

Construction and Environmental Management Plan

Demolition of poultry shed and agricultural store and
erection of 5 no. dwellings with access and parking.
Erection of new agricultural store.

Oak Tree Farm, Crawlboys Lane, Ludgershall,
SP11 9PL

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Element	Description
<u>Introduction</u>	The CEMP is required by planning condition 3 attached to the application ref. 20/07754/FUL. Condition 3 sets out the requirements of the CEMP; it is produced in the interest of protecting the local amenity from any adverse effects of noise, dust, smoke and odour. It sets out proposed measures to minimise and mitigate demolition and construction impact on the community and provides targets for the management of the site during the construction phase. The proposed works consist of the removal of an existing steel framed poultry shed and detached store building, site clearance, construction of five new detached two-storey houses and detached garages of traditional construction and formation of 2 no. new access drives with vehicle hardstandings. The site is located on the north eastern edge of Ludgershall served from an existing highway Crawlboys Lane, with levels rising into the site and a row of mature trees to be retained within the property located alongside an existing grassed highway verge.
<u>Management Responsibilities</u>	The works are to be carried out by a main contractor appointed by the owner/developer. Prior to the works commencing the appointed person referred to here as the Site Manager (to be confirmed) will set up the site compound, set up welfare facilities, assembly points, secure the area to be demolished, install protective measures within the existing surface water drainage system to prevent contamination during the demolition process, and install all protective barriers and tree root protection. The Site Manager or their appointed staff member will be responsible for the oversight of the Construction and Environmental Management Plan.
<u>Construction Programme</u>	An asbestos survey will be carried out pre demolition, if any potential asbestos containing materials are suspected/found within the buildings a suitably approved licensed Asbestos Removal Contractor will be contacted and all work suspended until the items are attended to. Demolitions Phase Carry out internal soft strip of the buildings to remove deleterious materials. Carry out mechanical demolition of the superstructure down to and including ground slab level. Process all materials arising from this element of

	the work which can be re-used as hardcore on the site and transport the remainder off site for disposal. Construction Phase The new dwellings will be traditionally constructed using traditional materials. Footings will be constructed with mass concrete, and walls will be constructed using a masonry cavity wall construction. The ground floor and first floor will be constructed using concrete beam and block or timber floor construction. The roof will be clad in plain clay tiles over trussed rafters. It is the intention to carry out the works from start to completion in one phase. Anticipated Programme Week 1: setting up of site, builder's secure compound, parking, installation of protection barriers Week 2 to 3: carrying out demolitions work Week 4 to 6: excavations and other groundworks to form reduced levels Week 7 to 10: substructure and foundations to new dwellings and detached garages Week 11 to 18: dpc to first floor level Week 19 to 26: first floor to eaves level Week 27 to 34: roof structure and tiling Week 35 to 48: internal finishes Week 49 to 52: external decorations Week 53 to 57: external hard and soft landscaping Week 58 to 60: cleaning, snagging and removal of builder's compound, handover
<u>Working Hours</u>	No construction or demolition works shall be undertaken on site on Sundays, that of public holidays or outside of the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. A named person for residents to contact will be displayed at the site access.
<u>Site Logistics</u>	The site's initial access will be via the existing entrance drive to oak Tree Farm house located on Crawlboys Lane. Both vehicular and pedestrian access and egress to the construction site, including delivery of plant and machinery, will be directly off of Crawlboys Lane. The contractor will later form a temporary access for the duration of the works at the point of the new access drives to Plots 1 to 5.
Parking	During demolitions and construction phase, space for parking and turning for site operatives and visitors' vehicles (off of main carriageway) will be provided on site. These will be accessed from the existing access and new phased access points. Parking will be provided within the site and managed by the Site Manager.
Deliveries	Where necessary reversing of vehicles on site will be assisted by a banksman to a temporary hardstanding. The contractor shall be responsible for all

	unloading, storing and placing in position and for removing equipment and unwanted materials upon completion.
Storage	Contractors will store plants & materials in a secure and safe manner. Bulk materials will be covered to reduce the risk of pollution arising from surface run-off.
<u>Dust Mitigation</u>	Contractor shall take all necessary steps to control the emission of dust & dirt during demolition and construction activities by taking measures to damp down works prior to demolition by mechanical plant if required and have a regard for weather conditions pertaining at the time. Stores of bulk materials are to be covered to control dust and dirt. The contractor on site will be responsible for ensuring measures are in place to prevent mud and debris being carried onto the site access and Crawlboys Lane via construction traffic and visitors' vehicles. There shall be no run-off from the wheel washing facilities onto the public highway.
<u>Other Measures</u>	Disposal of Waste All waste as it accumulates during works shall be cleared and carted off of site at regular intervals. No bonfires shall be permitted on site, all safety precautions shall be taken when handling or using toxic, inflammable or any other dangerous substances. Security Hoarding Security hoarding will be provided to the perimeter of the site in accordance with the contractor's site compound, health & safety and welfare plan. Fencing is to be provided to the contractor's secured compound and the contractor will ensure all necessary fencing and gates are maintained and updated as the work proceeds.
<u>Communication</u>	This CEMP forms part of the tender package to be provided to each potential contractor working on the site. A copy will also be kept in the site office, along with other health and safety files relating to the construction of the houses and associated works. It will be the responsibility of the Contracts Manager appointed by the owner/developer to ensure that the CEMP is implemented; part of this role will be to act as the point of contact for communication of procedures to the Local Planning Authority and local community regarding key construction issues including liaising directly with neighbouring properties in Crawlboys Lane.

