



# WOODSTOCK

## HOMES

### CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

Land off Dial Lane, Downend

# Contents

1.0 – INTRODUCTION .....	3
2.0 – MANAGEMENT.....	4
2.1 – Health and Safety Management Strategy.....	4
2.2 – Specific Key CDM Dutyholders .....	4
2.3 – The Design Process – Looking at Health, Safety and Environmental Issues.....	4
2.4 – Project Considerations .....	4
2.5 – Environmental Management Strategy.....	5
3.0 – COMMUNICATION AND CO-ORDINATION.....	7
4.0 – DETAILED CONSTRUCTION PROVISIONS.....	8
4.1 – Site Security and Protection of the General Public.....	8
4.1.1 – Security and Segregation of Work Areas .....	8
4.1.2 – Protection of the General Public.....	8
4.1.3 – Signage .....	8
4.1.4 – Inductions.....	8
4.2 – Control of On-Site Working Conditions .....	9
4.2.1 – Site Working Hours .....	9
4.2.2 – Compound Position, Site Car Parking, Visitor Provisions, Plant and Equipment.....	9
4.2.3 – Road Cleaning Regime.....	9
4.3 – Traffic Management .....	10
4.3.1 Key Considerations.....	10
4.3.2 – Deliveries.....	10
5.0 – ENVIRONMENTAL CONSIDERATIONS .....	11
5.1 – Dust Suppression and Monitoring .....	11
5.2 – Control of Noise .....	12
APPENDIX 1 (SITE EXECUTION PLAN) .....	13
APPENDIX 2 (SITE DEMOLITION PLAN).....	14

## 1.0 – INTRODUCTION

The development consists of 9 dwellings and associated infrastructure to include site estate roads, services and drainage.

In addition to the construction of the dwellings, demolition will be required to the existing buildings formally known as No. 2 and 4 Dial Lane (No. 2 being a residential bungalow and No. 4 being a warehouse associated to Woottons Removal and Storage). Refer to Site Demolition Plan (Appendix 2).

The site is a rectangular shaped brownfield site, located off Dial Lane, Downend, Bristol. To the northern boundary are the Dial Lane Allotments. Dial Lane itself is to the southern boundary and to the eastern and western boundaries are residential properties/ retirement housing.

The site is accessed direct from Dial Lane.

Primary contact details for this development are as follows.

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## 2.0 – MANAGEMENT

### 2.1 – Health and Safety Management Strategy

Woodstock Homes takes the management of Health and Safety throughout the project (design, procurement and construction stages) very seriously and as such undertakes to ensure that the project is managed in strict accordance with all relevant Health and Safety Legislation, in order to reduce the risk of accidents throughout the life cycle of the development; during the construction phase, the use of the building and the potential future refurbishment/ dismantling of structures.

In this regard, Woodstock Homes undertakes to ensure that compliance with the CDM Regulations 2015 and the guidance given in the Approved Code of Practice (ACoP) is achieved by itself and all members of the project team, construction partner and design team.

### 2.2 – Specific Key CDM Dutyholders

Client	Woodstock Homes
Principal Designer	Woodstock Homes
Site Principal Contractors	Demolition Contractor - TBC Woodstock Homes

Duty holders will undertake to carry out their duties as defined by the CDM Regulations 2015 to ensure that all requirements of the CDM Regulations are met.

Woodstock Homes will ensure that a suitably competent Principal Designer, Principal Contractor and Design Team are appointed to oversee all Project Specific Issues with enough time to plan and mobilise their activities.

### 2.3 – The Design Process – Looking at Health, Safety and Environmental Issues

Throughout the Design Process, designs will be co-ordinated with respect to Safety, Health and Environmental issues.

The underlying Principal of the Design should be to eliminate hazards (so far as is reasonably practicable, taking account of other design considerations) and reduce risk associated with those hazards, which remain; suitable information about the residual risks involved in the design will be communicated from the Design Team to the Principal Contractor, through the Principal Designer.

