

Construction and Environmental Management Plan

Land at 92 High Street, Chapmanslade

Construction and Environmental Management Plan

Contents

1.0 Introduction & Scope of Works

2.0 Enabling Works

3.0 Site Parking & Storage

4.0 Onsite Traffic Management

5.0 Wheel Washing

6.0 Management of Dirt & Dust

7.0 Excavation and Ground Works

8.0 Noise Control

9.0 Contractor Management & Communication

10.0 Recycling / Waste Management

11.0 Site management/Ecological Clerk of Works

12.0 Builder/Contractor Inductions

13.0 Mitigation

Annex A – General site overview

Annex B – Construction layout for vehicles, material and crane

Annex C – Construction method for retaining walls

Construction Management Plan

1.0 Introduction & Scope of Works

1.1 The purpose of this Construction Management Plan is to outline our approach to managing the execution of the development.

1.2 Existing and Proposed site plans and other ancillary drawings were included within the original approved Application for reference along with this document.

1.3 This document includes comments on the predicted construction operations comprising site establishment, logistics and the process of managing the overall local environment. It looks to ensure that the works cause the minimum practicable disruption to the local residents and direct surrounding areas – see Annex A.

1.4 The management plan forms part of the planning application and envisage guiding their execution. Throughout the development, we will regularly review the plan (every 2 weeks) and maintain open dialogue and relationship with the council advising them of such changes and/or improvements to the plan as may occur.

1.5 Liaison with the neighbours and interested parties will continue throughout project execution and as information is updated. Neighbours will be kept informed of progress and anticipated works.

1.6 The management plan provides an overview of the key project activities. When selecting the appropriate 3rd Party constructors, we will assess their previous project track records and management procedures to ensure their capability to deliver this project safely and with minimum practicable disruption and inconvenience to local residents. Throughout the works the constructors' will be required to provide relevant method statements and risk assessments for the works, as would be the case with any projects.

2.0 Enabling Works

2.1 The perimeter of the site is already well protected by existing hedgerows or defined hard media materials.

2.2 Further site security and debris protection will be installed, where required and applicable, for when any demolition works are or may be taking place.

2.3 Any existing hard standing and concrete areas within the current site footprint will be recycled (where possible). As shown at Annex B, areas have been identified for site vehicles, storage of various building materials, and crane pad etc. at the start of the project whilst site enabling works are taking place.

2.4 Boundary structural earthworks will be undertaken under the direction of the ground structural engineer in accordance with the proposed method shown at Annex C. All boundary structural retaining walls will be faced in green wall materials to ensure coverage by flora.

3.0 Site Parking & Storage

3.1 All contractors and other construction associated vehicles will park within the site area in designated parking locations on hard standing surfaces and no parking will be permitted or allowed on the existing highway or access roadway. The site plan / drawing attached to this document (Annex B) highlights and shows the proposed designated area.

3.2 All materials and plant equipment will be stored in a fenced area within the site footprint, with materials such as cement and smaller construction equipment such as cement mixers will be stored within a secure site storage cabin. The site plan / drawing attached to this document highlights and shows the proposed designated area.

3.3 Any maintenance or refueling of plant and/or equipment will be carried out in the designated storage areas and fenced locations.

3.4 All deliveries of fuels, oils and other hazardous materials will be supervised by appropriate personnel to ensure that storage tanks/areas do not become overfilled and to guard against any accidental spillages.

Traffic Management Plan

4.0 Onsite Traffic Management

4.1 The main form of Access & Egress from the site will be via the existing unrestricted for all purposes entrance from Chapmanslade High Street. Deliveries will be planned to occur outside of school drop-off and collection timings.

4.2 Hard standing areas capable of taking vehicle movements, and a suitable turning circle or maneuvering areas will be provided within the site using temporary matting to ensure all vehicles

enter and exit the site in a forward direction, with no construction leaving in a backward direction, with any extreme exception being with the support of a banks' person.

