

Ickleford Mill Demolition Stage Construction Management Plan

Subject: Construction Management Plan

Section 1: Introduction to the project – include resident liaison details

Section 2: Site Layout, significant points

Section 3: Main duty holders

Section 4: Contractor's selection procedure

Section 5: Activities with risks to Health and Safety and the Environment

Appendices

Section 1: Introduction to the project

Ickleford Mill

Enabling works and demolition of existing buildings on the former Ickleford Mill project.

PROJECT INFORMATION

SITE ADDRESS

Hill Site

*Ickleford Mill
Arlesey Road
Hitchin
Herts
SG5 3UN*

What3words reference: ///squashes.tadpole.foresight

T: 0208 527 1400

Details of Nominated Resident Liaison Representative to be circulated to those residents consulted on the application. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

*Resident Liaison Manager – Kelly Player
24/7 Resident contact number: 08000326760
Email: residents@hill.co.uk
Address: The Powerhouse
Gunpowder Mill
Powdermill Lane
Waltham Abbey
Essex
EN9 1BN*

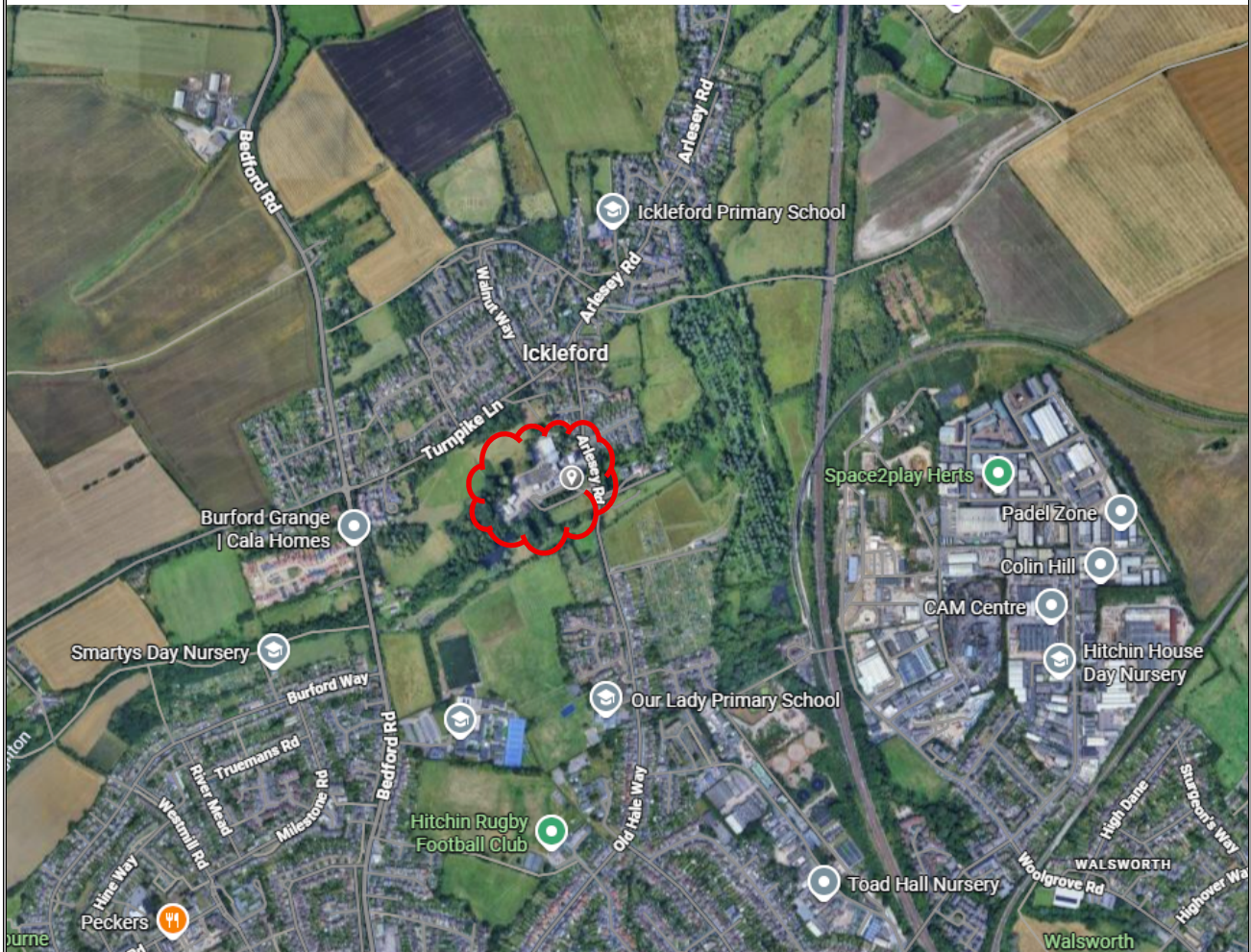
SITE LOCATION PLAN

Site Close Up:



