 Nov '23	17 Apr '24	106 days
Lift - 14 weeks Manufacture Period (after design sign-off)	10 Nov '23	02 May '24	113 days
<b>HEALTH &amp; SAFETY / SITE PREP</b>	<b>03 Oct '23</b>	<b>18 Dec '23</b>	<b>55 days</b>
<b>PRE-START WORKS</b>	<b>06 Sep '23</b>	<b>08 Dec '23</b>	<b>68 days</b>

<b>Asbestos Works (notional periods) - extent of works unknown until R&amp;D survey undertaken - could then affect / extend overall programme periods</b>	<b>09 Oct '23</b>	<b>08 Dec '23</b>	<b>45 days</b>
<b>Demolition Notice Period (requires Section 80 notice to be issued)</b>	<b>25 Sep '23</b>	<b>06 Nov '23</b>	<b>30 days</b>
Existing Live Utilities Disconnections	06 Sep '23	03 Nov '23	43 days
Site Investigation Works	13 Oct '23	26 Oct '23	10 days
<b>CONTRACT START DATE : 6th November '23</b>	<b>06 Nov '23</b>	<b>06 Nov '23</b>	<b>0 days</b>
<b>DEMOLITION WORKS</b>	<b>06 Nov '23</b>	<b>01 Dec '23</b>	<b>20 days</b>
<b>SITE SET-UP &amp; ENABLING WORKS</b>	<b>08 Nov '23</b>	<b>05 Jan '24</b>	<b>34 days</b>
Clearance / Investigation Works	08 Nov '23	28 Nov '23	15 days
Site Establishment	27 Nov '23	05 Jan '24	21 days
Site Formation	29 Nov '23	19 Dec '23	15 days
<b>MAIN BUILD WORKS</b>	<b>20 Dec '23</b>	<b>14 Jun '24</b>	<b>115 days</b>
<b>GROUNDWORKS / SUBSTRUCTURES</b>	<b>20 Dec '23</b>	<b>15 Apr '24</b>	<b>73 days</b>
Foundations / Formation Works	20 Dec '23	19 Jan '24	14 days
Substructures / Floor Slab	14 Mar '24	15 Apr '24	21 days
Concrete Slab	14 Mar '24	15 Apr '24	21 days
<b>SUPERSTRUCTURES / SHELL</b>	<b>22 Jan '24</b>	<b>15 May '24</b>	<b>80 days</b>
Steelwork	22 Jan '24	16 Feb '24	20 days
PCC Stairs	05 Feb '24	07 Feb '24	3 days
Cladding & Roof Works	14 Feb '24	15 May '24	63 days
Roof Works	14 Feb '24	16 Apr '24	43 days
Cladding / Façade Works	11 Mar '24	15 May '24	45 days
Curtain Walling / Sectional Doors	17 Apr '24	13 May '24	18 days
<b>INTERNALS</b>	<b>09 Apr '24</b>	<b>14 Jun '24</b>	<b>47 days</b>
Fire Protection Works	12 Apr '24	15 May '24	23 days
Masonry Works	09 Apr '24	30 Apr '24	16 days
Drylining / Plaster / Ceilings	15 Apr '24	11 Jun '24	40 days
Carpentry	15 Apr '24	14 Jun '24	43 days
Metalwork	29 May '24	31 May '24	3 days
Flooring	24 May '24	13 Jun '24	14 days
Decorations & Wall Finishes	01 May '24	13 Jun '24	30 days
M & E Works	29 Apr '24	13 Jun '24	32 days
Passenger Lift	02 May '24	30 May '24	19 days
Finals	29 May '24	14 Jun '24	13 days

<b>UTILITIES</b>	<b>06 Nov '23</b>	<b>13 May '24</b>	<b>124 days?</b>
Mains Services	06 Nov '23	13 May '24	124 days
Mains Electricity Works	06 Nov '23	13 May '24	124 days
BT / Telecomms Works	24 Jan '24	10 May '24	75 days
Mains Water	22 Mar '24	13 May '24	34 days
<b>EXTERNALS</b>	<b>11 Dec '23</b>	<b>14 Jun '24</b>	<b>122 days</b>
Initial Drainage Works	11 Dec '23	24 Jan '24	24 days
General Groundworks	15 Apr '24	14 Jun '24	43 days
<b>COMPLETION</b>	<b>13 May '24</b>	<b>14 Jun '24</b>	<b>24 days</b>
<b>CONTRACT HANDOVER : 14th June '24 : WEEK 32</b>	<b>14 Jun '24</b>	<b>14 Jun '24</b>	<b>0 days</b>

## GANTT CHART (BAR CHART PROGRAMME)

Within this tender submission, we provide a detailed tender programme for both the pre-construction information, statutory provisions and procurement and the construction stages.

It clearly shows:

- ▲ Design information required dates, mobilisation, and other lead-in activities, materials & sub-contractor procurement, enabling works, site set up, handover, and snagging
- ▲ The dates for on-site commencement and completion
- ▲ Highlights the critical path to specific tasks.
- ▲ Resource allocation, including allocation of primary sub-contractors.
- ▲ Being flexible at this stage of the planning is crucial to the overall timely success.

## PRE-CONSTRUCTION PROGRAMME

We have produced a pre-construction programme that includes design consultants' construction issue drawing pack. It is then linked into our procurement process that is fully detailed for each package.

## CONSTRUCTION PROGRAMME

The attached draft “Construction” programme has been developed in conjunction with key tendering sub-contractors and our experience with such projects. It will be further developed with the client, design team, specialist contractors and the fit-out teams to confirm the activities. In addition, it will be co-ordinated with our sub-contractors to agree to relevant lead-in and site periods required.

## CRITICAL PATH

The “Critical Path” is shown within our Construction Programme. The critical path may alter when planning a sequence of works as the scheme develops. As packages are procured, more information becomes available, but this offers a simple, tender stage assessment.

## MANAGING PROGRAMME

To ensure certainty of timely delivery, we have developed many tools to manage the programme:

**A Master Programme** will be produced and developed collaboratively with supply chain and client team members ensuring commitment and buy-in.

**Weekly Monitoring** of progress versus programme will be undertaken with. It allows quick identification of activities requiring action and mitigating before delays are realised.

**We will adopt LEAN Planning Techniques** and work closely with sub-contractors to develop short-term programmes that drive out any inefficiency.

**Monthly Reporting** on the programme will be formally issued with progress lines, allowing all parties to see the project status. It gives an easy-to-read representation of progress.

**Mitigation and Acceleration Programmes** will be produced should the need arise. We will actively seek to mitigate any delays encountered.

As the project nears completion, we will develop detailed **Commissioning Programmes** indicating training and familiarisation sessions. The

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involvement of key users will ensure complete operational understanding and a smooth transition into use.

**Completion Programmes** focusing on sequential handover by our supply chain will include time for a suitable familiarisation period ahead of handover. Our team members are on-site to address and resolve snags promptly, ensuring defect-free delivery. Information on all aspects of performance is included in the tracking Gantt.

We have produced a complete programme which is shown on the following pages. We have included a rolled up version of the programme as a quick reference, but have also detailed a fully expanded programme with all tasks shown.

## SITE LOGISTICS

On the pages after our programme is a sequence of site plans that show our site set-up, and how we intend to carry out the project works.