4.3 Vehicles once on site will be accompanied around the site by a banksman who will be in advance of the vehicle at all times. Deliveries will be made by small vehicles where possible and reasonably practicable. Arrival and departures will be planned outside of school drop-off/collection hours. The banksman will also support the safe movement of traffic around the site to actively manage the associated risks.

4.4 Construction traffic routes onsite will be kept a safe distance from any trench or excavation works at all times.

4.5 Prior to Vehicles and/or Plant Equipment leaving the site they will be inspected and the wheels washed on hard standing by means of a portable jet wash.

4.6 We will manage the risk of any potential road contamination by regular monitoring and inspection. In the event of the road becoming contaminated, any debris will be removed by means of a spade and jet wash.

4.7 No construction or construction supply vehicles shall exceed a speed of 10mph within the site, with speed restriction signs being erected on site.

Construction Management Plan

5.0 Wheel Wash Facility

5.1 Prior to Vehicles and/or Plant Equipment leaving the site they will be inspected and the wheels washed on hard standing by means of a portable jet wash.

5.2 We will manage the risk of any potential road contamination by regular monitoring and inspection. In the event of the road becoming contaminated, any debris will be removed by means of a spade and jet wash.

Construction Management Plan

6.0 Management of Dirt & Dust

6.1 Should dust emissions be generated in dry periods during construction then the contractor will be instructed to water spray to wet materials and suppress the dust as much as reasonably practicable. This will be regularly monitored, especially during material outload periods, to ensure sufficient

dampening/wetting occurs. Additional dust inspections, wetting equipment and personnel will be provided should a period of extensive dry weather occur during construction. Where applicable, demolition by hand will be employed to reduce the risk of dust generation.

6.2 Operations will be planned as much as reasonably practicable to take into account planned weather conditions and prevailing wind directions when organising operations to attempt to minimise dust nuisance to neighbouring properties, all of which are a considerable distance from the site.

6.3 All staff will be informed of dust control onsite via toolbox talks and will be actively encouraged to highlight at any time that dust is generated.

6.4 In the event that a complaint is raised from a neighboring property related to dust then the concern will be considered and appropriate action taken to prevent future occurrences where reasonably practicable.

Construction Management Plan

7.0 Excavation and Ground Works

7.1 Underground Services

- Prior to any excavations starting the site area will be checked for overhead and underground services
- Services plans will be obtained from the local utility providers and the site area checked over utilising an appropriate locating device.
- Any services identified will then be identified and clearly marked and should marking be lost during working operations the exercise will be repeated to ensure services and the routes are clearly marked as required throughout the duration of the works.

7.2 Excavations

- Any trench excavation works with a depth greater than 1m will either be battered back to a suitable level determined by the ground make up or suitable shoring or trench boxes used.
- All excavations will be regularly inspected, and any excess ground water will be pumped out during inclement weather.

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- Vehicle and other plant will be kept at a safe working distance from the trench at all times to prevent potential collapse.
- No site staff will work below an excavator at any time.

7.3 Land Stability and Landslide Risk Management

- The cut and fill earthworks and retaining wall works will be undertaken in line with Annexe C and under the direction of the structural engineer / competent groundworks contractor.
- Prior to commencement, the Main Contractor will prepare task-specific RAMS and (where required) a temporary works design/sequence for any open excavations and temporary slopes.
- Excavation will be carried out in stages (lifts) to minimise the area and time that the ground is unsupported. Temporary slopes will be battered back or benched to a safe angle for the ground conditions.
- The height and inclination of any unsupported excavation face will be kept to the minimum necessary, and the retaining wall / permanent stabilisation will be installed as soon as reasonably practicable after formation is achieved.
- Temporary edge protection, barriers and exclusion zones will be installed around excavations and along vulnerable boundaries/slope edges to protect operatives, neighbours and third parties.
- Plant and vehicles will be kept at a safe stand-off distance from excavation edges and slope crests and will not be parked or stored where they could surcharge the slope or migrate downslope.
- Surface water and groundwater will be managed to avoid erosion and saturation of exposed slopes. Temporary drainage channels, silt control measures and sheeting/covering will be used as required. Works will be paused during heavy rainfall or if the ground becomes saturated.
- Where ground conditions or proximity to neighbouring land require, temporary stabilisation will be implemented (e.g. trench support, sheet piling, soil nailing, geotextile reinforcement, or catch fencing), as specified by the competent designer.