Subject: Construction Management Plan

Local Area Detail:



BRIEF DESCRIPTION OF THE SITE:

The Ickleford Mill site is situated on the Southern border of the village of Ickleford, located to the North of Hitchin, Hertfordshire. The site was utilised as a mill for many years prior to closing in 2016. The site comprises of various structures such as silos, office buildings and warehousing and hardstanding.

The site is bordered by green fields to the Southern and Western boundaries and most of the Northern boundary. Part of the Northern boundary and across Arlesey Road to the Eastern boundary lay residential properties.

A watercourse, the River Oughton runs through the development.

DESCRIPTION OF THE PROPOSED WORKS:

Enabling works, including Site fencing, temporary offices and tree cutting / removal. Demolition of existing structures, removal of hardstanding and crushing of materials. Removing from site any materials that cannot be later recycled on site.

Section 2: Site Layout, significant points

SITE LAYOUT - SIGNIFICANT POINTS	
Access/Egress:	
Access / Egress shall be through the existing site access off Arleseey Road. Both existing site gates, situated off the same access point, shall be utilised for deliveries and muck away.	
Compound:	
For initial site set up: A first compound and welfare set up shall be placed by the entrance, and an Oasis unit will be in place. Initial parking throughout the enabling and demolition phases shall utilise existing hardstanding within the development as shown on the attached site plan.	

Materials Storage:	
Materials shall be delivered into site in accordance with the traffic management plan and unloaded in the designated areas. Whilst minimal materials will not be required during the enabling and demolition phases, they shall be set down utilising existing site hardstanding areas. Plant shall be delivered to site within working hours and loaded / unloaded in a safe manner.	
Build Sequence:	
Works shall commence with the erection of site hoarding and herras fencing to boundaries and within site to protect the watercourse. Tree works shall be carried out to cut back / remove any trees / vegetation as required. Demolition shall be carried out to remove all superstructures on the development before foundations and hardstanding are removed. All onsite hardcore shall be crushed on site and left in heaps, to be utilised during further development of the site.	
Security Hoardings:	
A mixture of ply hoarding, to most prominent areas, herras on timber posts and herras on feet shall be used to secure the site. All main entrances shall have metal gates, kept locked when not in use. Hoardings shall be painted in company colours and decorated with sales branding where appropriate. All fencing shall be regularly inspected to insure it is kept to a safe, well-maintained standard.	
Construction Vehicles:	
Material deliveries will be ridged and /or articulated lorries. Plant shall be delivered on low – loaders. Muck away shall be carried out with 8-wheel 20 Tonne lorries. Construction workers will arrive in either cars or vans. Car sharing shall be encouraged to reduce the number of vehicles on site as much as possible. Estimated 1 – 10 deliveries per day. 5 – 20 construction cars / vans.	
Public Rights of Way:	
No public rights of way on site.	

Section 3: Main duty holders

Client

Name Hill Residential
Address The Courtyard
Abbey Barns
Ickleton
Postcode CB10 1SX
Phone 01223 792700

Principal Contractor

Name Hill Partnerships Ltd
Address The Power House,
Gunpowder Mill,
Powdermill Lane,
Waltham Abbey,
Essex
Postcode EN9 1BN
Phone 020 8527 1400
Fax 020 8501 8770

CDM Designer

Name Hill Partnerships Ltd
Address The Power House,
Gunpowder Mill,
Powdermill Lane,
Waltham Abbey,
Essex
Postcode EN9 1BN
Phone 020 8527 1400

Architect

Name Hill Residential
Address The Courtyard
Abbey Barns
Ickleton
Postcode CB10 1SX
Phone 01223 792700

Engineers

Name Superstructures
Address Cranes Farm Road, Basildon
Postcode SS14 3JJ
Phone 01268 530500

