

Construction Management Plan Folders Lane, Burgess Hill

Jones Homes (Southern) Ltd

Mid Sussex District Council

Jones Homes (Southern) Ltd
3 White Oak Square
Swanley
Kent BR8 7AG

CONTENTS

1.	INTRODUCTION	3
2.	SITE ARRANGEMENTS	7
3.	MANAGING THE ENVIRONMENT AND WASTE IMPACT OF CONSTRUCTION	13
5.	CONSIDERATE CONSTRUCTORS SCHEME	20
6.	RELEVANT LEGISLATION, STANDARDS AND GUIDANCE	21

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1.0 INTRODUCTION

Mid Sussex District Council has recently granted full planning consent for 73 dwellings with car parking, and highways access from Folders Lane under local authority reference number 14/04492/FUL and appeal reference APP/D3830/W/16/3149456.

1.1 Overview

This Construction Management Plan (CMP) has been prepared by Jones Homes (Southern) Ltd to accompany the detailed planning approval to build 73 new homes on .and to rear of 88 Folders Lane, Burgess Hill RH15 ODX.

The proposal is for the building of a residential development with full details comprising of 73 residential dwellings including vehicular access, landscaping and associated infrastructure. The CEMP covers specific legislative requirements; compliance with British Standards and general aspects of the construction works potentially affecting local residents and the environment.

The requirement to meet the obligations of the CMP will be placed by Jones Homes (Southern) Limited on all sub-contractors through their building contracts. The Principal Contractor, i.e. the contractor with overall responsibility for the construction site and works, will be responsible for ensuring the implementation of the CMP.

In this CMP, the term 'construction' relates to all activities carried out on the site, relating to all intrusive ground investigations, site preparation, excavations, materials delivery, spoil disposal and removal, waste removal and all related engineering and construction activities.

In this CMP the term 'Contractor' will be Jones Homes Southern Ltd or a nominated contractor / sub-contractor working on behalf of Jones Homes.

This CMP document has been prepared to comply with Condition 9 of the planning permission 14/04492/FUL. The CMP will remain in place for the duration of the construction project and the protocol set out in this document will be observed during all construction operations, unless otherwise agreed with Mid Sussex District Council.

The CMP forms part of the overall project management of the scheme's construction and the measures set out will be integrated with relevant environmental and health and safety management processes and legislation.

1.2 Structure of this Document

This CMP is set out in the following sections:

- Section 1 provides background information relating to the CEMP and its enforcement;
- Section 2 sets out arrangements on the site, key activities, access hours of working, Construction Phasing Plan and Traffic Management
- Section 3 sets out the minimum standards of construction practice and the mitigation measures.

- traffic and accessibility;
 - noise;
 - ground conditions;
 - water resources;
 - landscape and visual;
 - ecology
- Section 4 provides details of how the demolition /site clearance will be undertaken
 - Section 5 sets out how the contractors employed on site will be registered
 - Section 6 provides details on the relevant legislation and guidance applicable at the time of writing.

1.3 Commitment to Standards of Implementation

Jones Homes (Southern) Ltd is committed to best practice standards of implementation to ensure safe and secure implementation of the project with the minimum possible environmental harm. These commitments are set out generally in the sections below.

Jones Homes (Southern) Ltd undertakes to closely monitor the environmental and health and safety performance of any and all sub-contractors subject to compliance with the CMP through all normal electronic and written media, telephone conversation and at least weekly visits.

Jones Homes Sustainable Development Policies

Jones Homes (Southern) Ltd aim is to deliver long term sustainable high quality homes. A suite of policies has been developed with the guidance and assistance of stakeholders. Details of the following policies are found within this section:

Environmental Policy

Jones Homes is one of the UK's most successful private house builders. As well as maintaining and delivering the highest quality products to our customers, we aim to be a responsible business with a focus on positive engagement with other key stakeholders.

This policy focuses on the environmental aspect of responsible business and is the cornerstone of our environmental management system, setting out our broad aims and objectives, complemented by our Climate Change Statement.

