5 The Proposed Development and Construction Overview

5.1 Introduction

5.1.1 This chapter describes the key elements of the Proposed Development, including those features which may lead to significant environmental effects, and includes a summary of the key construction activities and associated construction programme.

5.2 The Proposed Development

5.2.1 The description of development for the planning application is as follows:

"Outline application for a residential development of up to 190 dwellings (including affordable homes) (Use Class C3), an extra care facility with up to up 80 beds (Use Class C2), together with the formation of vehicular access, landscaping, parking, open space, green and blue infrastructure, and all other associated development works. All matters reserved except access"

5.2.2 The development is hereafter referred to as the 'Proposed Development'.

Basis of Assessment

5.2.3 The key drawings which have formed the basis of the EIA are listed in **Table 5.1**. For the full list of plans, refer to the accompanying planning application.

Table 5.1: Drawings Forming the EIA Basis of Assessment

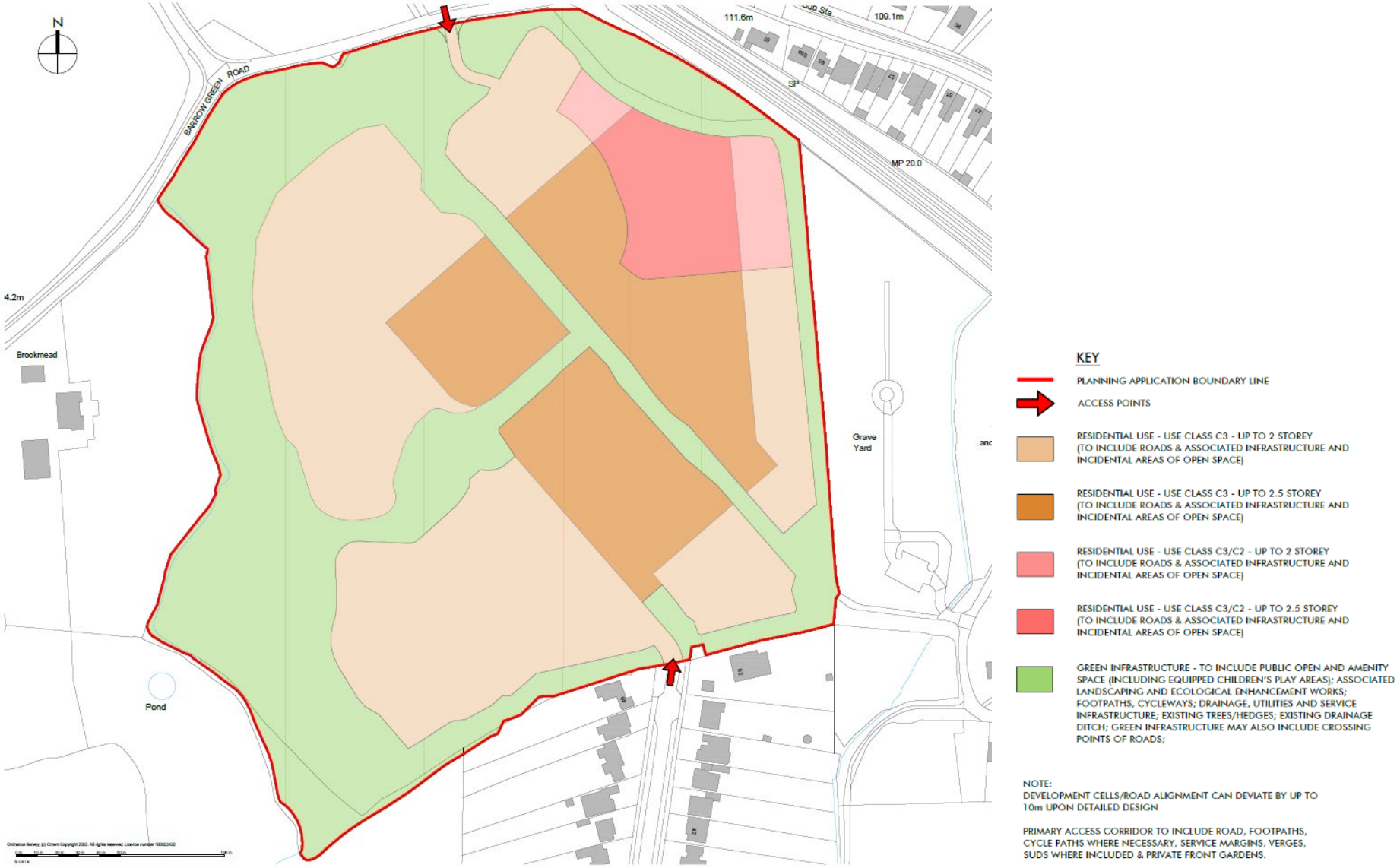
Drawing Reference	Drawing Title
3129-A-1000-PL-A	Location Plan
3129-A-1200-PL-C	Land Use Parameter Plan
3129-C-1005-PL-B	Illustrative Masterplan
CSA/6514/100	Landscape Masterplan

Proposed Development Overview

5.2.4 For the purposes of the assessment of the Proposed Development will involve the construction of up to 190 new dwellings (including 50% affordable housing) and an 80-bed care home, open space and play space, landscaping and access.