Section 4: Contractor's selection procedure

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2018

PROCEDURE FOR PRE-ASSESSING CONTRACTORS/SUB-CONTRACTORS

The CDM Regulations require that the Principal Contractor makes 'reasonable enquiries' to establish the commitment to health and safety and the ability and resources to manage health and safety of contractors. It is also necessary for the Principal Contractor to be able to demonstrate that the 'reasonable enquiries' have been made to ensure compliance with Appendix 4 core criteria for pre assessing sub contractors. As a minimum the following will be carried out to meet these statutory duties:

1 INTRODUCTION

- 1.1 The Hill ("The Company") recognises that there is a legal requirement to ensure that they only appoint subcontractors who have the necessary health and safety competence and resources to carry out their work in a safe manner.
- 1.2 We are committed to engaging our subcontractors in jointly promoting the continuous improvement of our health and safety performance, and we are determined that everyone employed on our projects will be suitably informed, supervised and competent to carry out their duties.
- 1.3 The Company has Preferred Lists of Subcontractors who are selected and appointed in line with company procedures and who have demonstrated technical and health and safety competence.
- 1.4 The detailed subcontract procedures and guidance on their implementation are available on Intranet – Safety.

2 SCOPE

- 2.1 The subcontract procedures are applicable to contractors and designers who would be engaged in the undernoted processes.
 - Concept and feasibility studies.
 - Planning.
 - Outline Design.
 - Detailed Design.
 - Construction and Installation.
 - Commissioning.
 - Maintenance.

3 Pre-qualification Assessment

- 3.1 Management must ensure that any prospective subcontractor, not already approved by the Company, has the necessary health and safety arrangements in place to support us to the required level.
- 3.2 The Company Performa "Subcontractors Health and Safety Assessment for Acceptance for Approved Subcontractor" must be completed for each subcontractor (Appendix HS/05/02). If the subcontractor is deemed to have suitable health and safety competencies they should be graded in terms of their arrangements and the scope of their activities.
- 3.3 There are three grading levels, with Grade 1 being a subcontractor who is competent to manage the health and safety aspects of their activities; Grade 2 being a subcontractor who has health and safety arrangements in place, but who requires input from Hill; and Grade 3 who are subcontractors who are not approved to work within the Hill.
- 3.4 The pre-qualification and selection process will normally be conducted and managed by a person appointed by the Divisional Director at Regional Offices, it is therefore vital that the relevant information is passed onto Project Managers.

The Performa representing the summary of a detailed operation process. A fully documented file in support of the assessment must be maintained in divisional records.

- 3.5 The pre-qualification process relates to the first application to be included on the Preferred List, thereafter re-submissions will be at the Company's discretion.

INFORMATION FOR CONTRACTORS

So far as it is relevant to the activities of particular contractors and so far as information is available, sections of the Health and Safety Plan, together with design information and the health and safety standards that apply, are presented as a part of the tendering documentation. Subsequent to appointment and as it becomes available relevant information is passed to the contractor to facilitate the compilation of pertinent risk assessments/method statements.

SELECTION PROCEDURES

1. CONTRACTORS AND DESIGNERS

Hill select contractors, designers and sub-contractors from those who, from previous experience, are known to adopt an approach to health and safety that is commensurate with the stringent criteria imposed by the company. Those where there is no previous experience are subjected to an enquiry procedure prior to being considered for selection. The criteria adopted in these cases are summarised as follows:

a) DESIGNERS SUB-CONTRACTORS

A primary requirement is membership of a bona fide professional body. This must be supported by successful experience in the type of contract and environment for which the designer is being considered. Sufficient suitable qualified people and sufficient resources must be available to enable the standards imposed to be achieved and the designer must have adequate knowledge of health and safety and associated legislation.

b) CONTRACTORS/SUB-CONTRACTORS

When considered against the degree of inherent risk, which the contract contains, a contractor/sub-contractor, to be eligible, must be able to demonstrate:

- A commitment to the health and safety philosophy
- A capacity to manage health and safety adequately by on site supervision
- The ability and resources necessary to develop and implement the health and safety plan and to deal with high risk elements
- The ability and resources necessary to ensure compliance with the health and safety regime of the project

2. MATERIALS AND SUBSTANCES

Within the contracts undertaken by Hill reasonable efforts are made to use only materials and substances that are low risk so far as the user, others who may be affected and the end user are concerned. In all cases the duties imposed by the COSHH Regulations are fulfilled. During the construction phase all necessary COSHH assessments are provided by the relevant sub-contractor and copies maintained on site. Information concerning hazardous materials and substances, which cannot be avoided by substitution, is incorporated into the Health and Safety File.

