

Proposed Residential Development

Land North of Finedon Road, Wellingborough

Construction Management Plan

REF: M-MWE10 – Wellingborough Area 10

November 2021



Contents

	Page Number
1. Introduction.....	3
2. Project Organisation and Responsibilities.....	4
2.1. Build Manager.....	4
2.2. Contracts Manager.....	4
2.3. Site Manager.....	4
2.4. Environmental Specialists.....	5
3. Project Communication and Coordination.....	5
4. Training.....	6
5. Operational Control.....	6
6. Checking and Corrective Action.....	6
7. Environmental Control Measure.....	6
7.1. Access/Egress to site.....	6
7.2. Highways and Construction Phase Traffic.....	7
7.3. Air Quality.....	8
7.4. Noise and Vibration.....	9
7.5. Control of Watercourses and Groundwater.....	8
7.6. Traffic management for S278 works.....	10
7.7. Works Next to PROW.....	10
8. Complaints Procedure.....	11
9. Site Waste Management.....	12
10. Appendix.....	18

1. Introduction

The construction phase of the Wellingborough project needs to be carefully controlled and dynamically monitored in order to not have significant impacts on the environment and the local community. Both developer and the construction contractor have key responsibilities in ensuring that these environmental impacts are controlled sufficiently.

Management during the construction works will be delivered through this Construction Management Plan (CMP). This will detail how construction works will be undertaken and managed in accordance with the Planning Application, Planning Conditions, Contractual and legislative requirements and Construction Industry Best Practice.

The CMP will be developed up until site commencement and all site works should be undertaken in compliance with this plan. The CMP shall include details of the topics listed below:

- Project Organisation and Responsibilities.
- Project Communication and Co-ordination.
- Training.
- Operational Control.
- Management and Timing of deliveries.
- Construction Access and routing of Construction traffic.
- Phasing of the development.
- Checking and Corrective Action.
- Complaints Procedure.

The CMP will also be reviewed at least every 6 months during the construction process and will include information on the review procedures.

2. Project Organisation and Responsibilities

The CMP will clearly define the role and responsibilities of the project team and descriptions of these roles will be provided in the following sections;

2.1. Build Manager

The Build/Project Manager would have overall responsibility for monitoring the performance of the project against statutory agreements and the agreed objectives of the targets. Duties would also include:

- Review and approve the Contractor's CMP together with any specialist procedures and identify the need for any improvements.
- Identify the competence of all contractors to be employed for the works.
- Review construction method statements with regards to environmental aspects and advise of suggested improvements prior to works commencing.
- Provide main contact between Contractor and Developers project team on environmental and construction issues.

2.2 Contracts Manager

The Contracts Manager will be responsible for coordination and managing all the environmental activities during the construction works. Such duties include:

- Develop and review the CMP, method statements, work instructions and other specialist procedures.
- Identify competence requirements for all staff and ensure delivery of relevant training to the team.
- Review and improve method statements for all environmental aspects prior to commencement of works.
- Monitor construction activities to ensure that identified and appropriate control measures are effective and ensure compliance with the CMP.
- Act as a main point of contact between the regulatory authorities and the project with regards to all issues.
- Provision of advice and liaison with subcontractors to ensure that risks are identified and appropriate controls developed which are identified in the method statements.
- Assist with the development and undertaking of training for site staff
- Liaison with Build Manager.

2.3 *Site Manager*

The Site Manager will be responsible for the following:

- Assist the Contract Manager in developing and maintaining the CMP together with other documentation.
- Monitor construction works to ensure any necessary control measures are in place to meet the requirements of the CMP.
- Carry out weekly site inspections and complete an inspection report to identify any actions that are required.
- Maintain a training register and provide training where necessary.
- Assist in responding to complaints.
- In the event of an environmental incident ensure correct procedures are followed.
- Provide information on waste management/reduction procedures to relevant staff.
- Implementation and operation of environmental controls on site.
- Respond to any environmental incidents such as spills.

2.4 *Environmental Specialists*

A team of experts would be available when required to support the project team. Their role would include the undertaking of any necessary watching briefs

3. Project Communication and Coordination

Periodic meetings will be held between the team members to discuss performance to date, the need for necessary improvements, results of inspections and any complaints received. Upcoming work operations will be reviewed in order to plan any necessary actions to alleviate risks and to disseminate information on best practice. If necessary, representatives of the Statutory Authorities may also be invited to attend such meetings as and when required.