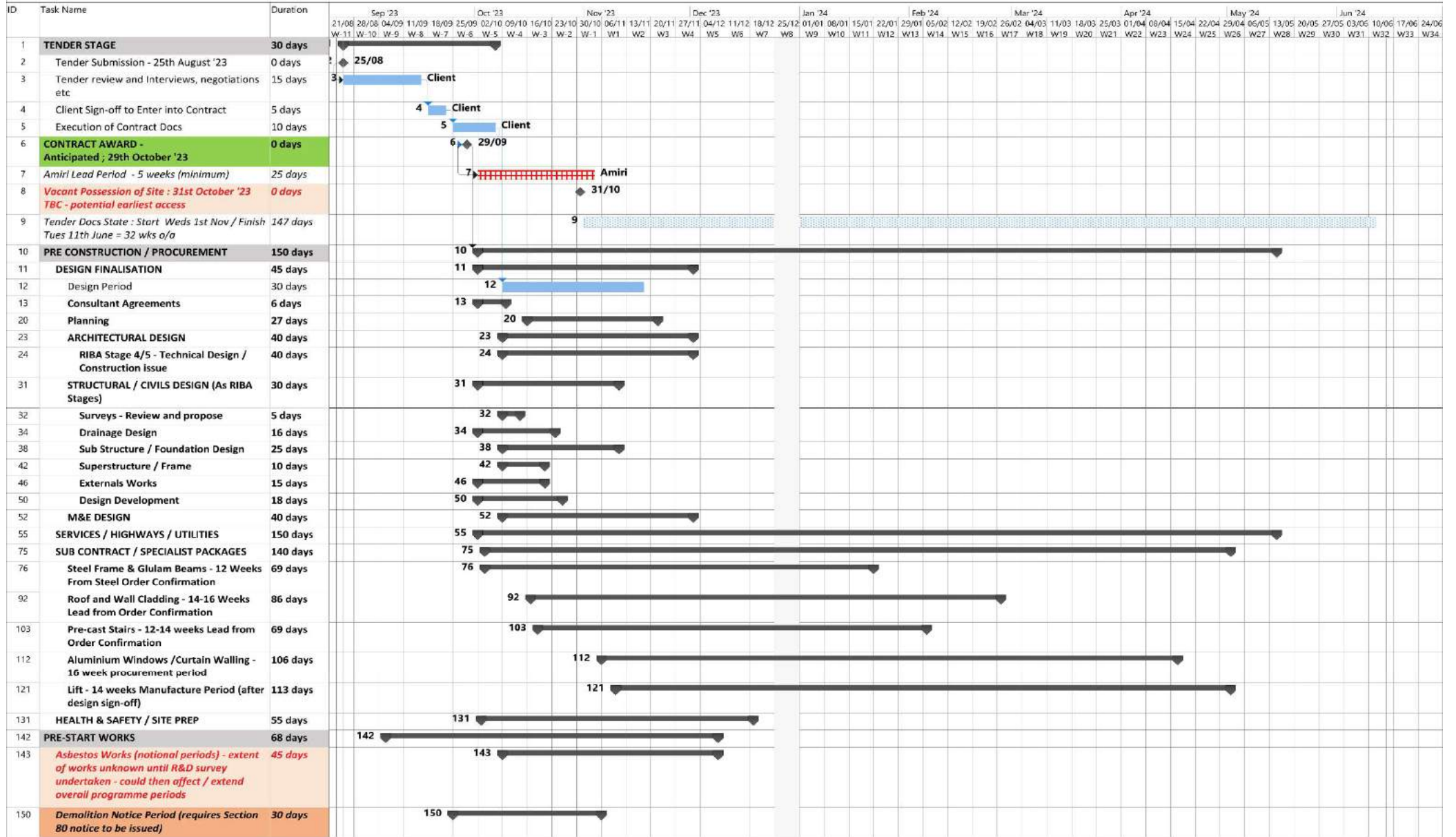


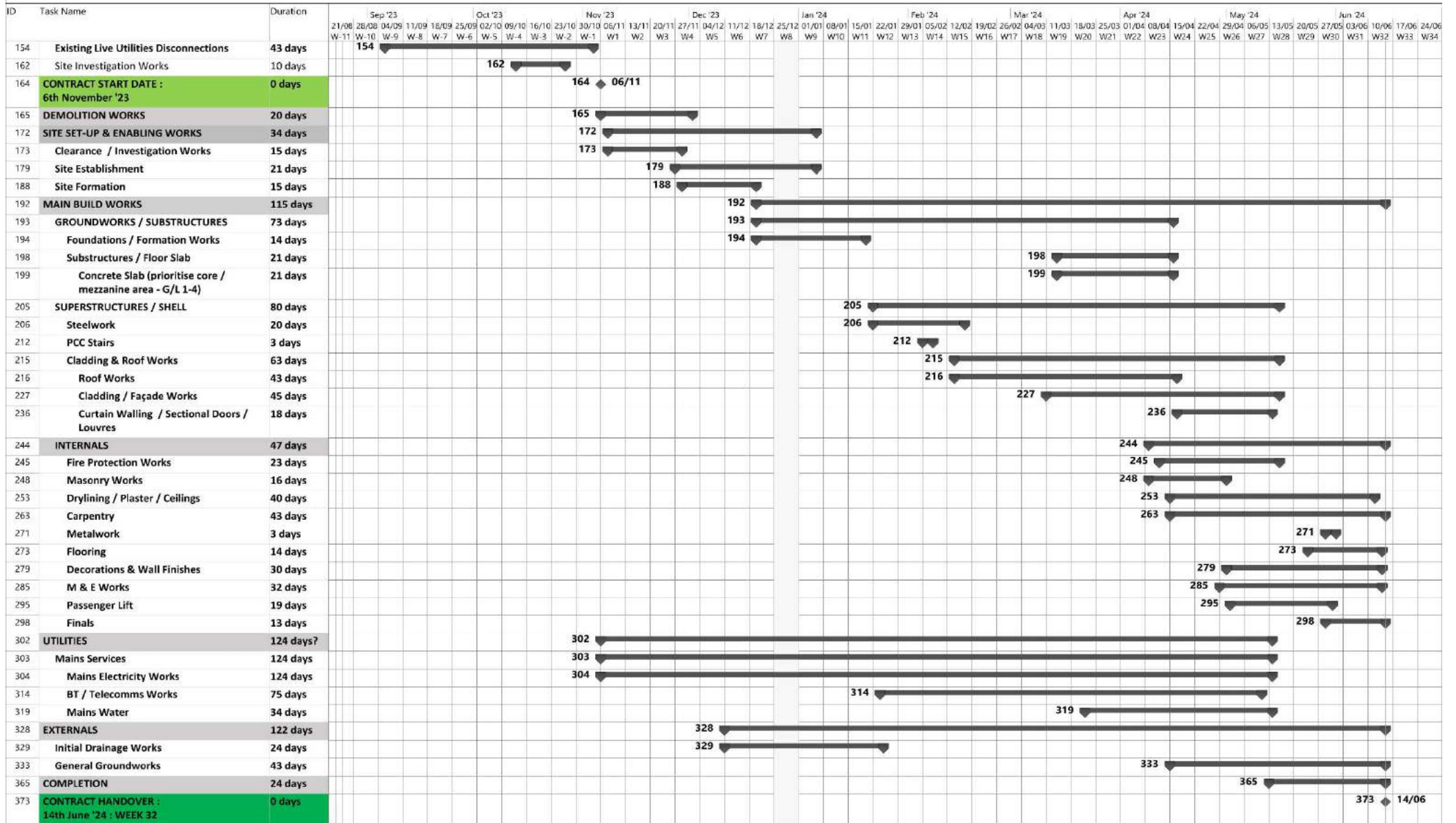
# OVERVIEW PROGRAMME

## COMPTON PLACE BUSINESS CENTRE, CAMBERLEY

## Legal & General Investment Management

## TENDER PROGRAMME