### 2.4 – Project Considerations

Woodstock Homes will oversee the overall management of Health and Safety conditions as the project progresses. The Project Manager appointed to the site will ensure that all

Development Issues are properly co-ordinated. A Health and Safety Adviser will also be appointed to oversee Health and Safety issues.

Woodstock Homes will supply welfare facilities in accordance with appropriate standard for number of units being built and anticipated numbers of site operatives on site and maintain their development site in a clean and tidy state.

## 2.5 – Environmental Management Strategy

Woodstock Homes understands the importance of effective environmental management and as such, undertakes to ensure that environmental risks throughout the project are identified and suitable control measures and procedures to manage those risks are developed for each designated area of work. Control measures will be inspected/reviewed by the Principal Contractor as part of their SHE Site Inspections to ensure their effectiveness and validity.

The project will be undertaken in accordance with all relevant legislation, namely:

- Environmental Protection Act 1990
- Wildlife and Countryside Act 1981
- Water Resources Act 1991
- Control of Pollution Act 1974
- Water Industry Act
- Land Drainage Act
- Conservation (Natural Habitats) Regulations 1994
- Protection of Badgers Act 1992
- Hedgerows Regulations 1997
- Town and Country Planning (Environmental Impact Assessment) Regulations
- Clean Air Act (1993)
- Common Law Nuisance
- Noise and Statutory Nuisance Act (1993)
- The Contaminated Land Regulations 2000
- Duty of Care Regulations 1991 and Special Waste Regulations
- Oil Storage Regulations 2001

This list is not exhaustive. All due care and consideration will be given to environmental issues throughout the course of the project and all control measures suitably monitored as the project progresses.

To encourage the construction site to be managed in a manner that mitigates environmental impacts, the developer is to adopt best practices outlined in Section 5.

**Site Manager is to be responsible for ensuring that the above is implemented.**

### 3.0 – COMMUNICATION AND CO-ORDINATION

It is recognised that communication and co-ordination is a central consideration, for every success of the project, from a Commercial, Health and Safety, Environmental and Quality Construction Point of View.

As such, meetings will be held regularly between all parties concerned, and will be implemented by Woodstock Homes and directed by the Project Manager.

During the Design stage, meetings will be held regularly with regular communications (verbal and electronic) between key members of the Project and Design Team.

During the Construction Phase, all notes and minutes of all meetings held between the various parties shall be recorded, issued and a copy filed on site. Frequency, agenda and form of meeting are to be discussed and agreed between all parties. The general rule is monthly Developer Management meetings, weekly Site Management meetings and daily interface with Site Managers. All relevant exchanges of information should also be included within the Site Consultation Meeting minutes.

Woodstock Homes will ensure reciprocal exchanges of information regarding sales team access and site works considerations, as it is important to safeguard sales team personnel and prospective purchasers.

The Site Manager and the sales team will hold meetings to discuss any/all changes to the site environment, particularly if access to any specific plots is required or not permissible and the meeting should be recorded in minutes and in the site diary.

Prior to starting on site, a letter drop to local residents will be undertaken to inform them of the intended program of works. The information will include contact details, names telephone numbers etc, of the main office, the site office and sales office (when open) Details will include out of hours contact numbers.

Woodstock Homes will provide trained staff on site and in their office to manage and consult with members of the public and staff will be trained in the complaint management procedure.

Appropriate signs will be used on site to implement the CEMP

All operatives will be inducted and relevant details of the CEMP will be discussed.

## 4.0 – DETAILED CONSTRUCTION PROVISIONS

### 4.1 – Site Security and Protection of the General Public

Woodstock Homes recognises the need (from a legal and a socially responsible perspective) to ensure that the whole development site is adequately protected to prevent unauthorised persons from entering the site with 2m high fencing and gates.

#### 4.1.1 – Security and Segregation of Work Areas

Woodstock Homes will ensure that the boundaries of their site are fully secure from trespassers/members of the public/ children and other site personnel.

Visitors will be directed to the site office where they will sign in and be inducted by the Site Manager as necessary.