Our over-arching principles are to:

- Prevent pollution from our activities
- Comply with current environmental legislation and be proactive in anticipating forthcoming requirements.
- Focus on improving resource efficiency.
- Continually monitor and improve our environmental performance.
- Place environmental issues at the core of our business culture through effective communication of environmental issues, both internally and externally.

More specifically we will:

- Reduce the amount of waste we generate, both through product design and on-site management.
- Reduce energy and water use from our activities.
- Provide a continuous programme of communication, information and training for staff, to ensure that they are aware of their responsibilities and their successes.
- Work with sub-contractors and suppliers to ensure they comply with our policies and help them reduce their impact on the environment.
- Continue our strategy of developing land opportunities involving regeneration of brown field sites,
- Implement procedures to protect and enhance biodiversity.
- Reduce the environmental impact of our homes throughout their design construction, use and final disposal.

We will monitor our progress through the setting and reviewing of objectives and targets.

To assist us in targeting improvements in our performance we have committed to set benchmarks in the following key areas which complement our Environmental Policy:-

- Our carbon footprint
- Water consumption in our offices and on our sites
- Waste management and re-cycling
- The products and materials we specify

1.4 Purpose of the CMP

The purpose of this statement is to define the minimum standards of construction practice that are required of the appointed Contractor in so far as they affect the environment, amenity, safety and wellbeing of local residents, the general public and employees of local businesses. It aims to assure local residents and affected parties that potential impacts to the environment will be mitigated in accordance with recognised best practice, guidance and legislative standards.

The CMP will be adopted by the appointed Contractor once approved by Mid Sussex District Council and other statutory bodies in particular the Environment Agency. It will apply throughout the construction period.

1.5 Compliance with Relevant Standards, Legislation and Guidance

There are numerous Codes, Standards and Acts of Parliament which cover environmental and related matters and these are referred to as applicable in this CEMP. Notwithstanding those references, compliance with this CEMP will not absolve the Contractor or its sub-contractors from compliance with all legislative requirements applicable at the time of construction activities. Wherever this Statement makes reference to Legislation, Standards or Codes it shall be the Contractor's responsibility to ensure that the current versions are used at all times. Examples of key relevant legislation include:

- The Control of Pollution Act 1974;

- Health and Safety at Work Act 1974;
- Environmental Protection Act 1990;
- The Construction (Design and Management) Regulations 2007;
- Management of Health and Safety at Work Regulations 1999;
- Control of Substances Hazardous to Health Regulations 1999.

1.6 Responsibilities and Incident Reporting Procedures

The appointed Contractor will nominate a senior member of staff to supervise the activities on the construction site at all times when the site is operational. The appointed person will be responsible for ensuring the CMP is adhered to and will hold meetings with Jones Homes (Southern) Ltd, Mid Sussex District Council and statutory bodies as necessary.

This person must also inform Jones Homes (Southern) Ltd of any incidents of non-compliance with the CMP as soon as reasonably practicable. Jones Homes has ultimate responsibility in the event of non-compliance by a Contractor in respect of constructing the development but may apply by contract disclaimers that it would be for a court of law to determine.

The designated person from the Contractor will be the first point of contact for members of the public in the event that there are complaints or disturbance. Contact details should be clearly displayed on hoardings around the site. All complaints must be logged and appropriate action taken within two days. A written response must be provided within 5 days.

2.0 SITE ARRANGEMENTS

Site Location

The land the subject of this development is approximately 7.09 ha and is located on the south side of Folders Lane, Burgess Hill. The site is bounded by residential properties to the north, a fishery to the west, Winery to the south and a paddock to the east.

The site is currently undeveloped.

Development Overview

The development comprises the construction of 73 residential units with vehicular and pedestrian access via Folders Lane.

Construction Overview

It is envisaged the development will be constructed over approximately 3 years and there is a build sequence indicated on the attached plans showing the location of the site compound.