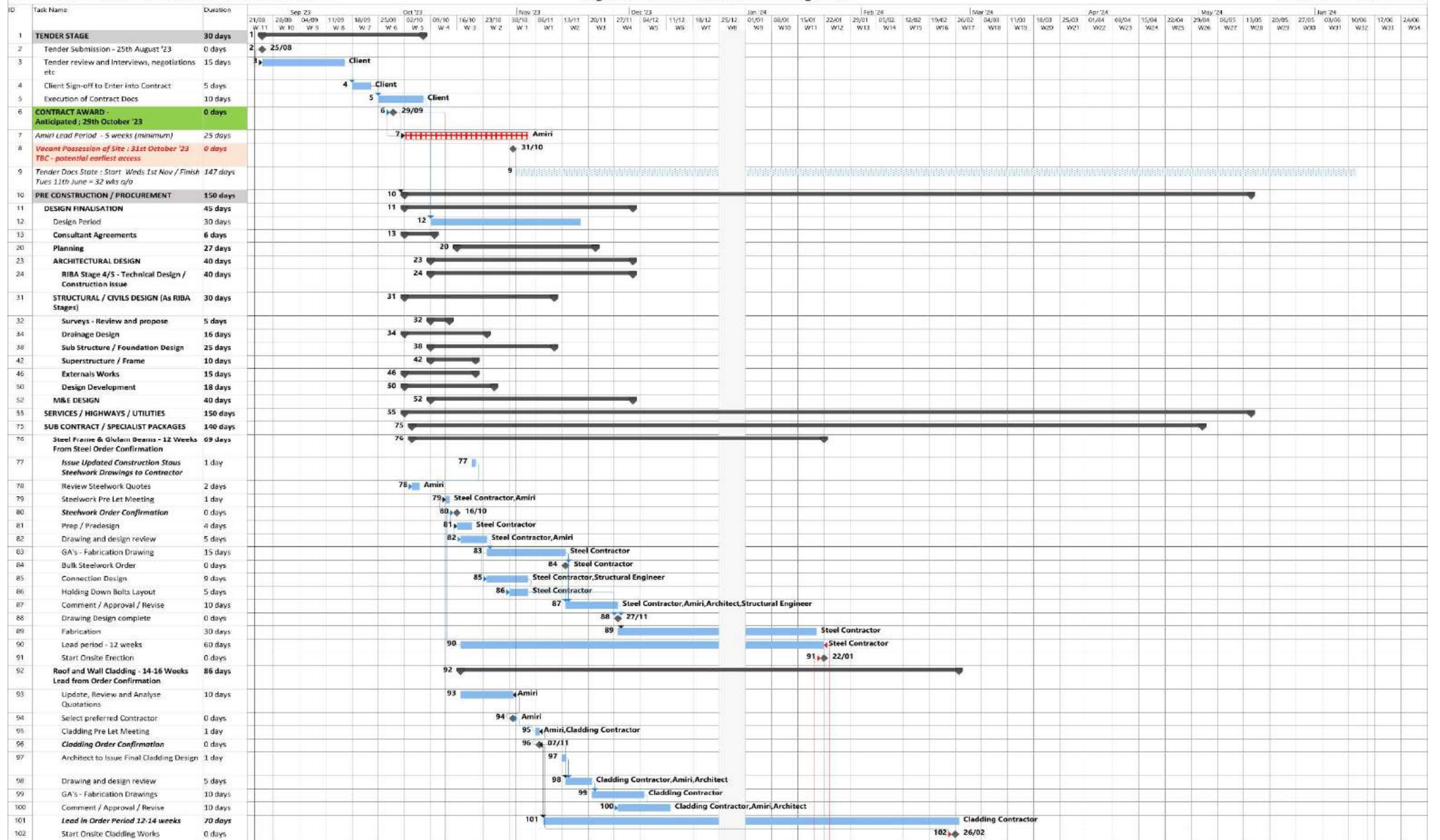


# EXPANDED PROGRAMME

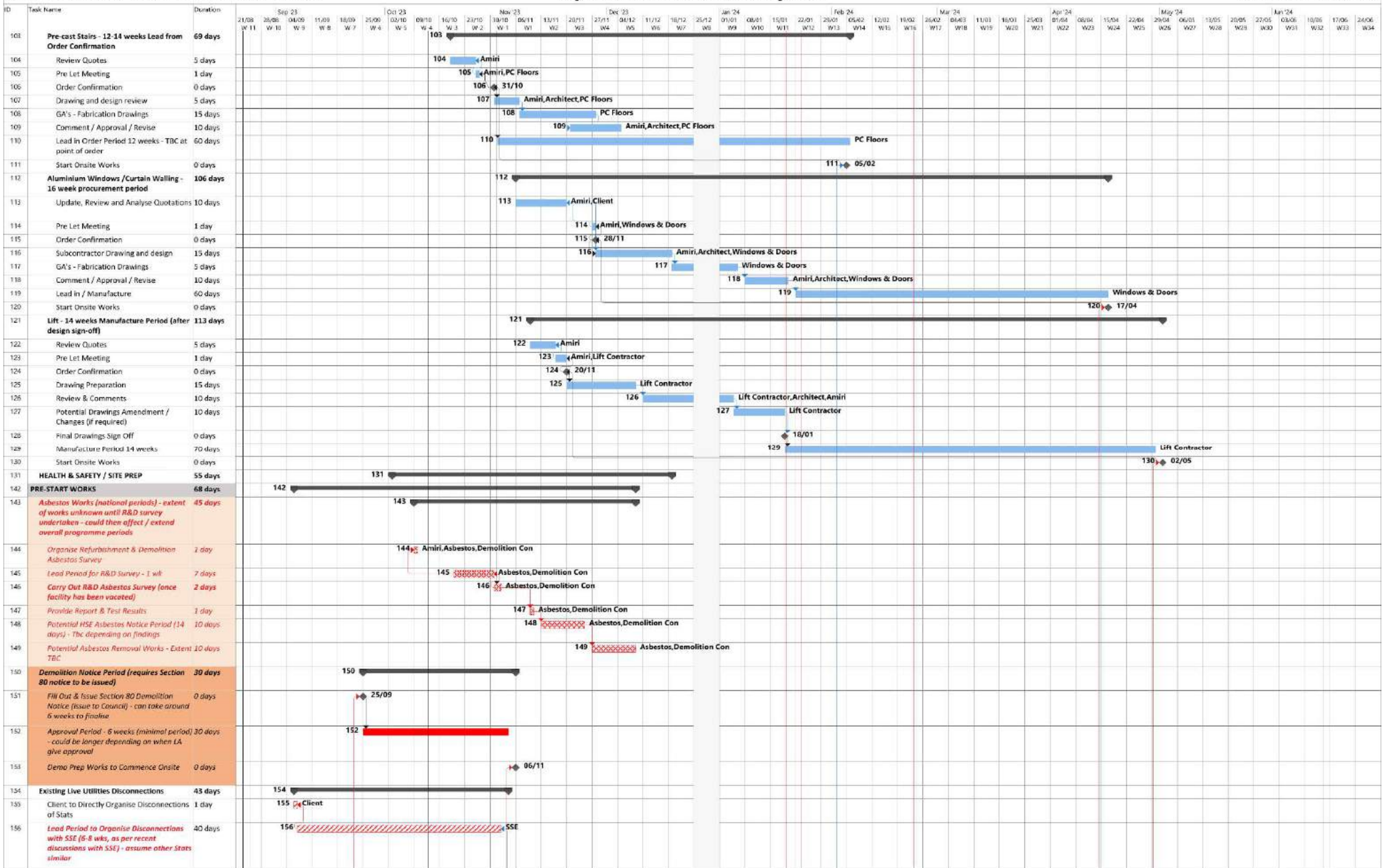
## COMPTON PLACE BUSINESS CENTRE, CAMBERLEY

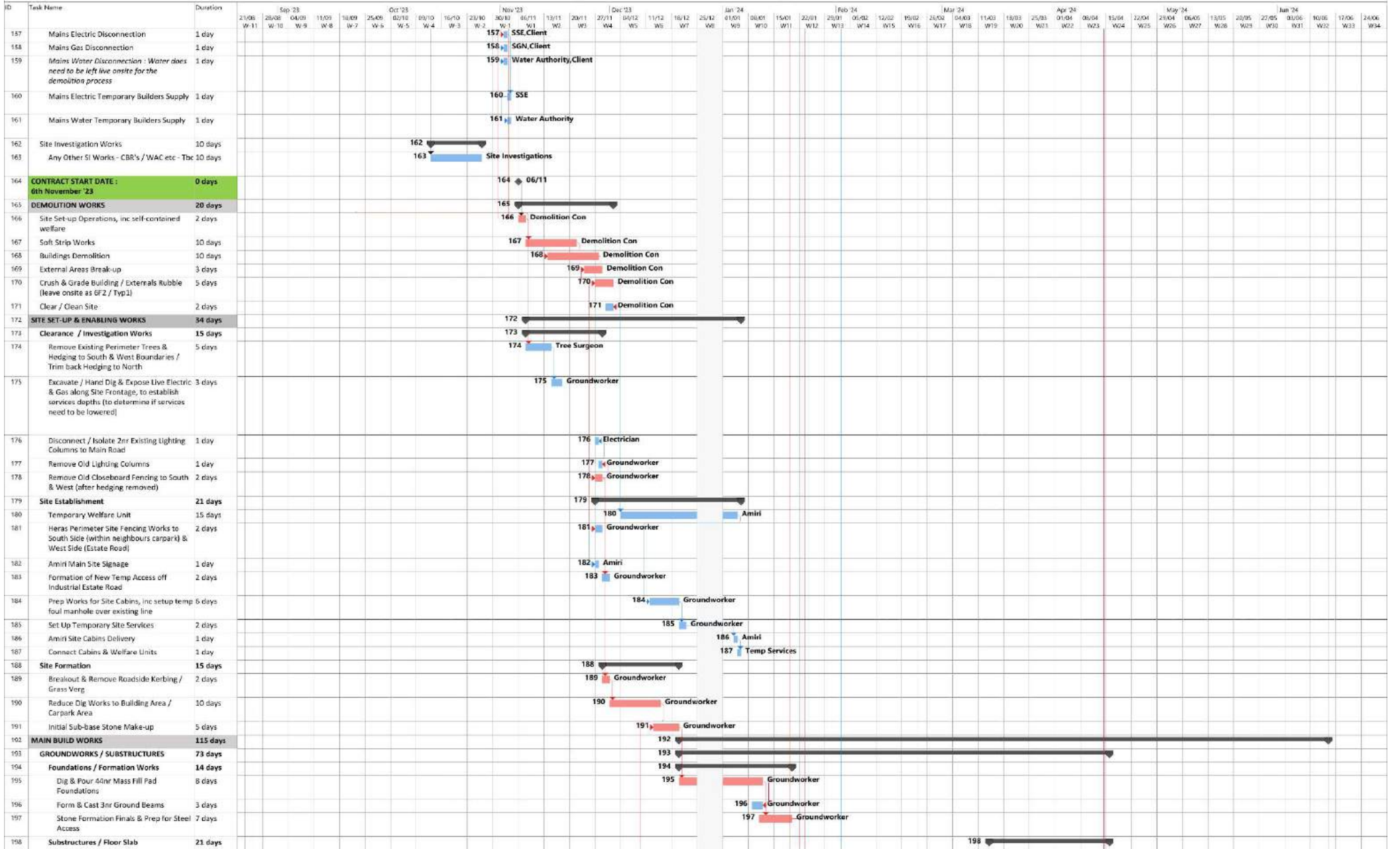
## Legal & General Investment Management