As well as the normal checks to ensure no breaches of the perimeter fencing checks should be carried out that foraging badgers are not trying to dig under the fencing. In the same way excavations and open pipes should be fenced/covered/sealed to prevent children hurting themselves if they gain unauthorised access the same provision should be made just in case badger do breach the perimeter fencing.

#### 4.1.2 – Protection of the General Public

Woodstock Homes will ensure that good housekeeping practices are implemented across the development site. All materials, plant and tools will be fully secured/supervised when not in use and particularly at the end of the working day, material storage/compound areas will be fully secured to prevent access, should there be any unauthorised access to the site.

#### 4.1.3 – Signage

Appropriate Health and Safety signage will be placed around the site giving traffic routes, warnings of hazards and potential dangers (such as “Danger: Keep Out” etc.) and instructing conduct within the site boundaries (such as “Do not remove security fencing”/ “Appropriate PPE must be worn...” etc.).

#### 4.1.4 – Inductions

The Principal Contractor is responsible for project induction training and will ensure that each site worked receives induction training specific to the site and to the type and place of work. This is to take place before the site operative commences work for the first time on a particular site. Evidence of all induction training executed and names of personnel, who have undertaken formal induction training together with when they were inducted, must be recorded and filed on site.



Contractors working on site employed by others (e.g. utilities) shall be inducted as all other site operatives and visitors. Information concerning their works and co-ordination/co-operation with other site operatives shall be discussed and agreed with the Principal Contractor prior to commencement of their works on site, as appropriate.

Toolbox Talks will be held by contractors (as appropriate) regularly.

Specifically, during the induction process, operatives will be informed of housekeeping matters, particularly the need to respect surrounding neighbours to the site and the need to keep noise to a minimum, particularly when entering and leaving the site. Any radios/entertainment devices should only be used at a level which will not cause undue disturbance to the neighbouring areas.

## 4.2 – Control of On-Site Working Conditions

### 4.2.1 – Site Working Hours

Working hours are limited to: 8.00am to 6.00pm Monday to Friday, 8.00am to 1.00pm on Saturdays, with no working on Sundays or Bank Holidays unless a programme of works has previously been approved in writing by the Local Planning Authority.

Deliveries to site will be strictly limited to working hours only, timed to avoid peak times and no delivery vehicles will be permitted to wait outside the site outside of normal working hours; drivers must make alternative arrangements when waiting for access to site. These conditions will be communicated to delivery companies at time of orders being placed.

### 4.2.2 – Compound Position, Site Car Parking, Visitor Provisions, Plant and Equipment

Areas for the site offices and the developers' site compound together with sites for materials, debris and plant storage will be agreed and shown on the Site Execution Plan (Appendix 1).

All visitors must report to the Site Office for an appropriate induction by the Site Manager.

### 4.2.3 – Road Cleaning Regime

The Principal Contractor will ensure measures are taken to prevent slurry/spoil from vehicles leaving site during the works being deposited on the public highway.

In the event where mud does get carried on to the road, site labour will be used to clean up any mess straight away and this followed up with a visit by a road sweeper.

The cleanliness of site roads will be inspected regularly by Woodstock Homes.

Wagons carrying loose material will be covered before leaving site. Additionally, damping down should be considered in windy weather conditions, depending on the materials being carried.

Additional damping down and road sweeping will be introduced if required on the instruction of the Site Manager.

## 4.3 – Traffic Management

### 4.3.1 Key Considerations

- Overall Traffic Management Plan and Emergency Plan for the Site
- Co-ordinated traffic controls and traffic segregation
- Public road and site signage
- Safe pedestrian and visitor access
- Implement “signing in” regime to site
- Agree demarcation zones, plot details on the site plan
- Include details of the arrangements in developer’s health and safety plan.
- Parking arrangements – provision of adequate parking for contractors and contractors
- Deliveries
- Storage arrangements

### 4.3.2 – Deliveries

The ingress/ egress to the site is from Downend Road.

Offloading will be on site in the compound area or direct to plot material is for.