2.1 Demolitions

The first stage of works will involve the hoarding of the site and the demolition of the existing house. [A hazardous materials survey has already been carried out.] Masonry and concrete materials will be crushed on site and retained for construction purposes. Timber will be salvaged and reused where possible with other timber material recycled. Any contaminated/hazardous material will be removed in accordance with legislative requirements and/or current accepted guidance and will be disposed of in the correct manner. The estimated time allowance for this operation is two weeks.

2.2 Roads and Sewers

The access junction and the internal access roads and drainage will be set out and laid to wearing course together with the provision of the pumping station serving the development as the first stage of development.

The groundworks contractor will be responsible for establishing and maintaining welfare facilities, compound and wheel washing facilities. He will also be responsible for ensuring that the highway will be monitored and cleaned on a regular basis. The estimated time allowance for this operation is eight weeks.

2.3 Main Construction

The main site set up will commence on vacation of the site by the ground workers in accordance with the site set up plans submitted with this document and construction will commence in accordance with the sequence shown on the plans. It is anticipated that the construction timetable will be based on the build out of circa 25 dwellings per annum.

2.4 Hours of Working

The working hours on site will be Monday to Friday 08.00 to 18.00 and Saturday 09.00 to 13.00 with no works taking place on Sundays or bank holidays.

There may be occasions where works may need to be undertaken outside of these hours, for example for highways or health & safety reasons, These works where practicable will be agreed prior to being carried out with Mid Sussex District Council.

2.5 Site Housekeeping

A 'good housekeeping' policy shall be applied on the site at all times. This shall include, but not necessarily be limited to, the following requirements:

- i. All working areas to be kept in a clean and tidy condition.
- ii. All working areas shall be no-smoking.
- iii. Open fires are prohibited at all times.
- iv. All necessary measures shall be taken to minimise the risk of fire and the Contractor shall comply with the requirements of the local fire authority.
- v. Audio equipment (radios), other than for communication purposed shall not be operated on site.
- vi. Waste is to be stored in designated waste management areas and removed at frequent intervals.
- vii. Toilet facilities will be provided for all site staff.
- viii. Food waste will be removed frequently.
- ix. A wheel washing facility will be provided at all times and cleaned regularly.
- x. Working areas will be inspected frequently and Jones Homes will carry out frequent site inspections.

2.6 Fencing and Hoardings

The Contractor shall ensure that all working areas are sufficiently and adequately fenced off from members of the public and to prevent animals from straying on to the working area. Temporary hoardings may be erected consisting of:

- a wire mesh fence (Heras), where appropriate for minimum security needs; or
- a 2.4 m minimum height, plywood faced, timber framed boundary hoarding or other hoarding providing equivalent security and noise attenuation, in the vicinity of noise sensitive neighbours.

All hoardings shall be maintained in a neat and tidy condition and to provide contact details for the nominated staff members. All fencing and hoarding shall be removed as soon as reasonably practicable after completion of works.

2.7 Lighting and Security

Construction equipment and lighting shall be sited so as to minimise visual intrusion and light spillage at nearby residential properties, in so far as is consistent with site safety.

Site lighting shall be positioned and directed to minimise nuisance to residents and disturbance to wildlife.

The Contractor shall comply with the Institute of Lighting Engineers document Guidance Notes on Reduction of Light Pollution (2000) in so far as is reasonably practicable and applicable to the construction works.

Adequate security shall be exercised by the Contractor to prevent unauthorised entry to or exit from the site. Site gates shall be closed and locked when there is no site activity and site security measures shall be implemented. Lighting for security purposes will be sited so as to minimise visual intrusion and light spillage.

2.8 Site Facilities

Portable cabins providing rest rooms, and toilets will be set up within the compound area.

The Contractor shall ensure that the risk of infestation by pests or vermin is minimised by adequate arrangements for the disposal of food waste or other material attractive to pests. If infestation occurs the Contractor shall take such action to deal with it as required by the local authorities.

On completion of the project, the Contractor shall clear and clean all working areas and accesses as work proceeds and when no longer required for the works.

All surplus soil and materials, plant, sheds, offices and temporary fencing shall be removed when they are no longer required on site.