Dirty or noisy works that are likely to affect specific neighbouring residents or residents of the development itself once occupied will receive notification via a letter drop which will be carried out prior to the works taking place to inform those residents of the works to take place. If possible, this letter drop will be undertaken at least a week before the works are undertaken, if a week is not possible then the letter drop will take place to give the residents the maximum amount of notification prior to the works taking place.

4. Training

A Training Plan will be developed and included in the CMP which identifies competency requirements for all staff with responsibilities and details of the training needs to ensure that such requirements are met. Records of competence and training will be maintained, and all site staff will be inducted on the environmental issues related to the project and the CMP. Tool box talks covering specific environmental aspects will also be undertaken as and when necessary.

5. Operational Control

Site works will be checked against the CMP requirements. Any mitigation measures that have been agreed with the statutory authorities, or are part of the conditions, will be put in place prior to the undertaking of works for which they are required and all relevant staff are briefed accordingly.

6. Checking and Corrective Action

Daily inspections of the site and the works will be undertaken to minimise the risk of environmental damage and to ensure compliance with the CMP. Any incidents are to be reported immediately to the Site Manager. The Contracts Manager will undertake monthly inspections and complete an assessment of the performance of the project with regards to the relevant standards/legislation and CMP.

7. Environmental Control Measures

Specific procedures to manage the key environmental aspects of the project will be developed by the Contractor prior to work commencing which will include the following:

7.1 Access/Egress to Site

There are two accesses into the development, the main access/egress to site for construction traffic, site staff and visitors will be from the Eastern access road into the development along Route 10,:

Restrictions on delivery & working hours are specified as:

Monday to Friday 08:00-18:00

Saturday 08:00-13:00

No works permitted on Sunday or Bank Holidays.

Access across the site during the construction phase will be restricted to specific access routes which will be suitably protected and clear of construction operations.

Access to adjoining properties shall be maintained at all times. Sufficient notice shall be provided, and properties informed of all works and restrictions including any health and safety issues.

Deliveries are directed to the storage area within the compound to off load and a member of Bovis staff will sign for the delivery. All vehicles are to off-load within the site compound, with the exception of deliveries which require off-loading on plot

Everyone is required to sign in when attending site, reporting to the site cabin and signing in using the signing in log book in line with HSE requirements.

7.2 Highways- Construction Phase Traffic

In order to lessen the impact of construction traffic during peak hours, a traffic Management Plan will be developed and implemented by the Contracts Manager which will focus on:

- Co-ordination of car parking construction personnel.
- Implementation “just in time” contract plant hire.
- Restriction of unnecessary vehicle movements during the day.
- Co-ordination of deliveries to arrive outside of peak times where appropriate.

A site compound will be provided adjacent to the construction access, this compound will provide:

- Site offices and welfare facilities
- Vehicle parking for site operatives. No construction vehicles will be permitted to park outside of the site.
- Materials Storage area and unloading facilities.

7.3 Air Quality

Bovis Homes will ensure that measures are in place to minimise dust pollution during construction activities, drier periods and earth works operations.

The main activities where dust is likely to be produced are:

- Traffic movements to, from and around the site during dry weather conditions.
- Cutting operations.
- Mixing of products during construction.

All sub-contractors are required to produce risk assessments, method statements & COSHH reports for all activities that are carried out during the course of their works and ensure that their personnel adhere to them. These assessments are then reviewed by the Construction Teams. Copies of these reports are held in the Site Offices.

Health & Safety Policy & Procedures manuals are also present in the Site Offices and this contains risk assessments & COSHH reports on all activities usually carried out on a construction site. The risk assessments by trade detail the measures to be carried out to protect the personnel carrying out the works and personnel working around them.

The recognised and most effective way of controlling dust pollution is by damping down with water at source. This procedure will be adopted for all operations carried out in the open.

Where it is practical operations will also be shielded using monoflex sheeting fixed to Heras fencing. During dry conditions site roads will be damped down to prevent dust arising from the use of forklift trucks and delivery transport.

When required waste skips will be covered to prevent dust and waste materials being blown around the site.

When vehicles entering or leaving the site are carrying potentially dusty loads, sheeting must be used.

These policies will be disseminated to the relevant site operatives during tool box talks and subcontractor meetings.

7.4 Noise and Vibration

It is not envisaged that issues associated with noise and vibration will be encountered but industry recognised controls will be initiated.

7.4.1 Construction Noise

All construction noise levels will be kept to a minimum where practical, and as per the CMP work times will limit construction noise on site. Particular awareness has been taken for residential properties along driver way. Relevant hoarding and fencing will be used to shield noise, and visual intrusion for all nearby residents.