3. MACHINERY AND PLANT

The site management must check all machinery and plant supplied for use on the project, before it can be used. Particular inspection items include:

- Suitability of the item when considered against the use for which it is intended
- The availability and validity of documentation provided with the item The general serviceability of the item and where it is necessary, the availability of a suitably trained and qualified operator

- Stored fuels are to have designated areas and suitable bunds for drip trays and spills which are to be maintained and cleared when necessary, which may also require diesel spill kits under the Group Environmental Policy

During use plant and machinery is regularly monitored to ensure continued serviceability and the operator is observed to ensure competence and to avoid malpractice.

All machinery and plant must comply with the Provision and use of Workplace Equipment Regulations 1998 and/or any subsequent amendments.

Section 5: Activities with risks to Health and Safety and the Environment

SITE WIDE ACTIVITIES

Activities with site wide implications, e.g. traffic control, materials storage and movement, access routes, site security and personal safety, etc., and activities which may affect the general public, are planned prior to the project commencing. Management of these is a component of the management of the site and is monitored during safety visits by the Safety Advisor/Manager.

Operational activities are assessed in writing by the project management team to determine hazards and risks. Contractors are required to carry out detailed risk assessments and to produce methods by which identified risks may be either avoided or minimised. Certain high-risk operations, e.g. demolition, deep excavation, working in confined spaces, etc., are exempt from this procedure since they will automatically require detailed method statements to be produced.

Before the operations are allowed to commence, the methods proposed are submitted to the site management for agreement and, in the case of all high-risk activities, must be formally approved by the Safety Manager.

These can include:

- Storage and distribution of materials
- Movement of vehicles on site, particularly as this may affect pedestrian and vehicular safety
- Control and disposal of waste
- Provision and use of common means of access and places of work for all on site staff and visitors
- Provision and use of mechanical plant, which is used by a number of contractors
- Provision and use of temporary support services
- Temporary support structures, e.g. falsework
- Commissioning, including use of permits, etc.
- Protection from falling materials
- Exclusion of unauthorised people
- Protection of the public/information for local residents
- Personal security*
- Environmental matters as listed at para 12 below

* When a contract is located in an area where a genuine concern exists about employees 'off site' personal safety, the Safety Advisor/Manager is to carry out risk assessments to ensure that control measures are in place to identify and effectively mitigate these risks.

Control measures are to be clearly set out, including protection of the public.

PROPOSED MANAGEMENT OF HEALTH AND SAFETY DURING THE CONSTRUCTION PHASE

We believe that the following proposals will help us to mitigate the risks as the work progresses:

1. **TRAFFIC MOVEMENT**

- a) Wherever practical the layout of the site will include separate routes for vehicular traffic and pedestrians with priority given to safe access and egress to pedestrians. This principle will include for the elimination of reversing vehicles wherever possible. The traffic plan is to be made available to all suppliers and contractors working on site.
- b) Any existing fencing to the shared site boundary will be thoroughly examined to ensure that it conforms to HSG 151 and if not will be repaired or replaced accordingly
- c) Heras fencing may be required as a temporary measure and at these times will be 2 meters high with anti-climb mesh.
- d) Ply hoarding or heras fencing shall be used to fence off the site from the public.
- e) Construction activities audible beyond the boundary of the site should not be carried out than between the following times:
 - a. Monday-Friday 08.00am – 6.00pm
 - b. Saturday 8.00am – 1.00pm
- f) Overall working days, from site opening to site closing shall be between the hours of 07.00 – 18.00, allowing for operatives to arrive at work and leave after their working day. Audible activities will be as per the hours above.
- g) Delivery and removal of waste allowable times:
 - a. Monday-Friday 08.00am – 6.00pm
 - b. Saturday 8.00am – 1.00pm
- h) Wherever possible, deliveries between the hours of 8.00 – 9.30 and 15.00 – 16.30 shall be avoided as to not clash with local school drop offs and pick-ups. Deliveries should also avoid between 17.00 – 18.00 to avoid the evening peak period. This shall be written into all subcontractor and supplier orders.
- i) Adequate signage will be displayed directing traffic to/from site and traffic movements into/out of site will be controlled by a trained banksman/ signaller.