2.9 Site Safety

The Contractor shall prepare and maintain a set of Emergency Procedures and Contacts which should be prominently displayed on the site at all times and at the site entrance. Such procedures must be followed in the event of a site emergency.

They shall contain emergency phone numbers and the method of notifying emergency services. Copies of the Procedures will be issued to Mid Sussex District Council, the Fire Brigade, the Police, the Ambulance Service and the relevant statutory bodies.

Special precautions in relation to contaminated material (including asbestos) shall be displayed on a Safety Information Sheet to be prominently displayed in rest/mess rooms and wash rooms covering hygiene, work practices, clothing requirements etc. Further information concerning disposal of contaminated materials is described in Section 3.5.

All site work will be carried out under the provisions of the Health and Safety at Work Act 1974. Health and Safety briefings will be made to all staff before they enter the development, through signage and all workers and visitors will be specific site inducted.

2.10 Construction Phasing Plan

Attached to this CMP is a copy of the current phasing Plan for the development which indicates to the construction phasing and build sequence of this project.

Any changes to this plan will be issued to Mid Sussex District Council prior to the changes being implemented.

2.11 Traffic Management

Also attached to this plan will be the first draft of the development Traffic Management Plan, this sets out the development's pedestrian and plant segregation and illustrate other key information to all personnel visiting and working on the development.

Pedestrian safety around the development will be paramount and as such signage will be situated at entrance and exit points to the site to ensure any traffic entering or leaving the site are aware of potential pedestrians and cyclist.

The contractor shall ensure that a traffic marshal or banksman is utilised when necessary. All contractor parking will be within the confines of the site boundary and a turning area for large vehicles maintained within the site at all times.

2.12 Deliveries

The site is located on the south side of Folders Lane on the south east edge of the town, approximately 11km to the east of A23 which provides the most direct route to the town. The preferred route for all contractors and delivery vehicles is shown on the plan below in a solid blue line with an alternative route shown dotted when traffic conditions dictate.

None of the routes identified is the subject of traffic restrictions.



All deliveries will be handled within normal working hours. Suppliers will be encouraged to deliver either before or after morning peak hour.

Traffic volumes from delivery anticipated during construction will be in the order of 2 vehicles per day for the duration of the contract increasing to 3 per day at peak times, estimated to be in the second quarter of each phase of building.

These deliveries will be made by rigid vehicles with only exceptional loads handled by articulated vehicles.

Loading and unloading of vehicles will take place under supervision within the site. There will be sufficient space for vehicles to turn around within the site and exit in forward gear. In the unlikely event that it is necessary for a vehicle to reverse out of the site, this manoeuvre will be overseen by a qualified marshal working from a position outside the vehicle.

- Scheduled construction shift times will be outside of normal weekday peak traffic periods where possible to minimise potential traffic impacts on the surrounding road network;
- where possible, heavy and special loads, will be delivered to the site during off peak hours and subject to agreement with the Council and providing this does not give rise to additional levels of construction noise;
- materials and equipment will be stored securely on site to minimise unnecessary traffic movements;
- The Contractor will ensure that delivery and construction vehicles do not park on, or obstruct the highway ;
- The contractors will have Parking on Site and visitors will utilise the dedicated sales car parking provision. Contractors will be encouraged to introduce car sharing schemes, to encourage the use of bicycles and to provide secure cycle storage, and to provide up to date information on public transport services
- Vehicle access will be controlled using a gateman / Banksman who will be responsible for the vehicle movement in and around the gate area as necessary.

Specific measures relating to mud on roads will be implemented across the site, these include:

- The provision of easily cleaned hardstanding's for vehicles entering and leaving the site;
- The provision of wheel washing facilities;
- The Gateman will sweep the road immediately of any loose debris,
- The routine use of a mechanical road sweeper to clean the site of hardstanding and any mud or debris deposited by the site vehicles on roads or footpaths in the vicinity of the site.
- The adequate sheeting of each lorry load of spoil removed, to prevent spoil falling off during its journey.
- Within the construction site, pedestrians will have separate walkways from vehicular movements in order to segregate movements and reduce the potential for accidents and conflict. This will be shown on the site traffic management plan.