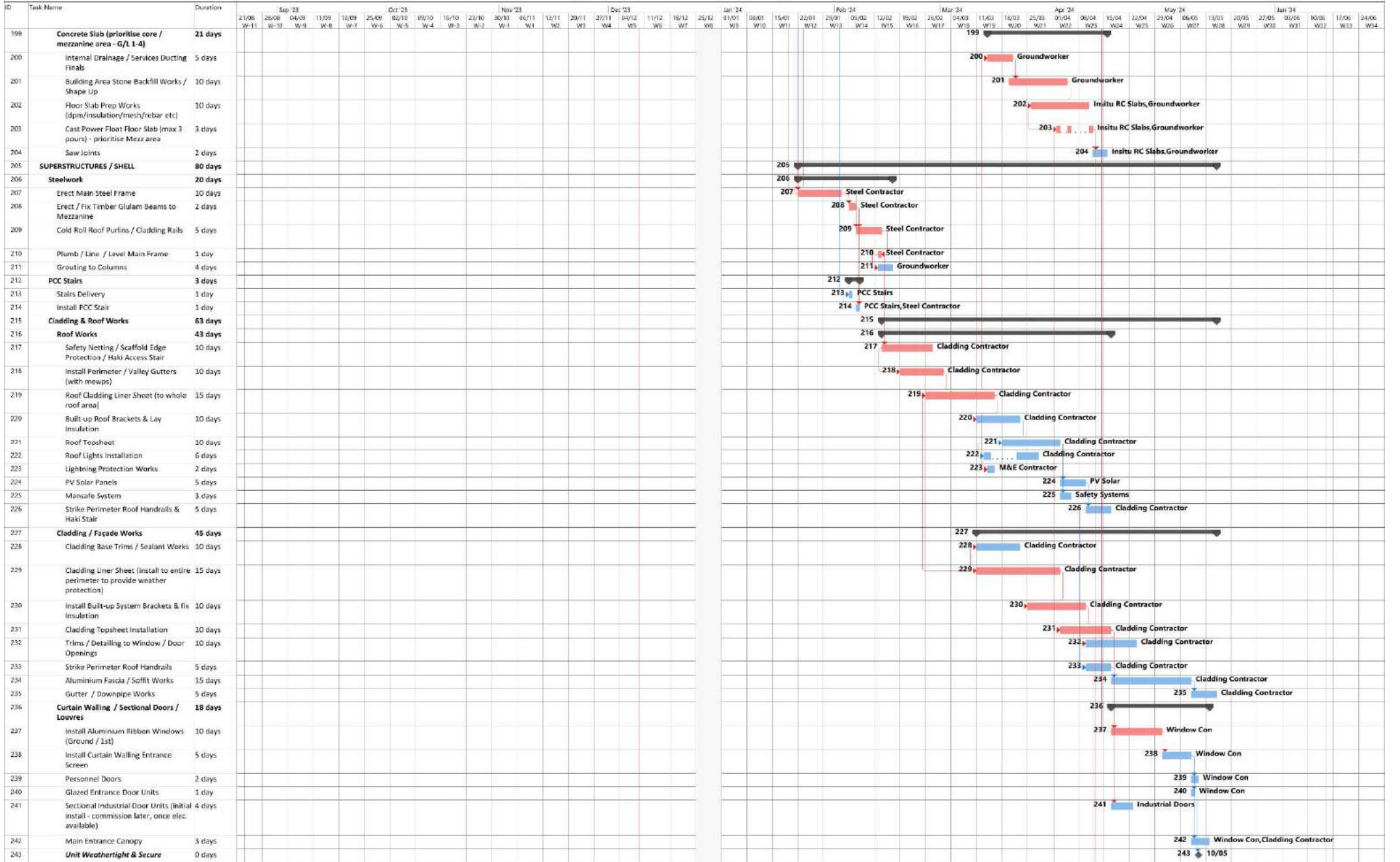
## TENDER PROGRAMME







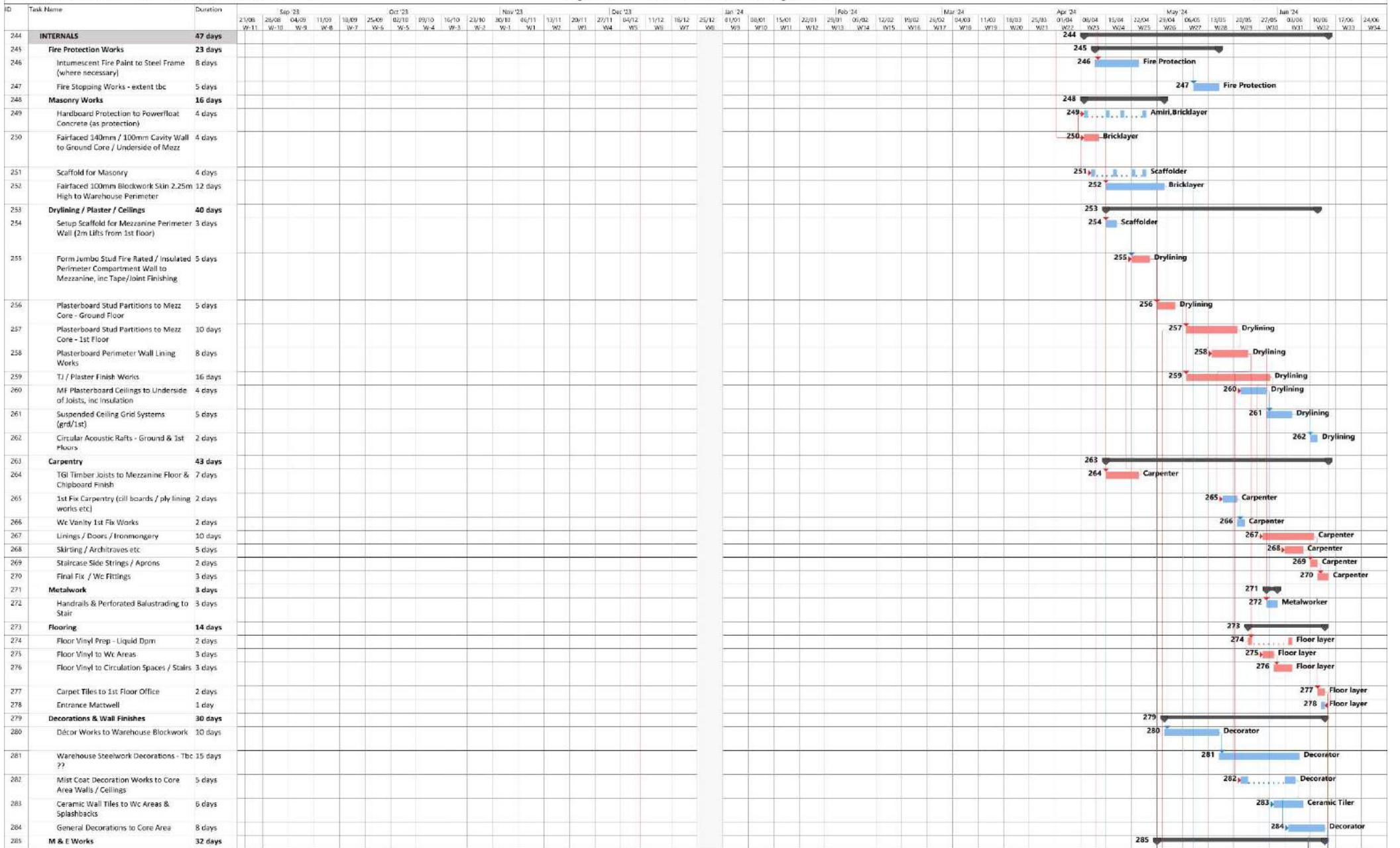




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Legal & General Investment Management