5.2.5 The uses of the Proposed Development are shown in **Figure 5.1**. The scale of the Proposed Development will range from 2 to 2.5 storeys in height.

Figure 5.1: Proposed Development Land Use Parameter Plan



Proposed Land Use Mix and Areas

5.2.6 As outlined in **Figure 5.1** there will be residential dwellings located throughout the Site. To the northeast of the Site there will be a circa 80-bedroom care home and the rest of the development will comprise residential dwellings.

5.2.7 **Table 5.2** provides an indicative breakdown of the land use areas (by use class) proposed for the Site. This is based on the Land Uses Parameter Plan, shown in **Figure 5.1**.

Table 5.2: Maximum Land Use Areas of the Proposed Development by Use Class

Use Class	Maximum Land Use Area (m^2)
Residential (Use Class C3)	53,776
80-Bedroom Care Home (Use Class C2)	6,309

5.2.8 The assessments within the chapters following within Volumes 2 of this ES have conducted their assessments on the basis that the above components of the development are built out to the maximum extents allowed by the stated parameters.

Indicative Accommodation Schedule

5.2.9 For the purposes of the assessments within this EIA an assumption has been made on the mix and tenure of the Proposed Development. This consists of up to 190 residential dwellings and includes the provision of 50% affordable housing (by dwelling number). The scheme therefore includes provision of up to 95 affordable dwellings. **Table 5.3** presents the anticipated mix and tenure for the Proposed Development. The accommodation schedule is indicative for assessment purposes only.

Table 5.3: Proposed Indicative Housing Mix and Tenure

	No. of Units				Total
	1-bed	2-bed	3-bed	4-bed	
Market	2	13	51	29	95
Shared Ownership	8	8	7	0	23
Affordable Rent	28	22	21	1	72
All Affordable	**36**	**30**	**28**	**1**	**95**
All Dwellings	**38**	**43**	**79**	**30**	**190**

Architectural Character

Materials and Colours

5.2.10 A Design Commitment Statement is submitted as part of the application to ensure that the buildings of the Proposed Development are in keeping with the visual characteristics of Oxted, both in terms of prevalent materials and colours. Colours will be warm and muted tones of reds and browns will be utilised to blend in with the countryside setting.

5.2.11 Red brick is the dominant material in Oxted, along with some uses of brown brick, multi stock brick and also patterned brickwork with tones of grey. Other materials found locally are extensive tile hanging, white render, and use of Tudor boarding, in particular within the High Street. Roofs are all generally clay tiles in either red or brown colours. These are shown in **Figure 5.2** below.

Figure 5.2: Examples of Materials and Colours

Character Areas

5.2.12 A set of character areas has been proposed across the development to ensure the design of the buildings and the application of materials can help convey character, assist wayfinding, and provide variety and visual interest around the development. Each character area reflects the setting and immediate context, and the local vernacular of Oxted will be referenced within the building design to ensure the new

buildings are appropriately integrated within the setting. The different character areas are shown in **Figure 5.3**.

Figure 5.3: Character Areas Plan

Character Area 1 – St Mary's Path

5.2.13 This character area comprises the route through the centre of the Site along the existing Public Right of Way (PRoW). This will become a sustainable active travel route for residents to navigate into the town centre and to local facilities. As such, the aspiration is for a tree lined street, with strong building lines set back from the footpath providing frontage and activity on both sides.

Figure 5.4: Illustrative View of St Mary's Path

Character Area 2 – Ash View

5.2.14 This character area covers the southern arrival into the Site from Wheeler Avenue, and the street leading from the southern edge which will have views towards the central open space around existing mature Ash tree. The alignment of the streets ensures that all streets will have views from the trees and landscape around the southern boundary of the Site, through to the central space.

Figure 5.5: Illustrative Bird's-Eye View of Ash View

Character Area 3 – Northern Quarter

5.2.15 This character area extends from the central PRoW corridor up to the north-east boundary. It would include the proposed care home, and the key green street extending from the arrival from Barrow Green Road into the Site through the northern development area.

Care Home

5.2.16 This is the proposed location for the care home, which has been assessed as up to 2.5 storeys in height. The building location has been selected to front onto the primary access street from Barrow Green Road and the architecture will be in keeping with the surrounding buildings.