Footpath diversions / closures should not be necessary however if it were to be required the closure will have to be coordinated with the local council and the highways authority to ascertain the acceptable solution.

The local residents / public will be kept informed of any site activities that may affect them (i.e.) Footpath Closures and temporary diversions with leaflet drops. The Hoarding will also display a contact telephone number in the case of Emergency or general information requirements.

2.13 Signage

Adequate signage will be required in the lead up, entrance to and exit from the site to enable safe traffic movements off and on to the public highway. All internal roads will have adequate signage along the edge to warn of any dangers and to restrict the speed within the site to 15mph.

3.0 MANAGING THE ENVIRONMENTAL IMPACT OF CONSTRUCTION

3.1 Introduction

This section sets out the mitigation measures that are proposed in relation to the development in order to minimise and to manage the potential environmental impact of construction.

3.2 Dust and Air Quality

Measures to reduce the levels of dust and prevent the deterioration of local air quality are included in a CEMP as best practice and ensure that levels do not become significant.

3.2.1 Dust

The Contractor shall take all necessary measures to avoid creating a dust nuisance during construction. Best Practicable Means will be used to minimise the creation and emission of dust, the following measures take into account guidance prepared by the Buildings Research Establishment (BRE) on the Control of Dust from Construction and Demolition Activities¹. These include:

- water suppression or dust extraction technology to be fitted to drilling and grinding equipment;
- where appropriate, drilling and excavation surfaces will be wetted;
- during dry conditions, debris piles will be kept watered as necessary so that no dust nuisance may be caused;
- The orientation, shape and location of any stockpiles are to be controlled to minimise risk of dust rising through wind action.
- suitable measures will be taken during the construction period to prevent the deposition of mud and dirt on the public roads and to prevent the propagation of dust from the site;
- sheeting of lorries during transportation of construction materials and spoil export; and
- all containers will be totally enclosed or covered by tarpaulins to prevent escape of dust or waste materials during loading and transfer from site.

3.2.2 Local Air Quality

The Contractor shall take precautions to prevent the emission of smoke or fumes from construction vehicles, site plant and stored materials including volatile substances. Vehicles and plant shall be well maintained and measures shall be taken to ensure that engines and motors are not left running for long periods when not in use.

The Contractor shall comply with the provisions of the Environment Act 1995, the Clean Air Act 1993 and the Health and Safety at Work Etc. Act 1974.

The Contractor shall comply with the Control of Substances Hazardous to Health Regulations (COSHH) 1999 and Health and Safety Executive (HSE) Guidance Notes EH 40/90 and EH 40/97 on Occupational Exposure Limits.

The Contractor shall take precautions to prevent the occurrence of smoke emissions or fumes from site plant or stored fuel oils. Plant shall be well maintained and measures shall be taken to ensure that it is not left running for long periods when not in use. There will be no burning of waste on site.

3.2.3 Noise and Vibration

Unacceptable impacts arising from construction noise are not expected on the site. In general, 'Best Practicable Means' as defined in Section 72 of the Control of Pollution Act, 1974 will be employed to minimise noise and vibration, furthermore, the guidance provided in British Standard 5228-1:2009 - Code of practice for noise & vibration control on construction & open sites-Part 1: Noise will be followed, a copy of which for ease of reference is attached. Such measures control the noise at source by using effective acoustic enclosures, screens and barriers and ensuring regular maintenance of vehicles. The following measures will be implemented:

- Agreed working hours will be 0730 to 1830 hours Monday to Friday and Saturdays 0730 to 1300 hours, with no noisy works taking place on Sundays or bank holidays.
- The Contractor will use only the most environmentally acceptable and quietly operating plant and equipment compatible with the safe and efficient execution of the works.
- Noise emitted by plant items should not exceed the limits quoted in either the relevant EC Directive or the UK Statutory Instrument or BS 5228-1:2009.
- Items of plant operating on site will be shut down in intervening periods of use.
- Compressors brought onto the site will be silenced or sound reduced models fitted with acoustic enclosures.
- All pneumatic tools will be fitted with silencers or mufflers
- The excavation and demolition of the onsite buildings / site clearance will, wherever possible be undertaken without pneumatic breakers, hydraulic attachments will be used in preference to breakers. Where the use of impact hammers is necessary, their attachment to larger and heavier excavators can often reduce the level of vibration.
- Care will be taken during the erection of scaffolding to avoid impacts from banging steel.
- Deliveries will be programmed to arrive during working hours only. Care will be taken when unloading vehicles and construction vehicles will be routed on major roads only.

In addition, liaison with the Environmental Health Officer at Mid Sussex District Council will be maintained throughout the construction period.

3.3 Ground Conditions

3.3.1 General

All materials used in the construction must be of clean, inert composition. No material that may be a source of significant potential contamination must be introduced into the site.

If during development, in areas where contaminated land may be present, the ground must be engineered in such a way as to minimise risk to potential receptors (humans, animals and plants). This may require the removal of contaminated material to a location where it can be safely treated, in situ treatment/remediation or encapsulation in accordance with a remediation strategy.

3.3.2 Contaminated Land

A Geo-Environmental Desk Study Report has been produced at the site which researched the history of the site and reviewed data for the site and the surrounding area in order to identify factors that may impact on any proposed site development for residential uses. Further intrusive ground investigations were undertaken post planning which will further inform the CEMP and the extent and nature of the made ground. These further investigations will inform a remediation strategy which will be submitted to the Council for approval.

The contractor will comply with the provisions of the Environmental Protection Act 1990, and the Special Waste Regulations 1996 (as amended). The removal and disposal of contaminated materials will be conducted under a strict consignment note system. Disposal sites will be agreed with the Environment Agency.

The Environmental Protection Act 1990 (s.34) imposes a Duty of Care on any person who produces, imports, carries, keeps, treats or disposes of controlled waste. The Contractor will comply with this duty as set out in the Waste Management; the Duty of Care - Code of Practice March 1996.

The contractor will comply with the Control of Substances Hazardous to Health Regulations (COSHH) 1999 and HSE Guidance Note EH 40/99, Occupational Exposure Limits 1999, to ensure that contaminated excavated materials are handled and disposed of safely and properly.

In undertaking work on contaminated sites, useful information concerning the safe operation and redevelopment of contaminated sites may be found in HS(G)66 Protection of Workers and the General Public during the Development of Contaminated Land 1991. Precautions include:

- Protective clothing including overalls, hand protection, head protection and safety boots to be worn at all times;
- If it is necessary to remove contaminated material from site, then lorries or skips used for the removal of the material should be fully covered.
- Detailed records of disposal should be discussed and agreed with the Environment Agency. Only licenced skip providers will be utilised on this project and all waste will be disposed at licenced waste disposal sites.

3.3.3 Groundwater

Construction methods employed within the scheme will be designed to prevent significant short-term and residual impact to both the groundmass and groundwater conditions on the site. Where sub-surface structures are constructed, such as piles, the techniques employed should be developed in accordance with the guidance provided in National Groundwater and Contaminated Land Centre report NC/99/73, Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution and Prevention. The results of the site investigation will be taken into account to ensure that the most appropriate method of construction is designed.

Surface water run-off from the wheel wash facility will be drained to a silt trap which will be cleaned regularly

3.4 Water Resources

The following measures are proposed in accordance with Environment Agency Pollution Prevention Guidelines (PPGs). Pollution Prevention Guidance comprises a set of guidance notes aimed at providing developers and contractors with a set of best practice methods to minimise impacts on the water environment, specifically PPG5: Works in, Near or Liable to Affect Watercourses.