- The Main Contractor will check the stability and condition of the land at the start of each day before works commence, and again after heavy rainfall or notable weather events. Checks will be recorded in the site diary and briefed to the workforce.
- If defects or signs of instability are observed (e.g. cracking, bulging, slumping, seepage or movement), work will stop immediately, and the area will be made safe (cordon off, withdraw plant and personnel).
- The Site Manager will notify the structural engineer / competent person to assess and specify temporary stabilisation and/or revised sequencing. Work will resume only once the area is confirmed safe. Neighbours will be informed if there is any off-site risk, and authorities will be contacted if required.

Environmental Management Plan

8.0 Noise Control

8.1 The project includes simple demolition works which will be carefully managed to minimize noise and dust.

8.2 The proximity of nearby residential housing has been noted and therefore the following items have been proposed.

- No work for the implementation of the development hereby permitted shall be undertaken on the site during Public Holidays where practicable possible. Where public holiday work is required then prior notification will be made to the surrounding residential properties in a timely manner.
- Work shall not be undertaken at any other time except between the hours of 08.00 and 18.00 on Mondays to Fridays and between 08.00 and 13.00 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority. It is anticipated that site workers are on site no longer than 45 minutes prior to or after the core hours.
- A procedure to notify residents of required work on public holidays or out of core hours will be initiated, noting that out of hours work will be avoided where possible.

8.5 In order to reduce noise and vibration emissions, mitigation measures will be adopted where possible, and these will include:

- Selection of the quietest plant where applicable and feasible

- Selection of the lowest vibration equipment suitable for the task in hand
- Selection of the best and most effective construction or demolition methods and types which reduce noise and vibration to both operators, the site, and the surrounding environment.
- All noise emitting equipment that is to run continuously will be housed where feasible in a suitable enclosure

8.6 Where feasible all noisy plant will be sited as far as possible from the nearest noise sensitive receivers.

Construction Management Plan

9.0 Contractor Management & Communication

9.1 Any contractors will be appointed with due consideration of experience, track record and financial stability. Criteria considered in selecting the contractor will include:

- Health and safety record
- Quality control and management procedures
- Environmental Policy and Third party accredited environmental management system

9.2 Contractual agreements with suppliers and contractors will be required to consider the findings of the ecological and arboricultural surveys attached with this planning application, and as a result the ecological study and arboricultural report will be included in the tender documents.

9.3 Each contractor and supplier will be provided with a copy of the Plan, which will form part of the contract with the developer, including any sub-contracting.

9.4 Oakwrights will act diligently at all stages to ensure that contractors are respecting the requirements of the Plan and will act as necessary.

9.5 It is acknowledged of the proximity of nearby residential housing. Any contractors' representatives and the management team, along with the builder, will be receptive to all reasonable concerns of the neighbours and local community and will demonstrate a considerate and professional approach during project execution.

Waste Management Plan

10.0 Recycling / Waste Management

10.1 During the detailed design stage, options will be identified for managing the waste generated during construction and occupation, e.g. on and off-site reuse, recycling, composting or other means of disposal.

10.2 We shall seek where possible to obtain materials that are one of all of the following:

- The materials selected will be, where possible, recycled or have recycled content, for example the plastics used for rainwater goods.
- The materials proposed have the capability to be sourced locally to increase sustainability and also to supplement the local economy. The local sourcing of materials will also ensure that less protective packaging is needed due to the shorter journey lengths whilst in transit.