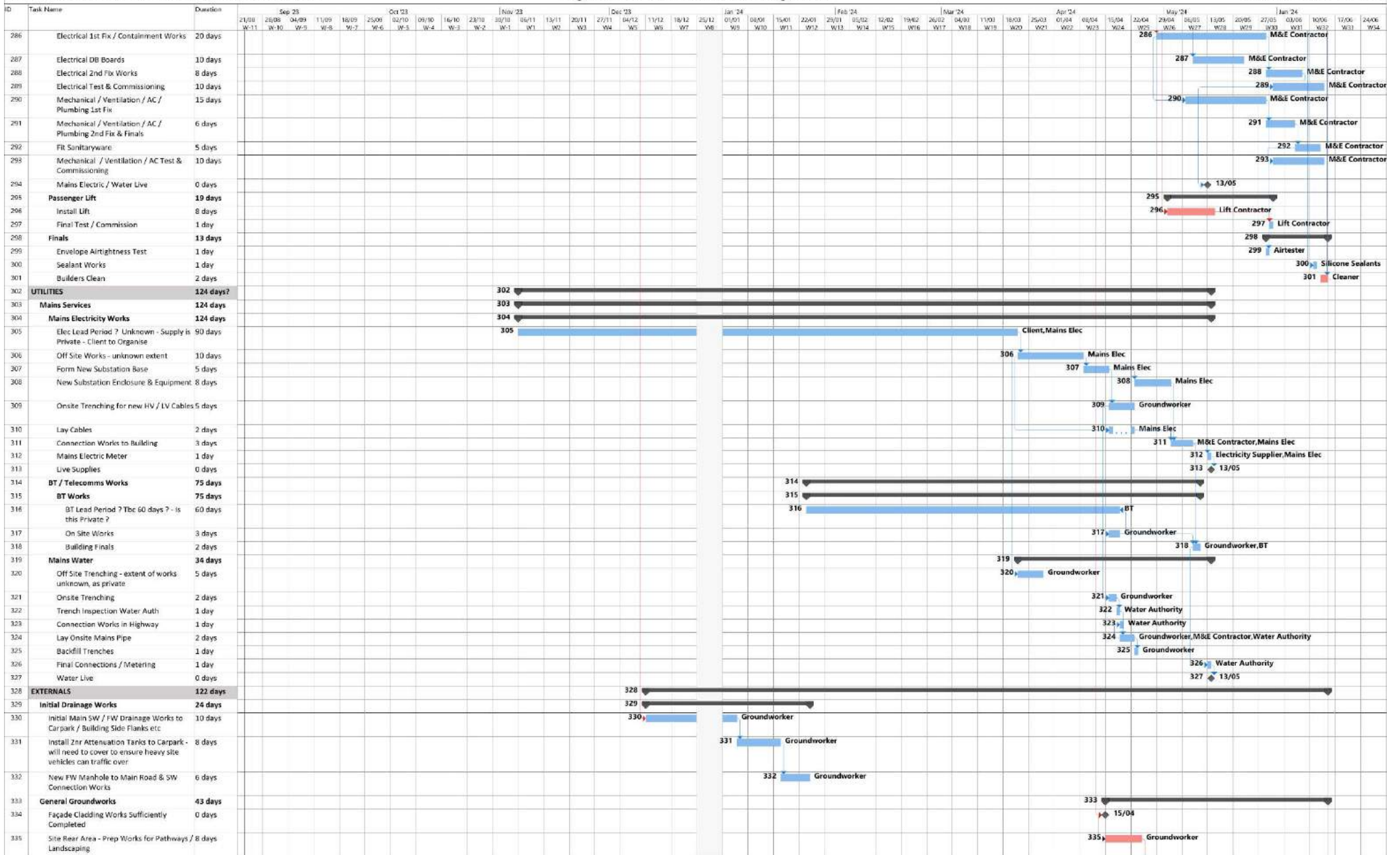
TENDER PROGRAMME



COMPTON PLACE BUSINESS CENTRE, CAMBERLEY

Legal & General Investment Management

TENDER PROGRAMME



**COMPTON PLACE BUSINESS CENTRE, CAMBERLEY**

**Legal & General Investment Management**

**TENDER PROGRAMME**

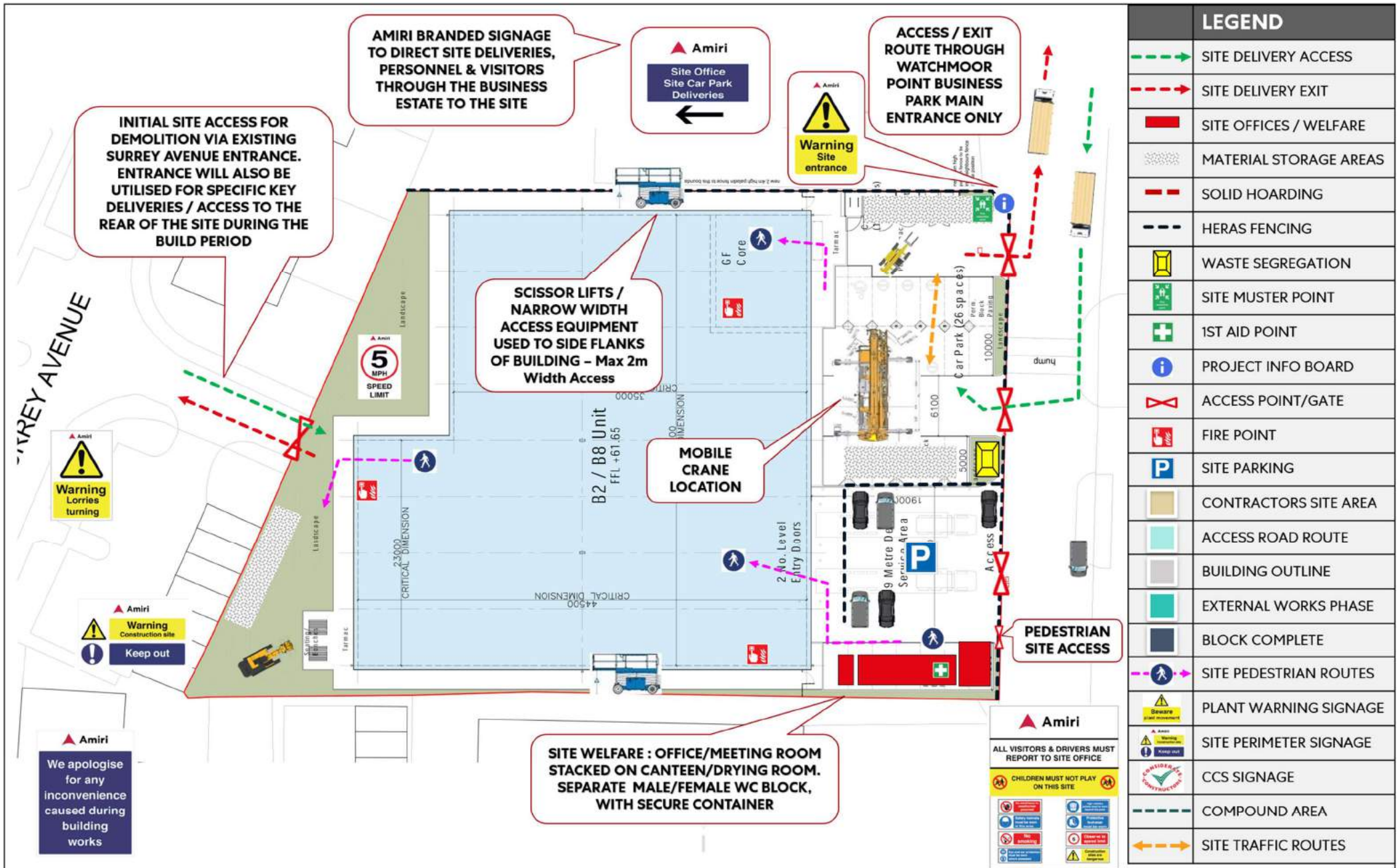


# LOGISTICS PLANS



LEGEND	
	INITIAL SITE ACCESS
	MAIN WORKS ACCESS
	SITE OFFICES / WELFARE
	MATERIAL STORAGE AREAS
	SOLID HOARDING
	HERAS FENCING
	WASTE SEGREGATION
	SITE MUSTER POINT
	1ST AID POINT
	PROJECT INFO BOARD
	ACCESS POINT/GATE
	FIRE POINT
	SITE PARKING
	CONTRACTORS SITE AREA
	ACCESS ROAD ROUTE
	BUILDING OUTLINE
	EXTERNAL WORKS PHASE
	DEVELOPMENT BY OTHERS
	SITE PEDESTRIAN ROUTES
	PLANT WARNING SIGNAGE
	SITE PERIMETER SIGNAGE
	CCS SIGNAGE
	COMPOUND AREA
	SITE TRAFFIC ROUTES

	Client: <b>Legal &amp; General Investment</b>	Project: <b>Compton Place, Camberley</b>	Drawing Title: <b>Site Plan Access Overview</b>	Drawing Number – <b>SK</b> Date: Aug '23 Drawn By: AMH
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LEGEND	
	SITE DELIVERY ACCESS
	SITE DELIVERY EXIT
	SITE OFFICES / WELFARE
	MATERIAL STORAGE AREAS
	SOLID HOARDING
	HERAS FENCING
	WASTE SEGREGATION
	SITE MUSTER POINT
	1ST AID POINT
	PROJECT INFO BOARD
	ACCESS POINT/GATE
	FIRE POINT
	SITE PARKING
	CONTRACTORS SITE AREA
	ACCESS ROAD ROUTE
	BUILDING OUTLINE
	EXTERNAL WORKS PHASE
	BLOCK COMPLETE
	SITE PEDESTRIAN ROUTES
	PLANT WARNING SIGNAGE
	SITE PERIMETER SIGNAGE
	CCS SIGNAGE
	COMPOUND AREA
	SITE TRAFFIC ROUTES