Figure 5.6: Illustrative Bird's-Eye View of the Northern Quarter

Character Area 4 – Rural Edge

5.2.17 The Rural Edge character area comprises the buildings that face towards the northern landscape buffer and the countryside beyond. These plots all face north, thus providing positive frontage towards Barrow Green Road and the edge of the Site.

Figure 5.7: Illustrative View of the Rural Edge

Character Area 5 – Woodland Edge

5.2.18 This character area comprises the buildings and streets that are located towards the western boundary, overlooking the landscaped open space proposed along this edge and the woodland beyond the boundary. This character area is a continuation of the Rural Edge, as described above, but with the inclusion of the woodland edge. This provides a higher level of containment to the area, thus producing a slightly alternative setting the space and making it a separate character area.

Figure 5.8: Illustrative Bird's-Eye View of the Woodland Edge

Landscaping

5.2.19 There will be six landscape character areas (LCAs) (as illustrated in **Figure 5.9** below) within the Landscape Masterplan (shown in **Figure 5.10**), to create a distinct sense of place within the Site. Each LCA will have complementary attributes, such as tree-lined streets, and subtle differences, which will combine to create a cohesive pattern or landscape across the Site.

Figure 5.9: Key Open Spaces

LCA 1: St. Mary's Arrival

5.2.20 St. Mary's Arrival will be an intimate area of open space providing access to and from Court Farm Lane, with buildings informally set around an area of open space to provide surveillance and frontage onto the pedestrian route.

LCA 2: Central Nodal Space

5.2.21 This will be the junction where the northern primary access road, which will be densely lined with trees, will intersect with the PRoW corridor. The proposals give priority to the PRoW by narrowing the access road toward the junction, changing the surface material and raising the surface up to PRoW to reduce vehicle speeds and highlight pedestrian/cycle priority in this space.

5.2.22 Housing will be orientated to overlook the junction and the PRoW across the Site to provide passive surveillance. The PRoW will be enhanced with planting of native species which respect the existing on-site habitats in addition to a wide range of ornamental species.

5.2.23 Species will be selected based on added amenity value, benefits to wildlife through varied structure and the inclusion of plants which benefit pollinating species. This ornamental planting will include flowering trees, bulbs and flowering meadows. Trees may include Cherry Plums, Japanese Cherries and Service Berries.

LCA 3: Barrow Green Arrival

5.2.24 Arrival into the Proposed Development from Barrow Green Road will be across attractive landscaped space, with buildings set back from the main road to provide frontage and overlook onto a dedicated play space area.

5.2.25 New tree and hedgerow planting along the northern boundary will be planted to create a soft development edge with the adjacent countryside and existing development. Additionally, the planting of specimen trees will add focal points within the street scene upon entrance into the Site.

5.2.26 The dedicated play space will be a Locally Equipped Area of Play (LEAP) that will aim to provide engaging and challenging play experiences for children aged 4 to 12 years old, with a natural timber feel in keeping with its location at the edge of the settlement. The new dwellings will be orientated to provide passive surveillance of the open space and play area.

LCA 4: Ash Green

5.2.27 This area is a linked space between the mature Ash Tree and the Central Node Space. The area will feature a well-landscaped central green at the heart of the development, incorporating focal tree planting, seating, kick about space and a doorstep play area.

5.2.28 The Ash Green will incorporate recreational footpaths and create pedestrian links to other peripheral public open spaces. Ornamental tree and shrub planting will soften the built development and provide an attractive streetscape, with swales and flowering meadows enhancing the space.

LCA 5: Wheeler Avenue Arrival

5.2.29 The southern entrance space will be designed to incorporate new planting within a small landscaped space to ensure a smooth transition from Wheeler Avenue into the Proposed Development. The new dwellings located closest to this entrance will be slightly set back to accommodate the landscaping and avoid crowding the new access point.

LCA 6: Woodland Edge

5.2.30 This large area of landscaping and flexible amenity space is adjacent to the woodland along the western edge of the boundary. Existing boundary features will be retained and enhanced with new native woodland, thicket and tree planting. The

western part of the Site will be laid-out as a semi-natural area of open space, incorporating new species-rich meadow grassland creation, native tree and woodland edge planting.

5.2.31 A recreational walking route will be created through the open spaces which will link across the Site. New Sustainable Drainage (SuDS) features will be created primarily in this area to allow for water run-off attenuation onsite before being released slowly into the existing watercourse.

5.2.32 In some areas the basin will be over-deepened to create new permanent wet areas, allowing the creation of new pond habitats, which would enhance the surrounding biodiversity and create an attractive and varied design. The base and sides of the basins will be sown with native wildflower and grasses and planted with wet thicket species.