Several safeguards have been implemented to minimise the effects of construction noise and these will apply during the construction on the proposed development. These include:

- The various EC Directives and UK Statutory Instruments that limit construction noise pollution
- Guidance set out in BS5228: Part 1:1997, that covers noise control on construction sites
- Sections 60 and 61 of the Control of Pollution Act 1974 control environmental noise and pollution on construction sites

In addition to the above, the following measures will also be considered where appropriate:

- Any compressors brought onto site should be silenced or sound reduced models

- All pneumatic tools should be fitted with silencers or mufflers
- All plant items should be properly maintained and operated according to the manufacturer's recommendations to avoid causing excessive noise.
- Deliveries should be scheduled to arrive during daytime hours only and care should be taken when unloading vehicles to minimise disturbances. This also includes vehicles being prohibited from waiting on site with their engines running.
- Problems concerning noise from construction works can sometimes be avoided by taking a considerate approach to relations with local residents. With this in mind works should not be carried out outside of working hours agreed with the local authority.

Experience from other sites has shown that by implementing these measures, typical noise levels from construction works can be reduced by 5dB (A) or more. As construction works are temporary and noise levels have been calculated for a worse-case scenario, no further mitigation measures are necessary.

7.5 *Control of Watercourses and Ground Water*

Precautions will be taken prior to and during construction to ensure the protection of watercourses and groundwater against pollution. These measures would be indicated by site investigations works discussed above, and also the CIRIA Report 532 'Control of Water pollution from Construction Sites and Environment Agency Pollution Prevention Guidelines-principally PPG6 'Working at Construction and Demolition Sites'.

7.5.1 *Wheel Wash*

There will be wheel washing facilities in order to clean vehicles prior to leaving site which will reduce unwanted debris spreading onto the highway during major earth works. The wheel wash will be used when appropriate between the hours of Monday to Friday 08:00-18:00 and Saturdays 08:00-13:00 for the length of the project.

Bovis Homes understands the importance and necessity of a permanent cleansing operation on site in order to reduce the major effects of site transfer onto the surrounding public highways.

We, as in Bovis Homes, do however promote the use of a high powered, suitably manned, designated operative with a jet wash facility at site exits will be used as required. This enables the overall cleansing of a construction vehicle including non-visible areas, in turn reducing the level of transfer to public highways significantly. Once the new highway within site is nearing completion, the incorporation of a full time road sweep is put into practice in order to reduce the amount of transfer further. Similarly when "muck shift" operations are needed, a road sweep is also used on and off site at all times.

Bovis Homes will do everything realistically within their power to assist in reducing the impact they have on the surrounding developmental area. Assessment of facilities will be made during the course of the construction period to ensure site cleanliness is maintained at all times.

7.5.2 Storage of Materials

Construction materials such as cement, oils and fuels for site plant etc have the potential to be harmful and cause pollution. All fuel, oil and chemical storage must be sited on an impervious base within a secured bund of adequate storage capacity. The risk of fuel spillage is greatest during refuelling. Mobiles plants would be refuelled either off site or within a designated area on a hard standing surface. All pumps, hoses etc would be regularly checked.

A soil management strategy has been commissioned for the site, this will detail the method and details for storing top and sub soil on site.

7.6 Traffic Management for S278 works

There are no S278 works applicable to this site.

7.7 Works next to PROW

Public right of way UM8 falls outside of this parcel to the South. Protective fencing along the Southern boundary must remain in place at all times. Should works be required in close proximity to the PROW, the following will need to be adhered to:

- The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times, it is an offence to obstruct the highway under Section 137 HA 1980.
- There must be no interference or damage to the surface of the right of way as a result of the construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by the Area Rights of Way Officer, (as per Section 131 HA1980).
- If as a result of the development, i.e. the safety of the public cannot be guaranteed, the Right of Way needs to be closed, and a Temporary Traffic Regulation Order would become necessary. An Application form for such an order is available from Northamptonshire County Council website, a fee is payable for this service and a period of six weeks' notice period is required. Please contact the highway authority at:- defmap@northamptonshire.gov.uk

www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/temptros.aspx

Any new path furniture such as a gate can only be authorised if needed for the ingress or egress of livestock (Section 147 Highways Act 1980) and needs to be approved in advance with the Area Rights of Way Officer, standard examples can be provided.

8. Complaints Procedure

It is important that a member of the public or interested parties are able to make a valid complaint regarding the construction works. Such complaints can provide a valuable feedback mechanism to help reduce potential impacts on sensitive features and will also allow the construction works to be refined and improved.

The point of contact for complaints will be the Site Manager for Bovis Homes or Customer Care Hotline. Any issues raised can then be discussed and resolution outcome in a timely manner.