	Client: <b>Legal &amp; General Investment</b>	Project: <b>Compton Place, Camberley</b>	Drawing Title: <b>Site Plan - General Layout</b>	Drawing Number - <b>SK</b>
				Date: Aug '23 Drawn By: AMH



## 5. Method Statement



Mill Lane, Alton

## METHOD STATEMENT

### AREA OF WORKS & SURROUNDINGS

Our fencing will be Heras secure anti-climb fencing panels abutting the existing perimeter. During the project, we will ensure disturbance is mitigated to minimal levels. As well as an on-going liaison, we will: -

- ▲ Develop a traffic management plan with control measures to mitigate road users/pedestrians' risks, that includes designated site parking areas.
- ▲ Ensure delivery vehicles leave the site clean and do not leave mud on access road / main highway.
- ▲ Ensure our site is clean and tidy and that debris does not blow onto adjacent areas.
- ▲ Position lighting, so it does not pollute adjacent areas (face into the site). Lights will be fitted with timers/photocells only to operate when needed.
- ▲ Ensure that our site perimeter is presentable and well maintained at all times. This will enhance the image of our site to the broader public.
- ▲ We will have signage to promote the new Building and the Considerate Constructors Scheme

### SUB-STRUCTURES



A complete services scan is conducted before any excavations or reduced dig works are undertaken. Operatives will hand dig trial holes to find and record positions of services physically. All excavation works will be performed with controls of our ground disturbance permits. Our permits consist of regimented hold points to be inspected and recorded. This ensures correct and safe processes are followed. Permits will remain 'live' during excavation activities and then be closed out upon completion.

At all times, we prevent danger to workers in or near excavations. To maintain required controls, a competent person inspects excavation

supports or battering at the start of the working shift and after any event that could affect stability, such as inclement weather. No work is to take place until the excavation is declared safe.

Any excavation that is deeper than 1.5m requires ground support. Trench boxes and manhole boxes will be utilised alongside other ground support equipment. Our temporary works engineers fully designed and checked all ground support solutions. When approved, equipment will be used as per the manufacturer's instructions.



### EXCAVATION WASTE

Waste material will be removed from the site under Waste Acceptance Criteria (WAC) protocols. Tests of the ground will be undertaken to identify contaminants that will determine material classification. Waste will then be removed from the site to a registered waste management facility suitable to accept the waste category.

### FOUNDATIONS

Once excavated, concrete is poured to form the simple mass fill pad foundations.

Steel mesh or individual bar reinforcement will be added where required.

Any concrete shuttering will be subject to temporary works design and approval before use. Generally, this will be setup with timber/ply formers.

During these works, controls for the safe use of cement products will be in place. In addition, a complete Control of Substances Hazardous to Health

(COSHH) assessment will be completed to identify task-specific control measures.

Placing works may require concrete pumps to be utilised. Concrete pump vehicles will operate under a full lifting plan. Lifting pans will detail equipment, outrigger loads, and temporary works approved outrigger foundations.



Any plant will be operated by trained and certificated individuals who are competent. Plant operators will hold current Construction Plant Competence Scheme (CPCS) cards to prove competence. In addition, all plant will be inspected at the intervals set out in Operations and Lifting Equipment Regulations 1998 (LOLER).

## STEEL FRAME ELEMENTS

Steel columns and beams will be installed using a mobile crane. Sections will be lifted straight from the bed of a delivery vehicle and into position. Lorry beds will have edge protection to prevent individuals from falling whilst working on the bed. An inertia reel and harness will be worn and attached to the lifting hook of the crane whilst slinging the required item.



A complete lifting plan will be submitted by our subcontractor and approved before commencement. The lift coordinator, lift supervisor, crane operator, slinger, and signallers will be identified. Our policies require all

personnel has current and specific CPCS cards.

Before any lifting activities, full pre-start checklists will be completed. These confirm that all operatives understand site-specific assessments. In addition, all equipment is as specified and has evidence of current certification.

Lifting zones will be fully identified and protected with pedestrian barriers. Access to this area will be restricted to those involved in steel erection works. Each element will be lifted into position and secured with parts fixed by operatives working from Mobile Elevated Working Platforms (MEWP).



Operatives working with MEWPs will have International Powered Access Federation (IPAF) certification for the category of access equipment being used. Once completed, the steelwork will be thoroughly checked for line, level, and handover documentation completed.

With all lifting operations on-site, we will:

- ▲ Have an Appointed Person will be responsible for planning all lifting operations.
- ▲ Accredited Crane Supervisors to be present throughout and supervise all lifting operations.
- ▲ Establish clear responsibility for determining the requirements and providing a robust platform for the crane.
- ▲ Undertake all lifting Operations following BS7121: Part 1 and other applicable parts.
- ▲ All persons involved in the lift are to be trained and competent.
- ▲ Appointed Person to have current Construction Plant Competence Scheme (CPCS) Appointed Person card or demonstrable equivalent training/competence.
- ▲ Ensure ground conditions are suitable & fully designed to take the crane.

- ▲ Crane Supervisors to have current Construction Plant Competence Scheme (CPCS) Appointed Person or Crane Supervisor card or demonstrable equivalent training/competence.
- ▲ Operator to have current Construction Plant Competence Scheme (CPCS) card on particular types of lifting equipment involved.
- ▲ Slingers & signallers to have current Construction Plant Competence Scheme (CPCS) Slinger/Signaller cards.

Competence cards/certificates will be available for checking in connection with lifting operations before work starts. All lifting operations must be appropriately planned considering the ground conditions and existing site restrictions, with planned arrangements detailed in a lifting plan. Our temporary works engineer independently reviews the lifting plan and supporting calculations before the lift proceeds.

A Crane Co-Ordinator will be appointed to plan lifting operations where there is a risk of collision between cranes, loads, or other equipment such as concrete pumps, telehandlers, and piling rigs. Controls will be in place to prevent such a collision.

Signalers are to be posted who direct (by a suitable means of communication, i.e., hand signals or radio) the raising, slewing, and setting down of all loads. All Slingers/Signalers will wear distinctive high-visibility clothing and use industry-approved signals.

All lifting equipment and accessories must have current certification available, including thorough examinations and test requirements. When lifting large items susceptible to the wind, e.g., shutters, a safe wind speed must be established where the operation must be shut down. An anemometer or similar will be available to measure this.

## GROUND FLOOR RAFT SLAB

The concrete for the floor slab will be through pre-mixed specialist suppliers. Concrete supply and access to the site will be managed and planned. We will

also maintain a consistent delivery pattern to provide the best quality placement of the concrete.

The ready-mix concrete will be dispersed through a concrete pump sited outside the building lines for the ground floor. Then, it will be concreted as a progressive pour.



The Toe detail of the raft foundation slab will initially be cast, followed by the main slab.

## DRAINAGE & SERVICES (BELOW SLAB)

There is both drainage and services below the floor slab. This activity needs to be managed and co-ordinated with service and entry ducts installed with the foundations before the ground slab is cast.

## SCAFFOLDING

Scaffolding will be used for access to the main roof, cladding facade as well as the internal works to the lift shaft and stairwells. Tube and fitting scaffolds are only to be erected, modified, or dismantled by subcontractors who are members of the National Access and Scaffolding Confederation (NASC). Scaffolding operatives will have current Construction Industry Scaffolders Record Scheme (CISRS) certification. Scaffolds will be designed to TG20 and installed as per SG4, both NASC standard guidance documents. All Scaffolding will be inspected before use and then at intervals not exceeding seven days. Additional inspections will be undertaken after periods of inclement weather. These statutory inspections will be formally recorded and filed by a competent person holding a CISRS scaffold inspection qualification.



Scaffolds above 6m in height will be fully designed and checked by temporary works engineers.

## ROOFING WORKS

Once the steel frame is in place, the roof and wall cladding will commence. All materials will be lifted to work areas under a specific lifting plan. Controls for lifting and segregation described earlier in this document will be implemented. The works involve working at height, so protection against falls from height



needs to be installed. This will be achieved by netting installed for the duration of roofing works. Registered contractors in Fall Arrest Safety Equipment Training (FASET) will install netting with operatives holding appropriate CSCS competency cards. We will ensure that:

- ▲ Nets comply with BS EN 1263-1.
- ▲ Rigging is carried out by riggers who are fully qualified.
- ▲ Equipment is systematically maintained.

An external scaffold handrail will be installed to the roof perimeter with an access staircase and loading bay for distribution on the main elevations.