10.3 Good management and handling of materials on-site, for example by avoiding over-ordering of materials and the effective storage of construction materials so they do not get damaged will be implemented as well as utilisation of ordering stock 'just in time' as another good practice.

Waste Management Plan

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11.3 Good management and handling of materials on-site, for example by avoiding over-ordering of materials and the effective storage of construction materials so they do not get damaged will be implemented as well as utilisation of ordering stock 'just in time' as another good practice.

11.4 As highlighted in the earlier sections of this document there is an element of demolition works as part of the overall development.

11.5 In respect to both the demolition and construction works the following measures have been identified and will be implemented during the duration of the works:

- The experienced onsite Site Manager will be responsible for identifying the waste streams and segregating the waste at source onsite.
- All waste resulting from the demolition and construction works will be segregated on site and recycled where possible, noting that the bulk of materials will be reused post demolition
- All reasonable efforts will be made to ensure minimal packaging is sent with building materials so again waste is reduced at its true sources. For example, block deliveries only on timber pallets with no plastic surrounding packaging.
- Resultant hardcore will be re-used where possible in substructure works
- Any re-usable materials will be identified onsite and removed for storage and either re-use on site or sold
- Recyclable materials will be removed from site for processing in the relevant licensed facilities
- As a minimum waste material will need to be classified as inert, non-hazardous, or hazardous

11.5 If the construction project finds or produces hazardous waste, the Environment Agency should be notified before it is removed and disposed of

Site Management

12.0 Site Management & Project Management/Ecological Clerk of Works

12.1 The Site Manager(s) will be responsible for the following:

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- Hiring staff
- Maintaining quality control procedures
- Ensuring site safety by making safety inspections
- Problem solving
- Sourcing materials
- Checking and preparing reports for clients
- Monitoring progress of the project
- Liaising with clients or the client's representatives to update on progress
- Keeping staff motivated and focused
- Liaison with surrounding site neighbours

12.2 It will be via the above responsibilities and accountabilities that items mentioned in this Construction Management Plan will be instilled into operatives on the site and ensured they are adhered to, to therefore ensure we deliver what is mentioned and outlined in this plan.

12.3 An Ecological clerk of works will be appointed to ensure all aspects identified by the ecological survey are suitably managed. In addition, the arborist who conducted the TPO inspections will conduct visits, as required. Annex A shows how designated root areas will be protected from damage.

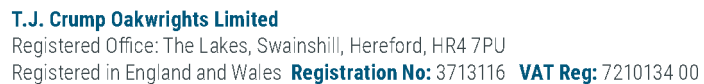
13.0 Builder/Contractor Inductions

13.1 All builders/contractors working on the site will be inducted by the Clerk of Work to make them aware of the possible presence of protected fauna, their legal protection, and of working practises to be adopted to avoid harming the protected fauna.