- The Environment Agency will be notified in advance of all works to allow pollution prevention and emergency procedures to be agreed.
- Exposed ground and stockpiles will be minimised to reduce silty runoff - if necessary, geotextiles will be used to shield spoil mounds.
- Concrete, cement and silt laden run off will be prevented from entering the watercourses and stockpiles of materials will be kept away from river and canal side locations.
- Spill kits etc. will be available in the unlikely event of a spill, and site personnel will be trained in their use.
- Potentially contaminative liquids such as oils and lubricants will be stored in bunded and lockable oil storage tanks, with hoses and gauges kept within the bund; the capacity of the bund will be equal to 110% of the storage tank volume.
- Adequate provision for the collection, treatment and disposal of sewage from site offices and accommodation should be provided.
- Earth moving operations that have the potential to give rise to contaminated drainage will be undertaken in compliance with British Standard Code of Practice for Earthworks, BS 6031, 1987.

3.5 Landscape and Visual

To reduce landscape and visual impacts throughout the construction phase, the following mitigation measures will be implemented:

- materials and machinery will be stored tidily during the works - tall machinery will not be left in place for longer than required for construction purposes, in order to minimise its impact in views;
- lighting of compounds and works sites will be restricted to agreed working hours and that which is necessary for security;
- roads providing access to site compounds and works areas will be maintained free of dust and mud, as will the access road to the south of the site;
- contractors' compounds will be located away from sensitive receptors eg nearby residential properties, watercourses';
- on completion of construction works, all remaining construction materials will be removed from the site; and

3.6 Ecology and Nature Conservation

To ensure potential impacts on terrestrial ecology are reduced to a practical minimum the following measures will be implemented during the works.

- Habitat loss will be limited to the minimum needed for construction purposes.
- Retained trees to be protected by tree protection measures
- Best site management practices will be adopted to minimise the risk of secondary impacts to adjacent habitat (including direct incursions, pollution, draining of adjacent areas etc.).
- Daily check to be made of excavations to ensure that no animals or reptiles are trapped
- A bat survey of the existing building has shown that it is not a bat roost and that demolition can take place without any further survey work

3.7 Site Waste Management Plan

Jones Homes is to establish a dedicated Waste Management Coordinator (the Site Manager) who will be tasked with overseeing the removal of all waste from site. A recycling regime for materials and packaging will be put in place to achieve a minimum of 80% recovery. The waste management coordinator will compile a report quantifying the materials recovered. It is planned that site waste will be reduced through segregation and recycling.

Jones Homes intends to segregate the following materials in the material recovery programme;

- Wood
- Brick and Rubble

- Metal
- Plasterboard
- Mixed Waste
- Hazardous Waste

Dedicated skips will be provided for the collection of the listed materials about the site.

All contractors working on the site will be supplied with refuse bins by waste management coordinator. Once the bins are filled the waste management team will consolidate the waste and remove it from the site.

The consolidated waste will be collected from site by licensed waste carrier. Waste materials fall into three categories for management, these are;

- Reuse
- Recycle
- Landfill (disposal)

Reused – If surplus materials can be used in the permanent works they are classified as materials, which have been reused. If they are surplus to requirements and need to be removed from the site and they can be removed and used in their present form, they can be removed from the site for subsequent reuse. For example the material from any hardstanding's could be reused as crushed material for roads onsite.

Recycling – if a surplus material cannot be reused in its present form but could be used in a different form, it is sent for recycling. An example is recycled timber to make chipboard.

Landfill – If either of the above cannot be satisfied then the only option left is to send the waste materials to landfill. Landfill is only a last resort.

Waste certificates will be collated for all waste deposited at Environmentally Controlled Waste Reception Centres. Copies of all waste transfer notes will be kept for two years. Records will be gathered about the waste gathered on site including volume, type and cost - including how it was packaged, when it was transferred, where it went to and who it was transferred to. These are all requirements of the duty of care.

Any hazardous waste that is removed from the site will be monitored and tracked to record compliance with the site waste management plan.

Site Security: Jones Homes Limited will take reasonable steps to ensure site security measures are in place to prevent the illegal disposal of waste.

Monitoring: Skips need to be monitored continuously to ensure that contamination of segregated waste does not occur. During this monitoring we will regularly update on how the waste management system is working.