5.2.33 Trees in this area may include Hornbeam, Field Maple, English Oak, Wild Cherry and Lime. Native scrub in this area may include Dogwood, Hawthorn (midland), Privet, Hazel and Blackthorn.

Figure 5.10: Landscape Masterplan

1. Arrival Space to the Site

New tree and hedgerow planting along the Site boundaries, can be planted to create a soft development edge with the adjacent countryside and existing development.

Plant focal / specimen trees to add focal points within the street scene as you enter the site. Plant street trees to create character and add legibility to the layout.

Replacement hedge behind visibility splay

Drainage basin with wet core

Tree-lined street along main access road

Existing pedestrian route through woodland, bark chip surface

Post and rail timber fence to control access into the existing woodland on site, gates are either end

Mown footpaths through species-rich meadow

Species-rich native hedging provide edge condition to private drives

Additional layer of native thicket and trees to provide additional structure to the frontage and assist with filtered screening of the development

Groups of native thicket to supplement woodland planting blocks

Clipped native hedging alongside private drive to enclose frontages and provide suitable interface with open space beyond

Linear swales connecting between SuDS basins to convey stormwater

Recreational footpaths, 2m wide, surfaced in Breedon gravel with timber edgings

Drainage basin in open space to attenuate stormwater flows, planted with a mix of grassland species and marginal planting to create a rich mosaic of habitats

Feature native parkland trees of stature

Groups of native woodland/thicket to supplement existing boundary vegetation

Species-rich meadow margins to western open space

Board-walk over damp areas of the site to support use of path all year around

Mown path around site on existing route

Infill planting of native trees to strengthen boundary with graveyard

Infill planting of native trees to strengthen boundary with graveyard

LEAP

SuDS

20m

CARE HOME SITE

Super LAP

Min. 5m

Pond

Pump Station

Grave Yard

A

AA

B

BB

1

2

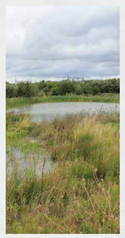
3

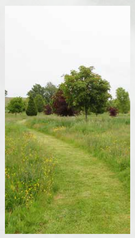
4

5

2. Western Public Open Space

Existing boundary features will be retained and enhanced with new native woodland, thicket and tree planting. The western part of the Site will be laid-out as a semi-natural area of open space, incorporating new species-rich meadow grassland creation, native tree and woodland edge planting. A recreational walking route will be created through the open spaces which link across the Site. New Sustainable Drainage (SuDS) features will be created all over the site as well as swales. This allows water run-off to attenuate on Site before being released slowly into the existing watercourse. In some areas the basin will be over-deepened to create new permanent wet areas, allowing the creation of new pond habitats, which would enhance the surrounding biodiversity and create an attractive and varied design. The base and sides of the basins will be sown with native wildflower and grasses and planted with wet thicket species.





Indicative Species (Trees)	Common name
Carpinus betulus	Hornbeam
Acer campestre	Field Maple
Quercus robur	English oak
Prunus avium	Wild cherry
Tilia cordata	Lime

Indicative Species (Native scrub)	Common name
Cornus sanguinea	Dogwood
Crataegus laevigata	Hawthorn, midland
Ligustrum vulgare	Privet
Corylus avellana	Hazel
Prunus spinosa	Blackthorn

3. Play Areas

A range of play areas will be provdied across the site to cater for varying age groups and provide engaging and challanging play experiences, with a natural timber feel in keeping with its location at the edge of the settlement.

A Locally Equipped Area of Play (LEAP) will be provided within the arrival open space to the north near the site arrival point. The LEAP will offer a variety of equipment targetted for ages 4-12 yr olds and encourage active and imaginative play. The new dwellings will be orientated to provide passive surveillance of the open space and play area.

A large area of public space is provide at the centre of the site, which include a Super Locally Area of Play (Super LAP), equivelent to 2No. LAP, to provide dedicated foddler play on site

4. Central Open Space

A well-landscaped central green will sit at the heart of the development, incorporating focal tree planting, seating, kick about space and a doorstep play area (SLAP).

The Central Open Space will incorporate recreational footpaths and create pedestrian links to other peripheral public open spaces.

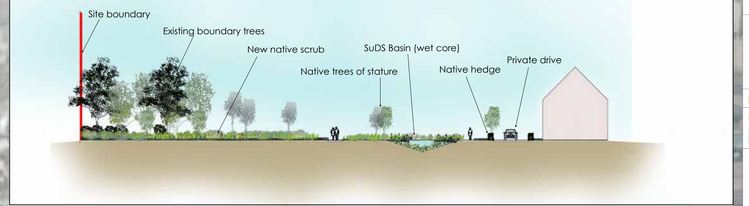
Ornamental tree and shrub planting to soften the built development and provide an attractive streetscape, with swales and flowering meadows enhancing the space.