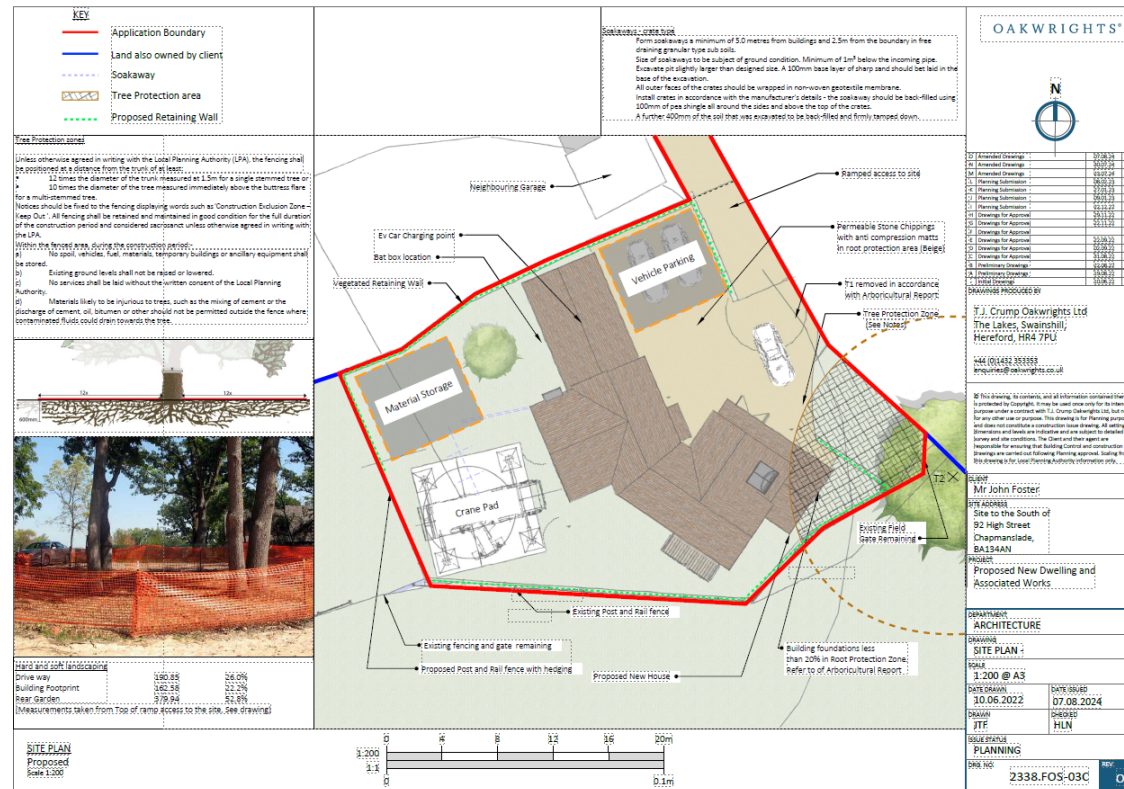
13.2 Contact details for the Clerk of Works will be provided to all site personnel. Builder/Contractors will be informed: Should protected fauna, or suspicion of their presence be found: work must cease immediately, and the clerk of Works contacted for advice. It may be necessary for a site inspection to be made and/or a new or alternative building works schedule to be formulated.

14.0 Mitigation

14.1 The removal of vegetation (shurbs) may only be carried out when no nesting birds are present (i.e. between 1st October and 1st March). Should it be required that vegetation clearance take place within the bird breeding season, a survey should be carried out by a suitably qualified ecologist to ascertain whether breeding birds are present or not: should no breeding birds be present, it may be possible for vegetation clearance work to commence.



Annex B – Crane Pad, Parking, site cabin and material siting



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Annex C – Retaining Wall Construction Method

Retaining wall design

New dwelling on land
to south of 92 High St,
Chapmanslade



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AWA have been appointed by Mr John Foster to undertake a preliminary retaining wall analysis and design to support the proposed new dwelling to the south of 92 High St, Chapmanslade.

The existing site slopes from north to south, with a level change of approximately 3.75m in total. Oakwrights have performed a cut and fill exercise, seeking to balance the cut and fill volumes by setting the proposed external level of the driveway at 127.6m. This will require a ramp to be formed at the north of the site, and retaining structures around the majority of the site boundary.

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Retaining wall

A preliminary design has been developed based on some assumptions regarding the ground conditions. This shows the approximate form and nature of the retaining wall, allowing the principles of the design to be understood at this stage. The final design of the retaining walls will be subject to confirmation following an intrusive ground investigation with interpretive report.

A reinforced concrete base will be cast, with reinforcing bars projecting up into a reinforced Stepoc wall. Stepoc offers an economical alternative to traditional reinforced concrete retaining walls, as the blocks can be dry-stacked and the pockets then filled with reinforcing bars and concrete. The wall can then be faced in an almost unlimited number of materials, making it very versatile.



Stepoc hollow block wall with concrete being pumped into pockets

Refer to drawing overleaf for more detailed section showing retaining wall principles.

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