A record will be kept to continually review the type and amount of surplus material being produced and where possible/practical alter the site set up to maximise on reuse or recycling to maintain the use of disposal as a last resort.

The plan shall be communicated to the whole project team prior to commencement and at every revision stage.

4.0 CONSIDERATE CONSTRUCTION

The Site Code of Considerate Practice forms the basis of our requirements. Which include:

Considerate: All work is to be carried out with positive consideration to the needs of traders and businesses, site personnel and visitors, and the general public. Special attention is to be given to the needs of those with sight, hearing and mobility difficulties.

Environment: Be aware of the environmental impact of your site and minimise as far as possible the effects of noise, light and air pollution. Efforts should be made to select and use local resources wherever possible. Attention should be paid to waste management. Reduce, reuse and recycle materials where possible. There is to be no burning of waste or materials at any time.

Cleanliness: The working site is to be kept clean and in good order at all times. Site facilities, offices, toilets and drying rooms should always be maintained to a good standard. Surplus materials and rubbish should not be allowed to accumulate on the site or spill over into the surroundings. Dirt and dust from construction operations should be kept to a minimum.

Good Neighbour: General information regarding the Scheme will be provided for all neighbours affected by the work. Full and regular communication with neighbours, including adjacent residents, traders and businesses, regarding programming and site activities should be maintained from pre-start to completion.

Respectful: Respectable and safe standards of dress should be maintained at all times. Lewd or derogatory behaviour and language should not be tolerated under threat of severe disciplinary action. Pride in the management and appearance of the site and the surrounding environment is to be shown at all times. Operatives should be instructed in dealing with the general public.

Safe: Construction operations and site vehicle movements are to be carried out with care and consideration for the safety of site personnel, visitors and the general public. No building activity should be a security risk to others.

Responsible: Ensure that everyone associated with the site understands, implements and complies with this Code.

Accountable: A site's contact details should be obvious to anyone affected by its activities.

5.0 RELEVANT LEGISLATION, STANDARDS AND GUIDANCE

Legislation

- The Control of Pollution Act 1974
- Health and Safety at Work Act 1974
- Wildlife and Countryside Act 1981
- Environmental Protection Act 1990
- Water Resources Act 1991
- Clean Air Act 1993
- The Construction (Design and Management) Regulations 2007
- Special Waste Regulations 1996 (as amended)
- Management of Health and Safety at Work Regulations 1999
- Control of Substances Hazardous to Health (COSHH) Regulations 1999
- Pollution Prevention and Control (England and Wales) Regulations 2000
- Countryside and Rights and Way Act 2001
- Traffic Regulations and General Direction 2002 (as amended)

Standards

- BS 5228-1:2009 - Code of practice for noise & vibration control on construction & open sites-Part 1: Noise
- BS 5837 – Guide for Trees in Relation to Construction
- BS 6031 – Code of Practice for Earthworks
- BS 6472 – Guide to Evaluation of Human Exposure to Vibration in Buildings
- DoE Advisory Leaflet 72 – Construction Noise Limits Applicable at Residential Locations During daytime hours.

Guidance

- Building Research Establishment – Control of Dust from Construction and Demolition Activities
- Environment Agency Pollution Prevention and Guidance Notes
- National Planning Policy Framework (2012)
- PPG01 – General Guide to Water Pollution Prevention
- PPG02 – Above Ground Oil Storage Tanks
- PPG05 – Works In, Near or Liable to Affect Watercourses
- PPG21 – Pollution Incident Response Planning
- PPG24 – Planning and Noise
- BS5228: Part 1: 2009 – Noise control
- HSE Guidance Notes EH40/90 and 40/97 – Occupational Exposure (1999)
- HSE Guidance Note MS 13 – Asbestos (1991)
- HSE Guidance Note HS(G) 66 - Protection of Workers and the General Public during Development on Contaminated Land (1991)
- Lighting Engineers - Notes on Reduction of Light Pollution (2000)
- National Groundwater and Contaminated Land Centre Report NC/99/73 – Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination; Guidance on Pollution and Prevention