5. Linear route (along PROW)

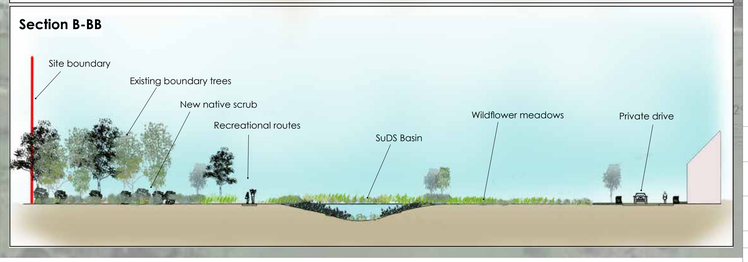
The existing public footpath which crosses the central part of the Site will be retained , with housing typically orientated to overlook them, to provide passive surveillance. This existing network of routes will be enhanced by extensive new recreational footpath provision. While the planting of the open spaces will be focused on native species which respect the existing on-site habitats, a wider range of ornamental species will be used in this vicinity of the new housing. Species will be selected which provide amenity value, and also benefit wildlife through varied structure and the inclusion of plants which benefit pollinating species. This ornamental planting will include flowering trees, bulbs and flowering meadows.

Indicative Species (Trees)	Common name
Prunus cerasifera	Cherry Plum
Prunus serrulata	Japanese Cherry
Amelanchier × lamarckii	Service Berry

Section A-AA



Section B-BB



1:500 0 10 20 meters

N

- Application boundary
- Existing vegetation

Proposed planting

- Proposed focal trees
- Proposed trees
- Proposed woodland
- Proposed native thicket / scrub
- Proposed SuDS basin
- Proposed native hedge
- Proposed species-rich grassland
- Proposed amenity grass / flowering lawn

Recreational features

- Recreational footpath
- Mown path
- Play areas
- Timber Bench

Access

- Primary access road
- Public Right of Way (PROW)

Rev	Date	By	Description
A	25/02/25	SS	Updated to revised site layout

Drawing Status: FOR PLANNING

CSA environmental
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Ashwell, Hertfordshire SG7 5NT
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Project: Stoneyfields, Oxted

Drawing Title: Illustrative Landscape Strategy Plan

Client: Croudace Homes

Scale @ A0: See Scale bar | Drawing No.: CSA/6514/100

Date: November 2024 | Rev: A

Drawn: SS | Checked: GC

Access

Vehicular Access

5.2.34 Vehicular access will be provided from the north and south boundaries of the Site, along Barrow Green Road and Wheeler Avenue. **Figure 5.1** illustrates the access points to the Site.

5.2.35 The proposed access points to the Site will include the continuation of the internal footway / cycleways within the Site and will also be accessible by existing and new foot and cycle paths.

Vehicular Parking

5.2.36 Car parking will be provided for residents and visitors at an appropriate level. The level of parking will be determined by the size of dwellings.

5.2.37 A number of parking solutions will be used, including on-street, front drive, side drives and parking courts / rear parking streets.

5.2.38 In all parking locations, the aim will be for the parking to be convenient to the dwellings which the parking serves and to limit opportunities for car-related crimes.

Pedestrian and Cycle Access and Routes

5.2.39 The existing public footpath will remain present and set within a tree lined path. Improvements will be made to establish its presence and provide a key pedestrian and cycle link between the north and south of the Site.

5.2.40 A dedicated informal pedestrian route will be created around the perimeter of the Site, which will establish a circular walk and connect to access points along the northern and southern boundaries.

Biodiversity Net Gain

5.2.41 The Site is dominated by arable land of low ecological importance. Habitats of greater interest include the boundary woodland in the north and south of the Site, as well as the linear scrub and mature tree lines along the western and eastern boundaries and a native hedgerow along the northern boundary. These habitats will be largely retained and enhanced wherever practicable as part of the Proposed Development, with only small removals to facilitate access. The arable baseline and Proposed Development provide the opportunity for extensive habitat creation including wildflower grassland, mixed scrub, species-rich hedgerows, native trees planting and designing SuDS features for wildlife. Cessation of farming practices will allow for the betterment of water quality within the adjacent stream to the west of the Site and wet woodland to the south.

5.2.42 Development will result in a loss of 17.58 Habitat Units, with 95% comprising arable cropland, and 0.24 Hedgerow Units, restricted to short sections of hedgerow and tree lines for vehicular access in the north and south. However, enhancement of retained habitats and creation of new native, species-rich and structurally diverse habitats will result in an overall net gain of 4.75 Habitat Units (15.3%), 4.75 Hedgerow Units (271.39%) and 0.77 Watercourse Units (21.31%). Achieving over 10% net gain for all biodiversity units.