- j) All deliveries will be either ridged or articulated Lorries via Arlesey Road.
- k) Audible warning devices will be fitted to vehicles that need to reverse, and they will be supervised by a banksman.
- l) A traffic layout plan is contained at the end of this section.
- m) Forklift trucks maybe required to travel on public highways. When doing so, they will not exceed 10mph and will use a fixed flashing beacon to warn members of the public of their presence.

2. ACCESS TO/FROM SITE

- a) Site traffic will be directed onto site via Arlesey Road.
- b) Vehicles arriving and/or exiting site will use the established routes designated with adequate signage. A one-way system, where practically possible, will be established to reduce the congestion of site traffic.
- c) Site vehicles will not be allowed to park outside the site, unless in emergency situations.
- d) Routes for ambulances and fire engines will be kept clear at all times.
- e) The access gates to the site will be securely locked outside normal working hours.
- f) A Pressure Washer shall be available at the main site entrance to clean off any vehicles requiring so before they exit the site. This shall be suitably drained upon the site.
- g) Site entrances, access roads and the adjacent public highway shall be kept clean using road sweeps, on an as and when required basis.
- h) Access to and from the site shall be made via the proposed traffic routes in Appendix IV. Signage shall be erected as per this plan ahead of commencement on site. These traffic plans shall be part of all contractor and material supplier order placed on the site. Any contractor / supplier found to have breached the proposed routes shall be notified at the earliest possible moment.

3. UNDERGROUND SERVICES

All necessary steps will be taken to accurately locate and identify existing underground services prior to any excavation taking place. These steps will include:

- a) Referral to all relevant statutory authority drawings.
- b) Communication with the relevant authorities in order to accurately locate services on site.

- c) Cable Avoidance Tool (CAT) and Genny surveys of all areas prior to excavation work.
- d) Issue of a Permit to Dig by the site manager.
- e) Where necessary a non-intrusive radar survey will be completed.

4. **DUST, NOISE, DISTURBANCE**

- a) Most building operations are inherently noisy and/or dusty, but we will endeavour to keep these to a minimum by the use of sprays where applicable and by ensuring that all plant used on site has the appropriate silencers, baffles, etc.
- b) Dust should not present any great problems, but we will liaise with local representatives regarding any particularly noisy or dusty operations. When working close to the existing buildings temporary dust screens will be erected as required to ensure that dust contamination is kept to an absolute minimum. This will be monitored by the site manager and modified if required.
- c) Noise surveys will be carried out if and when conditions dictate and a copy of such surveys will be kept on site.
- d) Surplus materials will be placed in skips, for removal from site to a registered tip. All excavated material that is not required will be loaded onto suitable lorries and deposited under licence. All demolition materials will be removed similarly.
- f) We will not allow any fires on site for the burning of materials.
- g) Site roads, site, entrance and adjacent public highways shall be regularly cleaned via a road sweep to keep all clean with additional visits as construction activities may require.
- h) Heras fencing to sensitive boundaries and watercourse protection shall be fitted with debris netting to aid with controlling dust on site. Silt fencing shall be used outside of the heras line to prevent materials washing into the protected area, in line with the details in the Appendix of this plan. Silt fences will be cleaned as required with a square edge shovel to prevent damaging the fabric of the fencing. Following clearing a visual inspection for damage will be carried out and replacement/remediation of fence sections carried out if needed to maintain the protection as intended.
- i) Work places shall be kept clean and tidy throughout the day and site checked in the afternoon of each day by the responsible site manager to ensure the

development, site entrance and surrounding areas are clean and tidy at the end of each day.

5. **MANUAL HANDLING**

- a) Designers have a duty under CDM to design out high-risk activities wherever possible, which should include the 'weight' implications of materials specified.
- b) Notwithstanding item 5 (a) above, all 'heavy' materials will be mechanically off-loaded and whenever possible transported around site by mechanical means, i.e. fork lift trucks, pallet trucks, sack trucks, wheelbarrows, etc.
- c) Where risks are identified then contractors will carry out written manual handling assessments, which will be prepared in accordance with Manual Handling Regulations. The assessments must be attached to the method statements.
- d) The manual handling of kerbs and slabs is not permitted and mechanical means will be used wherever practical. If mechanical means are not practical then a detailed risk assessment will be carried out.