## CLADDING WORKS

The external cladding will be installed using scissor lifts (Mobile Elevating Working Platform – MEWPS)

All operators of MEWPS will have International Powered Access Federation (IPAF) training certification to operate items of plant. Lightweight cladding materials will either be loaded into the basket by hand, or via an onsite telehandler, and manually fixed to building elevations using small hand power tools. The



main cladding sheets will be lifted into place by the telehandler utilising a specialist 'cladboy' suction lifting device

## MASONRY WORKS

There will be an inner skin of blockwork to the warehouse perimeter. This will be built off of the perimeter standing scaffold, and built progressively. Scaffold lifts tend to be around 1.5m heights to suit the progress of the brick / blockwork.



During works, if the bricklayer is proposing to use a disc-cutter, there is an increased risk of silica dust inhalation. Dust is primarily caused by cutting bricks or blocks. Any activities where

silica dust will be created will be controlled by using plant that does not produce dust. These are block splitters and the like. Where units need to be cut by a blade, then suitable dust suppressed cutting plant shall be used. Secondary controls of respiratory protection shall be used and suppressed cutting plant. During this activity, controls for the safe use of cement products will be in place.

There is a small amount of internal blockwork masonry to be built, with any internal mechanical cutting being limited to devices utilising dust extraction where necessary.

## MECHANICAL AND ELECTRICAL INSTALLATIONS

Mechanical and Electrical works require working at heights from scaffold access towers or smaller mobile platforms. A trained and competent person will install towers with Prefabricated Access Suppliers' & Manufacturers' Association Ltd (PASMA) cards. They will be inspected before use and when moving to a new location. Towers will be fitted with a Scaff-tag at all times.

In addition, we will operate permits to work on any electrical plant. Controls associated with the permits will control risks and avoid incidents. Our



permits consist of regimented hold points that must be inspected and recorded. This ensures correct and safe processes are followed.

Specialist and suitably trained operatives will work on M&E services. Joint Industry Board (JIB) or Electro-technical Certification Scheme (ECS) cover electrical trade operatives on site. These detail the qualifications and whether individuals can work on commercial installations.

## GENERAL INTERNAL WORKS



The majority of the internal fitout and finishes works are lower risk low level operations.

The new metal stud drylining walls will be built using aluminium access towers, or podium towers, with all trades having the relevant PASMA training. Specialist scaffold

will be set up within the stairwell for all trades to use. Some of the internal walls are in excess of 6m, and will be built off standing scaffolding systems.



Fixing of the metal studwork / plasterboard will be by use of battery operated hand drills.

Sand and cement floor screed will be laid to the floor once the building is sufficiently watertight. The screed will be pumped up to the area and then spread and

levelled by hand. Operatives will be wearing appropriate ppe for the task.

Internal trades such as 1<sup>st</sup> fix M&E, and carpentry will follow the partitions works, along with plasterboard lining works to the walls and ceiling areas. Ceiling areas will only be closed in once a 'closure permit' has been issued by the Amiri site management.

Once the plasterboard works have been sufficiently progressed, then the plasterer will start the plaster/tape & jointing operations.

The decorator will then follow the plasterer with a paint mist coat, then enabling the finishing carpentry and M&E trades to follow.



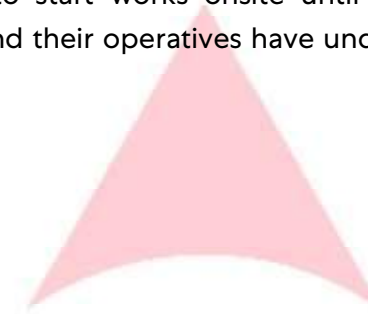
Once wet areas are completed, then a final decoration can take place, along with a final M&E fix.

Floor finishes can be laid once the final decorations are completed.

Testing, commissioning and snagging operations will then take place during the final weeks.

All trades will provide a comprehensive method statement and risk assessments for each onsite operation. These will then be reviewed and approved by the Amiri site management team prior to the works commencing.

No trade is allowed to start works onsite until their RAMS have been approved in writing, and their operatives have undertaken our site specific induction.



## SITE TRAFFIC MANAGEMENT / LOGISTICS

The following pages and plan describe our proposed Site Set-Up Plan.

### SITE DELIVERIES

Initially during the demo phase and early groundworks, deliveries will access the site via Surrey Avenue. Once the new front entrance has been formed, then all main large deliveries will access via Watchmoor Point Business Park. They will be escorted by a banksman through the site, offloaded, and distributed on-site when necessary.

There will be a one way entrance / exit route, clearly shown with Amiri directional signage.

Suppliers will be provided with a map explaining the access route via Watchmoor Point, as a number of surrounding roads have restricted entry widths, so must be avoided by anything larger than a car.



We are committed to using delivery contractors that are Fleet Operator Recognition Scheme (FORS) members where possible. The scheme requires fleet operators to fit equipment to vehicles safeguarding vulnerable road users such as cyclists. FORS require a single route of access. This is based on location and the surrounding roads.

This route will be issued to each of our suppliers/subcontractors.

The following layout shows vehicle movements. Delivery drivers will phone before arrival on-site to confirm that the site is free to receive them.

**Green Arrows** - represent a vehicle accessing the site from either Surrey Avenue, or Watchmoor Point. Depending on the nature/size of the delivery, the delivery vehicle may be escorted into the site area. General materials will be dropped into our compound store area. Once onsite, they will then be directed to the desired final drop off point by either the Amiri site team or relevant subcontractor.

**Red Arrows** - represent a vehicle exiting our site area or site compound. Again large vehicles will be escorted by a banksman. This will then direct them back out through the estate.

There will be a specific entry and exit gate to the site, allowing a one way delivery route onsite.

**Vehicles will always be escorted and marshalled from and around the site areas at all times.**

We will have designated site vehicle traffic routes around the building perimeter, to segregate the pedestrians from the vehicles.





	Client: Legal & General Investment	Project: Compton Place, Camberley	Drawing Title: <b>Overview Site Traffic Plan</b>	Drawing Number – SK Date: Aug '23 Drawn By: AMH





LEGEND	
	SITE DELIVERY ACCESS
	SITE DELIVERY EXIT ROUTE
	SITE OFFICES / WELFARE
	MATERIAL STORAGE AREAS
	SOLID HOARDING
	HERAS FENCING
	WASTE SEGREGATION
	SITE MUSTER POINT
	1ST AID POINT
	PROJECT INFO BOARD
	ACCESS POINT/GATE
	FIRE POINT
	SITE PARKING
	CONTRACTORS SITE AREA
	ACCESS ROAD ROUTE
	BUILDING OUTLINE
	EXTERNAL WORKS PHASE
	DEVELOPMENT BY OTHERS
	SITE PEDESTRIAN ROUTES
	PLANT WARNING SIGNAGE
	SITE PERIMETER SIGNAGE
	CCS SIGNAGE
	COMPOUND AREA
	SITE TRAFFIC ROUTES

	Client: Legal & General Investment	Project: Compton Place, Camberley	Drawing Title: Overview Site Traffic Plan2	Drawing Number – SK Date: Aug '23 Drawn By: AMH

## SITE SECURITY & FIRE

A site-specific fire action plan is developed and included within our Construction Phase Health and Safety Plan. Our plan will be enforced on-site with all requisite control of waste, fire points, and assembly points. All personnel and vehicles will report to the Amiri office upon arrival at the site. All visitors and operatives entering our site will complete the visitor's book and receive Induction Training as applicable. In the event of a fire, the visitor's book is used as a register of people on site.



At the end of each working day, the site is left in a safe condition, and safety warnings/notices will be displayed. In addition, the site will be checked for fire safety at the end of each working shift.

A Risk Assessment is required to highlight the security needed to protect the area when no work

occurs on-site. Therefore, we would expect this site to be a medium to high risk, and we adopt the following control measures:

- ▲ Secure site cabins that are vandal-resistant act as a deterrent to burglaries.
- ▲ Secure site perimeter and gates – robust solutions to ensure the risk of trespass is mitigated.
- ▲ At the end of each shift, the plant is immobilised and stored in a safe area.
- ▲ Secure the building with temporary security doors in place of finished doors.
- ▲ Reduce areas with little or no light coverage - this is a deterrent for burglaries.

## TEMPORARY SITE SERVICES

We anticipate organising temporary supplies (Electric & Water) from existing clients services and using Mobile “Dongles” for site Broadband facilities.

## WASTE MANAGEMENT

Amiri will develop the site waste management plan to suit the type of construction designed.

Our plan will include managing the waste process from the point of source. This means ensuring that sub-contractors and suppliers consider what waste they will produce and agree on how it will be dealt with.

Packaging can often be returned or recycled, pallets are taken back, and order quantities and minimal waste allowances.

On-site cleanliness is critical to producing a quality project. Therefore, we have allowed site skips for general and plasterboard waste within our prelims.



## NOISE POLLUTION

We recognise noise and neighbours do not mix. We will liaise with the Client to discuss planned activities, ensuring we limit the impact on surrounding operations, as well as the neighbouring houses.

Procuring the right equipment and managing activities at certain times help control noise pollution. Should noisy operations that could produce levels greater than 85db (A) be required, we would notify the Client Project Manager in advance.