Energy and Sustainability

5.2.43 An outline energy strategy has been prepared for the Proposed Development, which outlines the measures being considered to ensure the Proposed Development is policy and regulatory compliant.

5.2.44 The Proposed Development will have a commitment to a building regulation compliant reduction in CO2 emissions over the baseline of Part L 2021 of the Building Regulations through a number of measures including:

- Incorporating passive design strategies to reduce energy demand for the proposed dwellings and buildings taking into consideration thermal mass, thermal bridging and air permeability.
- Ensuring energy efficient measures are utilised via striving for compliance with the Future Homes Standard in terms of: High levels of insulation to meet projected Future Homes U-Value targets and Future Home Standard CO_2 reductions.
- LED lighting with a high lm/W efficacy.
- Appropriate ventilation for environmental considerations and Part F compliance.
- The provision of renewable energy throughout the Proposed Development, through PV panels.
- Efficient-building services including high-efficiency heating systems. While moving away from fossil fuel powered heating systems with Electric powered ASHP's for a positive step towards zero carbon with the decarbonisation of grid electricity.

5.2.45 The above measures will be finalised and assessed in more detail at detailed design stage.

Drainage Strategy and Flood Risk

5.2.46 The Drainage Strategy for the Site will manage surface water runoff in a sustainable way by utilising infiltration where appropriate and restricting discharge to greenfield rates. The proposals will incorporate Sustainable Drainage Systems (SuDS) to

provide attenuation and treatment of surface water runoff. This will be done through the incorporation of swales, detention basins, infiltration basins, ponds and permeable paving. Flows from the Site will be restricted to QMED (1 in 2 year return period) for all events up to and including the 1 in 100 years plus a 45% allowance for climate change.

5.2.47 A management company will be responsible for maintaining the SuDS during the lifetime to the development.

5.2.48 The Drainage Strategy for the Site demonstrates that for the lifetime of the development the proposals will not increase flood risk onsite or offsite. Further details are provided in the Flood Risk Assessment and Drainage Strategy report, presented in **ES Volume 3, Appendix B4.**

Waste Strategy

5.2.49 Sustainable behaviour will be encouraged, and recycling and composting facilities will be provided to support this.

5.2.50 Internal and any external storage spaces will be designed to work with local recycling and organic waste collection services.

5.2.51 An operational waste management strategy will be prepared support the reserved matters applications when they come forward.

5.3 Construction Overview

Indicative Construction Programme

5.3.1 The Proposed Development will be delivered over approximately 4 years as outlined in **Table 5.4** and **Figure 5.11** below, with approximately 50 homes to be built per year.

Table 5.4: Proposed construction phases for completion of work

Stage of Works	Duration
Enabling works and site infrastructure	Q3 2026 – Q1 2027
Main works	Q2 2027 – Q4 2029
Care home	Q3 2028 – Q2 2029
Fit out, internal works and landscaping	Q4 2027 – Q2 2030

Figure 5.11: Construction Programme

	2026				2027				2028				2029				2030			
Quarter	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Enabling works and site infrastructure																				
Main works																				
Care Home																				
Fit out, internal works and landscaping																				

Description of Works

Site Preparation and Enabling Works

5.3.2 The following main activities will occur during the first phase of works of the Proposed Development:

- Initial Site set-up;
- Site will be secured using perimeter fencing with access / egress procedures put in place;
- Any survey works;
- Site clearance;
- Installation of temporary haul road;
- Bulk excavation as required;
- Topsoil stripped and land re-profiled;
- Installation of utilities and drainage; and
- Installation of on site Infrastructure, access roads etc.

Main Works

5.3.3 The construction of the Proposed Development would follow the completion of the strategic infrastructure.

5.3.4 The construction of the Proposed Development will typically follow the below sequence.

- Foundations / Sub-structure: the specific type of foundations will depend on the design of the building and will be determined at the detailed design stage. The majority of buildings are proposed as low-rise houses and it is likely that strip foundations will be used to create a continuous, linear strip of shallow foundation.
- Superstructure: it is expected that scaffolding will be used to progress construction vertically up each of the buildings' superstructure (assuming

standard construction methods). Once construction on the buildings reaches the second floor, material hoists and mobile cranes are expected to be used to move materials to the various levels. Erection of roof and external envelope finishes including brickwork, cladding and windows.

Fit-Out and Internal Works

5.3.5 Once the external walls and roof have been progressed sufficiently for weatherproofing, the fit-out can commence. Fitting out works generally comprise mechanical, electrical and plumbing systems.