6. **PERMITS TO WORK**

Where necessary, the following permits will be issued by Hill:

- a) Permit to Work
- b) Permit to Enter (Confined Spaces)
- c) Hot Works
- d) Permit to Dig
- e) Permit to Lift

7. **COSHH**

- a) Any necessary COSHH Assessments will be made by the relevant contractors and attached to their method statements.
- b) The site manager has overall responsibility to ensure that COSHH assessments are completed and to ensure that all relevant parties on site are aware of any operation that may affect other persons.

8. **METHOD STATEMENTS, RISK ASSESSMENTS**

- a) All necessary Method Statements and Risk Assessments will be prepared and kept in separate method statement files, which are held on site.

- b) We work on the principle of 'He who creates the risk - creates the necessary Method Statement/Risk Assessment'.
- c) The requirement for a Method Statement will be highlighted to the sub-contractor by the Contracts Manager, at the pre-order meeting and the requirement thereof forms part of the contract documents.
- d) All such Method Statements/Risk Assessments must be available on site prior to that operation commencing. These will comply with the requirement of the Health and safety Policy to ensure that they are sufficient in detail and, if acceptable, will be signed on site by all operatives who will agree to comply with the Method statement/Risk assessment at all times. If at any stage of the work the Statement requires revision then work will not be permitted to continue until the revision is in writing and again all concerned have signed it.

9. PERSONAL PROTECTIVE EQUIPMENT

Any necessary Personal Protective Equipment (PPE) will be supplied by the relevant employer and must be worn as, when and where necessary. As a minimum, helmets, safety footwear and hi-viz clothing must be worn by all persons on site including visitors who must report to the site office on arrival.

10. PROJECT SPECIFIC ACTIVITIES

The following activities have been identified as containing significant risk and as such these activities will require detailed risk assessment and method statements:

- a) Demolition
- b) Asbestos Removal
- c) Excavations
- d) Contaminated Ground
- e) Falsework
- f) Steel Erection
- g) Scaffolding
- h) Roofwork
- i) Lifting Operations
- j) Confined Spaces
- k) Wall cladding
- l) Installing safety nets
- m) Hand Arm Vibration (HAV) *
- n) Work at Height (WAH)
- o) WBV Whole Body Vibration
- p) Noise
- q) Environmental Matters

* With regards to the above it is the responsibility of the contractor/sub-contractor to provide comprehensive methods and safe systems of work. They should, for example, provide details of all pneumatic tools vibration levels, exposure limits and the same tools noise levels. It is the principal contractor's duty to ensure these are provided.

11. PROTECTION OF THE PUBLIC

In addition to measures previously mentioned, the following actions are to be taken:

- a) Letter drops to close neighbours to keep informed of construction activities
- b) Meetings with concerned parties
- c) Talks to schools

12. ENVIRONMENTAL MATTERS

12.1 Construction projects generate many environmental matters that require control measures. To ensure that these matters are controlled the Environmental Tool box talks as listed below will be considered as 'Activities with Risk to Health and Safety' and will be part of the H&S Advisors/Managers inspections regime.

- a) Spill Controls
- b) Water Pollution Prevention (Fuel and Oils)
- c) Dust and Air Quality
- d) Noise and Vibration
- e) Water Pollution –SILT
- f) Water Pollution- Cement and Concrete
- g) Tree Protection
- h) Storage of Waste
- i) Storage and use of Petroleum, Diesel and Oils
- j) Bentonite
- k) Pumping and Over Pumping
- l) Washing down Plant and Machinery
- m) Be a Good Neighbour
- n) Working on Previously Developed Land

12.2 Where possible, materials gathered from the existing structures on site will be utilised later during the development of the site. This will predominantly be hardcore that shall be crushed and stockpiled on site for later use.

12.3 All surplus waste shall be removed from site through a licensed waste carrier to be segregated and recycled off site, targeting a 90% recycling rate.

12.4 Any hazardous materials found shall be separated and removed by licensed specialists in line with the contractor's own method statements and risk assessments.

- j) 12.5 The site has a watercourse running through the site. During demolition, where possible, a 10m exclusion zone shall be established, closer where existing buildings are closer to the watercourse. This shall be formed with herras fencing with debris netting to always protect the watercourse. Silt fencing shall be used outside of the herras line to prevent materials washing into the protected area, in line with the details in the Appendix of this plan.