The site manager shall coordinate deliveries to ensure multiple deliveries in any one day are spaced though out the AM and PM to avoid lorries arriving at same time

The type and frequency of deliveries will vary depending on the various stages of build and be between the hours of 8.00am and 5.00pm

As well as deliveries, the tradesmen and management staff will be driving to and from site in cars and smaller vans. The majority will be arriving to start work at 8:00 and leaving before at 5.00.

## 5.0 – ENVIRONMENTAL CONSIDERATIONS

### 5.1 – Dust Suppression and Monitoring

It is likely that dust may be created during dry and windy conditions on site, until all hard surfaces are complete and gardens top soiled and landscaped.

The likely receptors to any dust generated on site are,

- Adjacent residential properties
- Adjacent allotments
- Adjacent highways

Operations likely to generate dust,

- Mechanical Demolition and crushing of arisings
- Excavation of roads and foundations
- Backfilling of excavations with imported stone or excavated materials
- Use of abrasive cutting wheels
- General site traffic.

Mitigation policies,

- Don't start operations likely to generate dust in windy conditions especially if blowing towards adjacent houses
- Avoid double handling materials eg imported hardcore to be tipped where needed
- If required to stockpile materials site stockpiles away from boundaries with neighbouring homes. Screening with Haras panels covered in netting with form wind breaks
- Sheet any stockpiles with tarpaulins
- As last resort damp down dust generating areas with water
- Use Silo mixed mortars
- See section 4.2.3 on road cleaning
- Complete landscaped areas at earliest opportunity once major works in vicinity completed

Monitoring,

- The Site Manager as part of his daily inspections should monitor the site for dust generation
- Forward plan operation taking into account weather i.e. postpone an operation if weather hot, dry and windy (OK in other conditions)
- Ensure stockpiles covered at end of working days and weekends and holidays
- Ensure water sprays used with disc cutters
- General keep site clean and tidy

## 5.2 – Control of Noise

During demolition and construction it is inevitable that some noise will be made but this should be carefully controlled and kept to a minimum at the site boundaries. BS5228 will be the assessment criteria.

No noise sensitive premises have been identified in the immediate vicinity of the site that require special measures.

Sources of noise (Historic sound levels from tables in BS5226-1),

- Tracked Excavators See Table D8 BS5228-1
- Telescopic handlers See Table D7 BS5228-1
- Small dumper See Table D7 BS5228-1
- Disc Cutters See Table D6 BS5228-1
- Generators and pumps See Table D7 BS5228-1
- Delivery vehicles See Table D6 BS5228-1 (concrete mixer)
- Site Radios N/A

Control measures,

- Noise control shall be part of the site induction given to all working on the site and in particular the use of radios should be kept to a minimum and not be audible past the site boundaries
- See section 4.2.1 for hours of work and operatives should arrive and depart from the site quietly. Bad language will not be tolerated
- All mechanical plant shall be properly silenced and defective plant not used until properly silenced
- Plant should be switched off when not being used

Monitoring,

- The Site Manager as part of his daily inspections should monitor the site using check sheet
- Stop any equipment being used if silencer faulty until repaired
- Ensure unused plant switched off


## APPENDIX 1 (SITE EXECUTION PLAN)



**Notes/ Key:**

- Application Boundary
- Fencing

Rev	Description	Initials
Revisions:		