5.3.6 The following works are likely to occur during fit-out:

- Fix of mechanical and electrical installation;
- Internal fit-out of new buildings;
- Completion of car-parking facilities;
- Hard / soft landscaping; and
- Site compound reduced and removed once works complete.

Site Working Hours

5.3.7 Site working hours are expected to be between 07:30 and 18:30 on Monday to Friday and 08:00 to 13:00 on Saturdays. Approval from TDC will be required for any works that need to be undertaken outside of permitted hours.

Plant and Equipment

5.3.8 During the enabling works and the construction of the Proposed Development, a range of plant and equipment will be utilised. Piling works are not anticipated. A list of plant and equipment to be used is outlined in **Table 5.5**.

Table 5.5: Plant and Equipment used during the Construction Phase

Plant and Equipment	Stage of Works				
	Enabling Works	Substructure	Superstructure	Envelope	Fit-Out
Excavator	✓	✓			
Articulated Dump Truck	✓	✓			
Drills / Cutters	✓	✓	✓		✓
Compacter / Roller		✓			
Concrete Pump		✓	✓		
Generators			✓		
Floodlights	✓	✓	✓	✓	✓
Scaffolding		✓	✓	✓	✓

Plant and Equipment	Stage of Works				
	Enabling Works	Substructure	Superstructure	Envelope	Fit-Out
Asphalt Plant				✓	✓
Forklift Truck			✓	✓	✓
Skips and Skip Trucks	✓	✓	✓	✓	✓

Construction Traffic

5.3.9 The proposed route for construction vehicles travelling to the Site will be via Barrow Green Road which connects to the A25 and the A22 off the M25. Vehicles will access the Site via Barrow Green Road. No construction access to the Site is anticipated from Wheeler Avenue (as shown in **Figure 5.12**).

Figure 5.12: Construction Traffic Routing to the Site

5.3.10 Construction traffic has been calculated based on the proposed programme. It has been estimated that within the approximate 4-year construction programme the peak construction traffic will be during 2028 this has been calculated as:

- 60 LDV movements / day (cars – construction workers); and
- 16 HGV's movements / day.

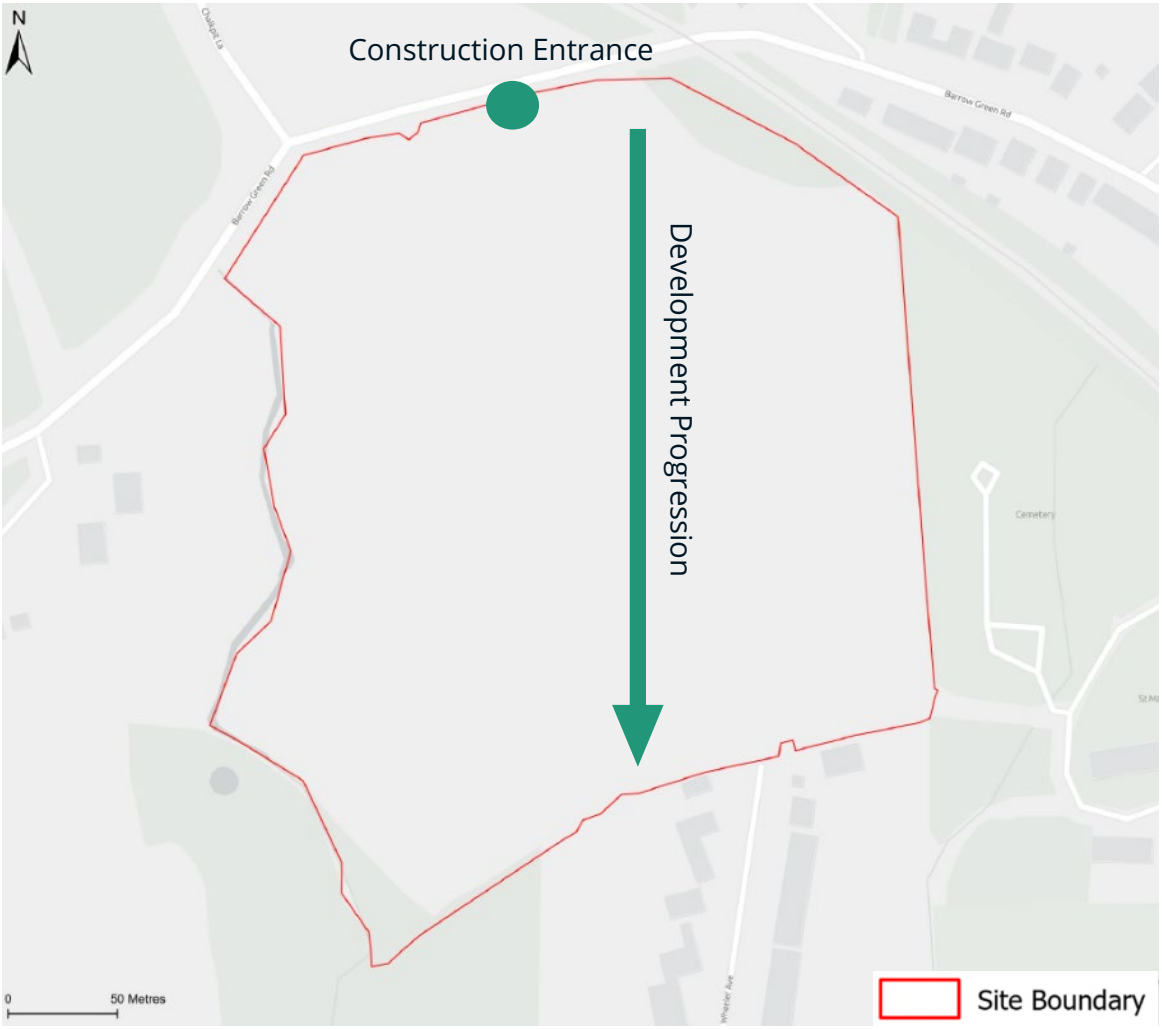
Construction Traffic Access and Management