9. SITE WASTE MANAGEMENT PLAN (SWMP)

The plan is applicable to all projects of a value of £300,000.

Client: Bovis Homes Ltd (Northern Home Counties)
Building 7
Caldecotte Lake Business Park
Milton Keynes
MK7 8JU

Project Title: Wellingborough Area 10

Location: Land off Irthlingborough Road, Wellingborough

Nature of Project: Construction of 381 No. new homes
Facilities management

Project Aim: We are committed to implement the site waste management plan so that it is effective, accurate and economical and to ensure that the procedures put into place are working and are maintained.

Management: The site manager is the SWMP co-ordinator and as such is responsible for ensuring the instruction of works, implementation of and overseeing of the SWMP. The production manager will monitor the effectiveness and accuracy during the routine site visits. Independent audits will also be completed by our Health & Safety advisors via site inspections.

Instruction & Training:

The Production Manager will provide on-site briefing via induction of appropriate separation, handling, recycling, reuse and return methods to be used by all subcontractors. Toolbox talks will be carried out regularly on waste issues by the production or Site Manager.

SITE WASTE MANAGEMENT ON SITE



WASTE SEGREGATION

The waste materials on our developments fall into three categories of waste: re-use, recycle or landfill.

A specific area shall be laid out on site and labelled as a waste area to facilitate the separation of materials for potential recycling, salvage, reuse and return. Any recycling bags or waste bins provided are to be kept clean and clearly marked in order to avoid contamination of materials.

The waste on site is to be segregated into the following:

1. Timber
2. General/canteen waste
3. Scrap metal
4. Plasterboard
5. Brick/block/rubble waste
6. Topsoil
7. As dug arisings from foundations/drains
8. Tree cuttings/bushes etc

Timber (inc wooden pallets)

Surplus/waste timber is to be separated in the waste area and is to be re-used where possible and any reoccurring timber waste is to be reported to the head office immediately for the schedules to be amended. The timber schedules are tightly scheduled therefore there should be minimal waste produced per plot. The timber is to be disposed of in a general waste skip, tightly and neatly stacked until recycling schemes are made available which will be implemented in due course.

Only the required number of timber pallets are to be held on a particular site and re-used, these are to be removed from brick/block deliveries where not required. Any damaged pallets are to be fixed where possible or any beyond repair are to be broken up and placed at present in the general waste skip until a recycling method has been implemented.

General/canteen waste

General and canteen waste that cannot be recycled or re-used is to be placed into the general builders skips for disposal to tip. Only items not detailed above are permitted to be disposed on in this skip and any items placed must be stacked neatly and efficiently maximising the space in the skip and must only be items that are beyond repair, damaged or of no use, any other items are to be re-used.

Scrap metal

Any items of scrap metal are not to be placed in the general skip. Once there is sufficient quantity of warrant a collection, head office are to be notified and a scrap metal merchant will be employed to dispose of from site.

Plasterboard

There is a plasterboard recycling scheme in place on all sites which has been agreed and set up with the plastering contractor. All plasterboard waste is to be bagged up and removed from site by the plasterer. On no account is plasterboard waste to be placed into a general skip. Skim, bags and other plasterers waste can be placed into the skip but should be kept to a minimum.

Bricks/blocks/rubble

All waste bricks/blocks/rubble are to be separated and re-used on site as brick hardcore or may be used to level up areas across the site where appropriate. Where the waste cannot be re-used it is to be stockpiled and disposed of via a wagon which can be arranged through the buying department upon approval from the Production Manager.

Topsoil

Topsoil is to be stockpiled on site for use within soft landscaped areas and gardens on site, should there be an excess of topsoil on the site this is to be transferred to another site which can be arranged through the buying department upon approval from the Production Manager.

Subsoil/foundation/drainage arisings

As with bricks and blocks spoil, is to be separated and re-used to make up levels on site where appropriate. Where this cannot be re-used it is to be stockpiled and disposed off via a wagon which can be arranged through the buying department upon approval from the Production Manager.

Tree cuttings/bushes etc

Any lopped trees/bushes/hedges are to be separated from any topsoil and muck piles and either chipped and used for bark/mulch on site or the buying office is to be contacted to arrange a wagon collection for disposal.

OTHER WASTE

Hazardous items

There are certain items that are not able to be disposed of into a general waste skip such as tyres, tarmac, plasterboard (or other gypsum based products) gas bottles and obviously asbestos, these will not usually be on site and will be dealt with by the demolition contractor or during the site clearance works.

Plasterboard and tarmac is covered separately in the report but with regard to tyres, gas bottles and asbestos should these be on site they are to be stored separately and a separate collection by a specialist disposal company is to be arranged with head office.