  
**WOODSTOCK**  
 HOMES

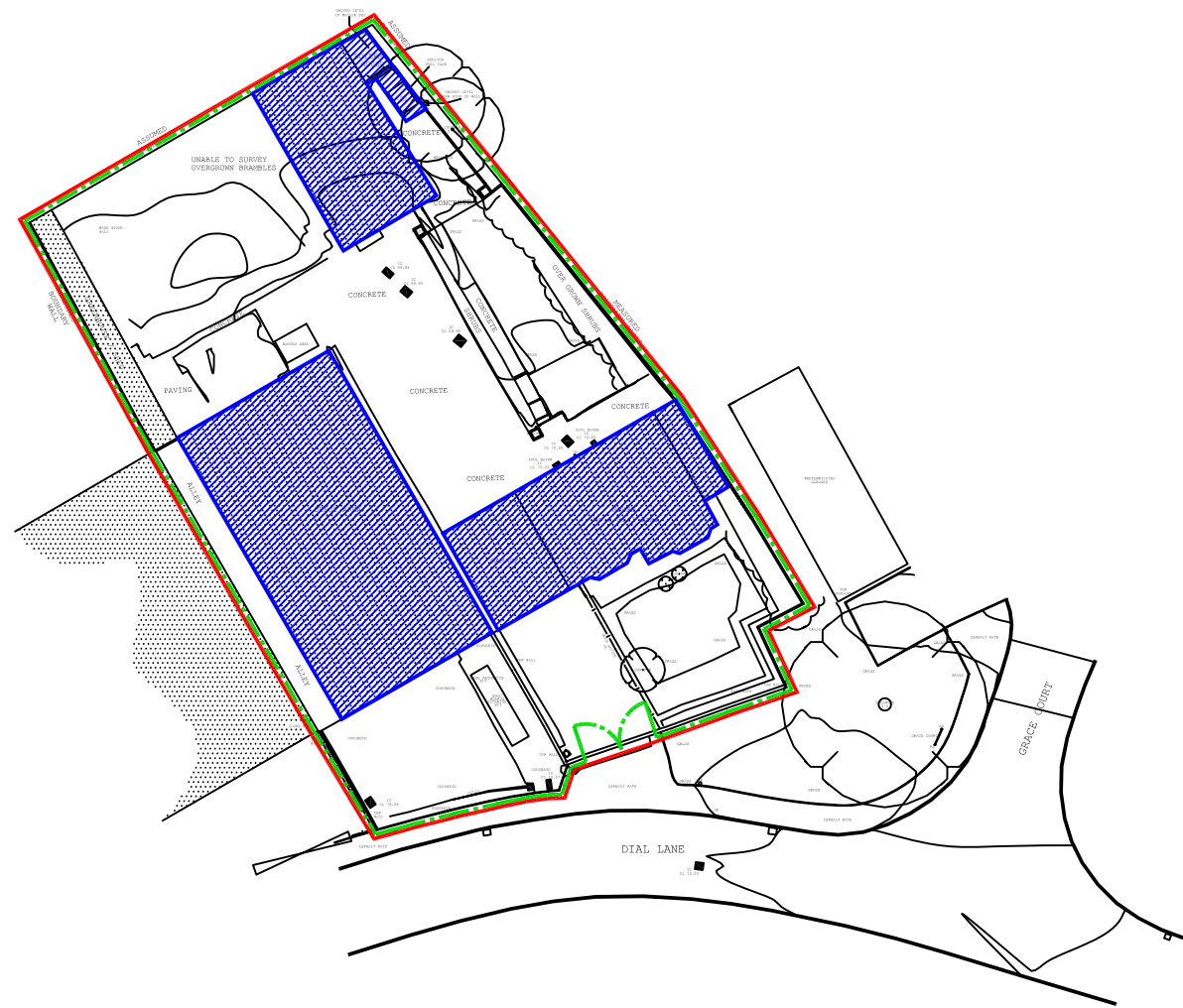
Suite 5B, Westbury Court, Church Road, Westbury on Trym,  
 Bristol. BS9 3EF

Project:  
 Dial Lane  
 Downend, Bristol

Drawing Title:  
 Site Execution Plan

Drawing Number: 815-WH-SEP-001	Revision: -	Scale @ A3: 1:500	Date: 19/10/23
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## APPENDIX 2 (SITE DEMOLITION PLAN)



- Notes/ Key:
- Application Boundary
  - Existing buildings to be demolished
  - - - Heras fencing

Rev	Description	Initials
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Revisions:



Suite 5B, Westbury Court, Church Road, Westbury on Trym,  
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Project:  
Dial Lane  
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Drawing Title:  
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