5.3.11 All entrances to Site will be managed by trained traffic marshals to segregate and organise all vehicle movements on and off the Site. This will involve the segregation of pedestrians using physical barriers to ensure vehicle movements are separated from members of the public. Full details of construction vehicle access to the Site

will be confirmed within a Construction Logistics Plan, which will be the subject of a planning condition as part of any planning approval.

5.3.12 The construction entrance to the Site will be from Barrow Green Road, as highlighted in **Figure 5.13**. It is anticipated that the buildings will be constructed starting at the north from Barrow Green Road and moving downward towards the south by Wheeler Avenue.

Figure 5.13: Construction Plan



5.3.13 Further information on construction related traffic impacts and mitigation can be found in **Chapter 9: Traffic and Transport**.

Construction Workers

5.3.14 The construction of the Proposed Development is estimated to generate 61 gross Full Time Equivalent (FTE) jobs over the course of the Proposed Development.

Construction Materials

5.3.15 **Table 5.6** outlines the indicative volume of materials (assumed for the purposes of the assessments) that are anticipated to be used during the construction of the Proposed Development.

Table 5.6: Indicative Quantum of Construction Materials

Construction Materials	Quantity (kg)
Foundation Concrete	13,000
Bricks	50,000
Concrete Bricks	64,000
Roof Tiles	31,000
Glazing	3,000
Wood	25,000

Construction Waste

5.3.16 It is anticipated that a certain amount of waste will be generated from the Site clearance and construction of the Proposed Development. **Table 5.7** outlines the indicative approximate volume of waste materials anticipated to be generated during the construction of the Proposed Development, assumed taking a percentage of the materials identified in **Table 5.7.** Site specific waste will go to a Waste Transfer Facility where it will be separated out and recycled appropriately.

Table 5.7: Indicative Quantum of Construction Waste Materials

Construction Waste Materials	Worst-case Waste Percentage Estimates	Quantity / Volume (kg)
Foundation Concrete	5%	650
Bricks	10%	5,000
Concrete Bricks	5%	3,200
Roof Tiles	15%	4,650
Glazing	5%	150
Wood	20%	5,000

Construction Environmental Management Plan

5.3.17 The Construction Environmental Management Plan (CEMP) sets out the standards and procedures for managing the environmental impacts of constructing major projects and small projects. It covers the environmental, public health and safety aspect of a project that may affect local residents, business and the general public in close proximity to the construction Site.

5.3.18 The CEMP identifies the main legal responsibilities and requirements of the developer and contractors when constructing their projects. The CEMP also aims to

assure residents and the general public that mitigation of the impacts on the environment are being implemented. Its aim is to minimise nuisance and disturbance to the public and safeguard the environment.

5.3.19 The Applicant will prepare a CEMP for the construction of the Proposed Development for approval by TDC, prior to the commencement of construction on-site.

Public Relations

Local Residents and Businesses

5.3.20 Building upon the engagement undertaken to date, the Applicant will aim to establish contact with the various local landowners, residents, and businesses, to ensure any concerns are understood and mitigated. Communication will also be through local project information boards situated on hoardings, with contact information for raising comments or complaints provided.

5.3.21 The Site will be screened by 2.4 m high hoarding (higher in certain circumstances for marketing and security reasons) around the external boundary where required. The hoarding will be maintained to a high standard throughout the construction of the Proposed Development. As works progress above the hoarding, measures will be introduced to control work at heights by task specific method statements and collective proprietary barriers to protect adjacent properties from the risks of falling materials.