Tarmac/concrete kerbs and edgings

Where road/drive remedial works are taking place this is to be removed by the roads and sewer contractor ensuring that the tarmac and the concrete items separated. The cost of disposal will depend on why the remedial works are being carried out and will usually be a 50/50 split. These items will be disposed of by the road contractor under agreement with Bovis Homes head office in accordance with the waste disposal regulations.

Rigid insulation board

This item is now a scheduled order item therefore there should not be any waste, the off cuts of the insulation is to be placed in the general waste skip and any surplus sheets are to be kept in a container for re-use on future plots.

Sub-contract Labour and Material waste

Our subcontractors have a duty of care with respect to waste and are therefore responsible keeping the waste generated where the trade is to supply and fit, to a minimum, any waste that we feel is excessive we are within our rights to charge the percentage of waste to them and this has been detailed within their orders and includes the following high waste items:

Mortar (Bricklayer)

Where a silo is used on site the waste should be kept to a minimum, and sites are to ensure that only the required amount of mortar is allocated to avoid excessive waste at the end of the day. Where site mix mortar is used the sand and cement are to be stored as detailed in the construction manual and protected from the elements.

Screed (Plasterer)

Screed waste should be kept to a minimum, where this is deemed excessive a charge is to be made against the contractor.

Fly tipped material/personal waste

On no account is fly tipping to be tolerated and any evidence of this is to be reported immediately to head office to deal with. Personal waste from residents and sub-contractors into our skips is also not allowed and again any evidence of this is again to be reported to head office for action.

Material packaging and protection

Any protective packaging that arises from delivered materials is to be disposed of in the general waste skips. Some of the subcontractors are responsible for removing their own waste and arisings from site as part of their order and these are detailed in the table below, on no account is this waste to be left on site for us to dispose of:

Sub Contractor	Waste	Waste Category	Method of Disposal
Appliance Fitter	Packaging	General	Appliance packaging to be removed via contractors van
Carpet Fitting	Carpet off cuts & gripper rods	General	Carpet off cuts and gripper rods to be removed via contractors van
Kitchens (supply and fit kitchens only)	Packaging	General	Packaging to be removed via contractors van
Loft Insulation	Quilted fibreglass insulation	General	Surplus insulation to be rolled up and stored in the roof space

Plasterer	Plasterboard	Hazardous	Plastering contractor to organise recycling bags and remove from site
Roof Tiler	Roof tiles	General	Surplus roof tiles are to be removed from site or re-used on future plot, organised by roofing contractor
Wall Tiler	Wall Tiles	General	Surplus tiles to be left behind bath panels or under kitchen units.

Ways of minimising waste

We have, from an early stage looked at how we can minimise the waste produced, thereby reducing the amount of waste to be removed from site. Trade contractors, design team and the suppliers are all being encouraged to look at ways to minimise the amount of waste produced at the workface.

SKIPS

The labelling system of the onsite tipping skips shall be identified via a sign and only the waste assigned to that particular skip will be deposited. Tipping skips are to be segregated into the following:

- ◆ Wood
- ◆ General/canteen waste

The general waste tipping skips can then be disposed of into one of the following:

Skips	Waste	Allowance	Usage
8 cu yard skip	Builders Rubbish	1no skip per plot	Skips are to be used for non re-useable and non recyclable materials only.

On larger sites the following method of waste disposal is to be used, this however is only cost effective where lightweight materials are disposed of.

Skips	Waste	Allowance	Usage
20 cu yard roll on roll off skip	Builders Rubbish	1no skip per 3 plots	Skips are to be used for non re-useable and non recyclable materials only.

Skip allowances

The following skip allowances are to be allowed for:

Up to 1000sq foot house	2 skips
Up to 1500sq foot house	3 skips
Communal area	1 skip
Compound area	2 skips per quarter

This will be detailed on the main skip order and should this need to be exceeded head office is to be contacted for authorisation.

Site waste predictions

Based on the above skip allowance criteria the predicted site waste to landfill is ...TBC No skips.

Monitoring

The above results will be monitored monthly in the monthly management meeting where any major differences will be investigated to improve the process. A final calculation at the end of the site against the amount of skips used on site using the waste transfer notes and the original estimates will be carried out and reported.

Waste logs

In this section the detailed site waste logs produced by the skip suppliers are to be placed. This log details the quantity of waste taken from site, the amount to landfill and the amount recycled. A duplicate copy of these logs are retained at Head Office.

APPENDIX A – Site compound and Build Route Plan

APPENDIX B – Site Access Route Plan