## DUST POLLUTION

Site operations should avoid creating dust at all times. However, if and when there is a risk of dust, we will take appropriate measures to contain it. These include damping down, using screens and hoardings, and using vacuums directly to items of plant or as separate equipment. We will produce a specific method statement to determine the level of dust protection at each project stage.

## WATERWAYS

Spill kits, bunded fuel plant, and drip trays are all supplied as necessary on our sites. We risk assessing all activities and site conditions for any risk of water pollution. Groundwater is not expected to be a significant concern, but avoiding fuel spillage, in particular, is critical. We will also consider the environmental impact of all specified ground materials.



## COMPOUND / FUEL BUND ETC

As necessary, the contractor's store areas will be sectioned off within the compound using Heras mesh security panels. Any fuel will be contained within a bunded tank or enclosure and a secured fence.



## APPENDIX B ON SITE ECOLOGICAL FEATURES

Figure B.1 On Site Ecological Features

### COMPTON BUSINESS PARK

Construction Environmental Management Plan

#### Key

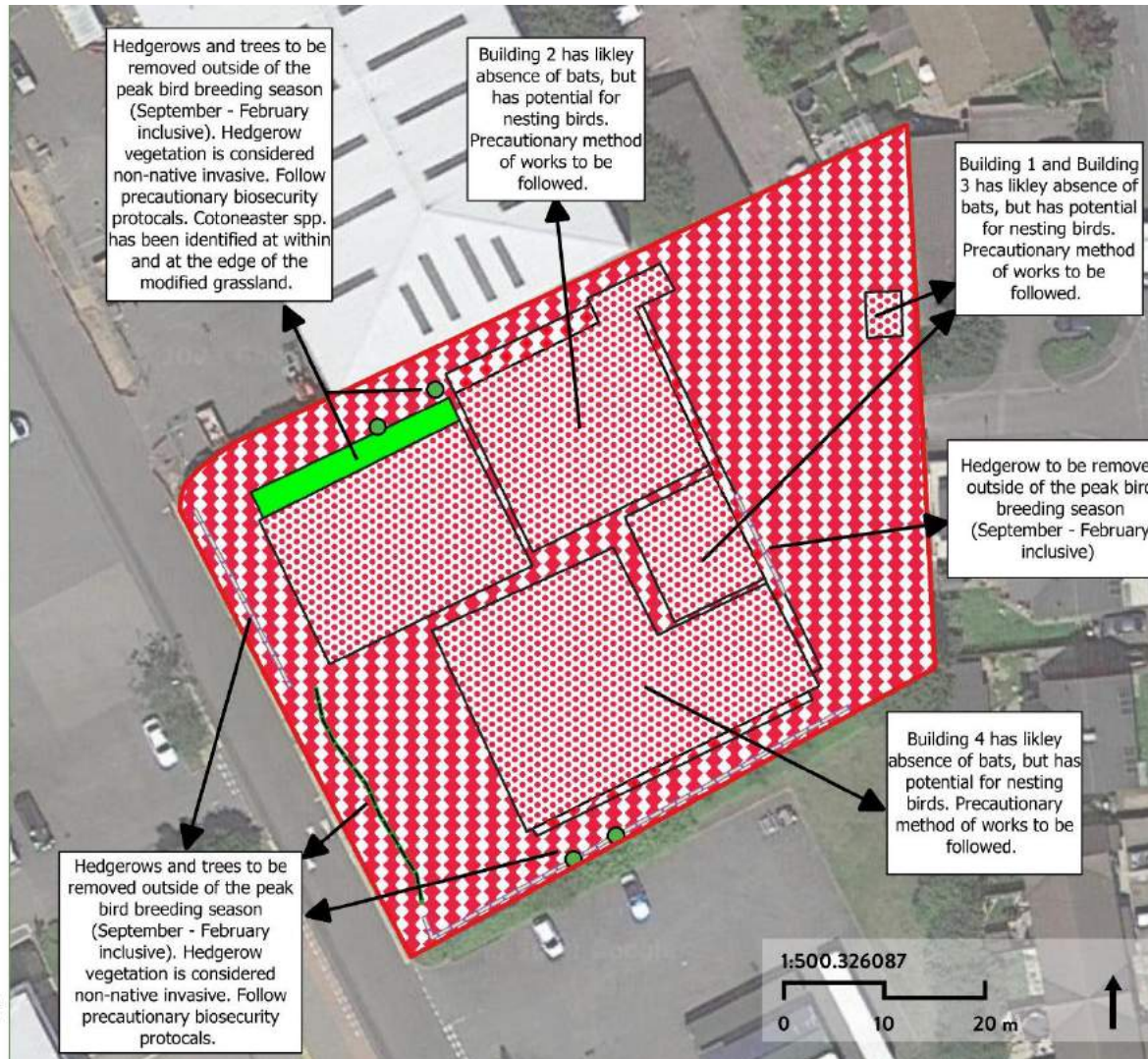
- Red Line Boundary
- Buildings
- Modified grassland
- Other developed land
- Artificial unvegetated, unsealed surface
- Line of trees
- Ornamental hedgerow
- Scattered trees

Title: Figure B.1 On Site Ecological Features

Drawn by: FT  
Date: 15/11/2023

Reviewed by: HH  
Date: 15/11/2023

Project number: 552128  
Sources: Google Satellite



## APPENDIX C INVASIVE SPECIES TOOLBOX TALK

### C.1 COTONEASTER SPECIES

Cotoneaster is a large group of small trees and prostrate shrubs that can be both evergreen and deciduous. They can have both small and long leaves, often shiny and hairless above and slightly hairy and lighter on the underside. Example images of the five cotoneaster plants listed within the Wildlife and Countryside Act 1981)(as amended) Schedule 9 list and have similar characteristics of the cotoneaster species on site are below.

Figure C.2 Example of wall cotoneaster (GBNNSS)



Figure C.4 Example of cotoneaster in flower (GBNNSS)



Figure C.1 Example of underside of cotoneaster leaf (RPS group Plc)



Figure C.3 Example of cotoneaster in berry (RPS group Plc)



### C.2 BUDDLEIA

Buddleia is a shrub that can reach up to 4 m, often naturalised on waste ground. It will have large drooping spikes of densely clustered small purple (or sometimes white) flowers. The leaves are long and narrow and flowers will have a honey-like fragrance.

Figure C.6 Example of buddleia (RPS group Plc)



Figure C.5 Example of buddleia flower (RPS group Plc)



Figure C.7 Example of buddleia leaves (RPS group Plc)



### C.3 CHERRY LAUREL

Cherry laurel is a large spreading evergreen shrub with glossy dark green leaves measuring up to 15 cm in length. The plant has small white flowers on stems measuring up to 12 cm in length followed by cherry like glossy red fruits.

Figure C.9 Example of cherry laurel leaves (RPS group Plc)



Figure C.8 Example of cherry laurel in flower



## C.4 JAPANESE SPINDLE

Japanese spindle is an evergreen shrub or small tree growing to 2 m to 8 m tall with opposite oval leaves and finely serrated margins. The flowers are inconspicuous, greenish white up to 5 mm in diameter.

*Figure C.10 Example of Japanese spindle in flower (Architectural Plants<sup>9</sup>)*



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## REFERENCES

- <sup>1</sup> Amiri (2023) *Construction Logistics Plan - Compton Business Park. Rev 00.*
- <sup>2</sup> Greengage Environmental Limited (2022) *Compton Business Centre Preliminary Ecological Appraisal. Ref 552128lcs05Aug22FV02 PEA.docx.*
- <sup>3</sup> Greengage Environmental Limited (2022) *Compton Business Centre Biodiversity Net Gain Assessment. Ref 552128LCS1AUG22FV02 BIA.docx.*
- <sup>4</sup> Surrey Wildlife Trust Ecology Services (2022) *Bat Presence/Likely Absence Survey Compton Business Centre. Ref 6027-1 Version 1.1.*
- <sup>5</sup> *Wildlife and Countryside Act (1981) (as amended). UK Available at: <https://www.legislation.gov.uk/ukpga/1981/69>*
- <sup>6</sup> DEFRA, *Invasive non-native (alien) plant species: rules in England and Wales. Available at: <https://www.gov.uk/guidance/invasive-non-native-alien-plant-species-rules-in-england-and-wales>*
- <sup>7</sup> Greengage Environmental Limited (2023) *Compton Business Park Scheme of Ecological Enhancements. Ref 552128ft08Nov23FV01 SEE.docx*
- <sup>8</sup> *Department for Environment, Food and Rural Affairs and Environment Agency (2023) Guidance - Pollution prevention for businesses. Available at: <https://www.gov.uk/guidance/pollution-prevention-for-businesses>*
- <sup>9</sup> *Architectural Plants (2023) Euonymus japonicus. Available at: <https://www.architecturalplants.com/product/euonymus-japonicus/>*