Silt fences will be cleaned as required with a square edge shovel to prevent damaging the fabric of the fencing. Following clearing a visual inspection for damage of the fabric will be carried out and replacement/remediation of fence sections carried out if needed to maintain the protection as intended.

13. ECOLOGICAL MATTERS

13.1 During demolition, guidance contained with the MKA Preliminary Ecological Appraisal and Preliminary Roost Assessment shall be followed.

13.2 Protection of on-site watercourses.

Before demolition works commence:

Herras fencing with debris netting attached shall be installed to either side of the watercourse to capture any light materials and dust from entering the watercourse. Silt fencing will be placed along the bottom edge of the herras fencing, on the demolition site side, to trap solid particles before runoff can escape into the watercourse, in line with the details in the Appendix of this plan.

Silt fences will be cleaned as required with a square edge shovel to prevent damaging the fabric of the fencing. Following clearing a visual inspection for damage of the fabric will be carried out and replacement/remediation of fence sections carried out if needed to maintain the protection as intended.

Any existing surface water drains shall be identified, found and blocked to prevent runoff into the watercourse.

Regular road sweeping shall be carried out to keep areas clean of potential material / silt contamination.

Watercourse shall be tested to confirm current base level status.

Stockpiles of materials shall be covered to prevent them being blown or washed away.

Spill control kits shall be readily available on site throughout the duration of the works.

Daily checks of control measures including perimeter debris netting and silt fence along with weekly records shall be maintained throughout the demolition. Any defects / damage identified shall be addressed prior to works start on that day.

All of these shall remain in place throughout the durations of the demolition and construction works until final finishings.

During demolition works:

Water shall be continually applied to the structure being demolished; pre-demolition, during the knockdown phase, and on debris while loading to weigh down dust particles.

Whilst dismantling the buildings and structures a dust mister will be used at all times, these produce a fine mist that is better for capturing dust rather than flood the building or ground with water, and having to deal with standing water, the mist that captures the dust will be allowed to dry out naturally on the ground. The minimum amount of water necessary shall be used to suppressed dust in order not to create silty runoff.

The old mill building beside the river will have scaffolding erected with debris netting to protect the river. The foundation along the river edge shall be left in place to protect the riverbank. Dust monitoring shall be set up alongside the riverbank during the demolition works, should an alert be raised, all works will immediately be stopped and re planned to prevent excessive dust entering the watercourse.

13.3 All trees and hedging shall be protected with tree protection fencing consisting of herras on feet with pegged stakes as shown on the tree protection detail in the appendix. All tree protection shall be installed in accordance with the approved arboriculturist report and tree protection plan, attached in the appendix.

13.4 Bat surveys shall be conducted before demolition work has commenced to determine the presence or absence of roosting bats. Bat mitigation measures must follow the Bat Mitigation Licence and Method Statement, as agreed by Natural England, prior to any demolition works taking place.

13.5 Light pollution from onsite demolition activities shall be kept to a minimum, with all machinery and welfare lighting turned off at night.

13.6 Retained grasslands to the riverbank and the south of the scheme (referenced G1 and G2, Figure 1: UKHabs Classification Map from PEA (MKA Ecology Ltd, 2026) shall be fenced off with herras on feet with pegged stakes throughout the demolition phase as shown on the fencing plan in the appendix.

13.7 If demolition works occur outside of September – February, within bird nesting season, a bird nesting check by an experienced ornithologist shall be carried out before works commence to confirm the area is clear of nesting. If any is found this shall be protected with fencing until emptied.

13.8 An updated badger walkover will be undertaken before demolition commences.

13.9 Silt fencing shall be used outside of the herras line to prevent materials washing into the protected area, in line with the details in the Appendix of this plan.

13.10 Where possible, excavations shall be covered at night to prevent animals becoming entrapped. If not possible then a scaffold board shall be left within the excavation as a ramp out. All excavations shall be checked each morning and prior to backfilling to ensure any trapped animals are removed.

13.11 The grassland habitats to the south of the development have potential to support reptiles. This area will not be impacted as part of the demolition works.

13.12 No trees with bat roosting potential will require removal to facilitate the demolition or construction works. Trees with bat roosting potential are identified on Figure 2: PRA Results from the Preliminary Ecological Appraisal report. These trees will be safeguarded during the demolition works by Heras fencing as outlined within the tree protection plan, see appendix.

Appendix I Site Fencing Plan

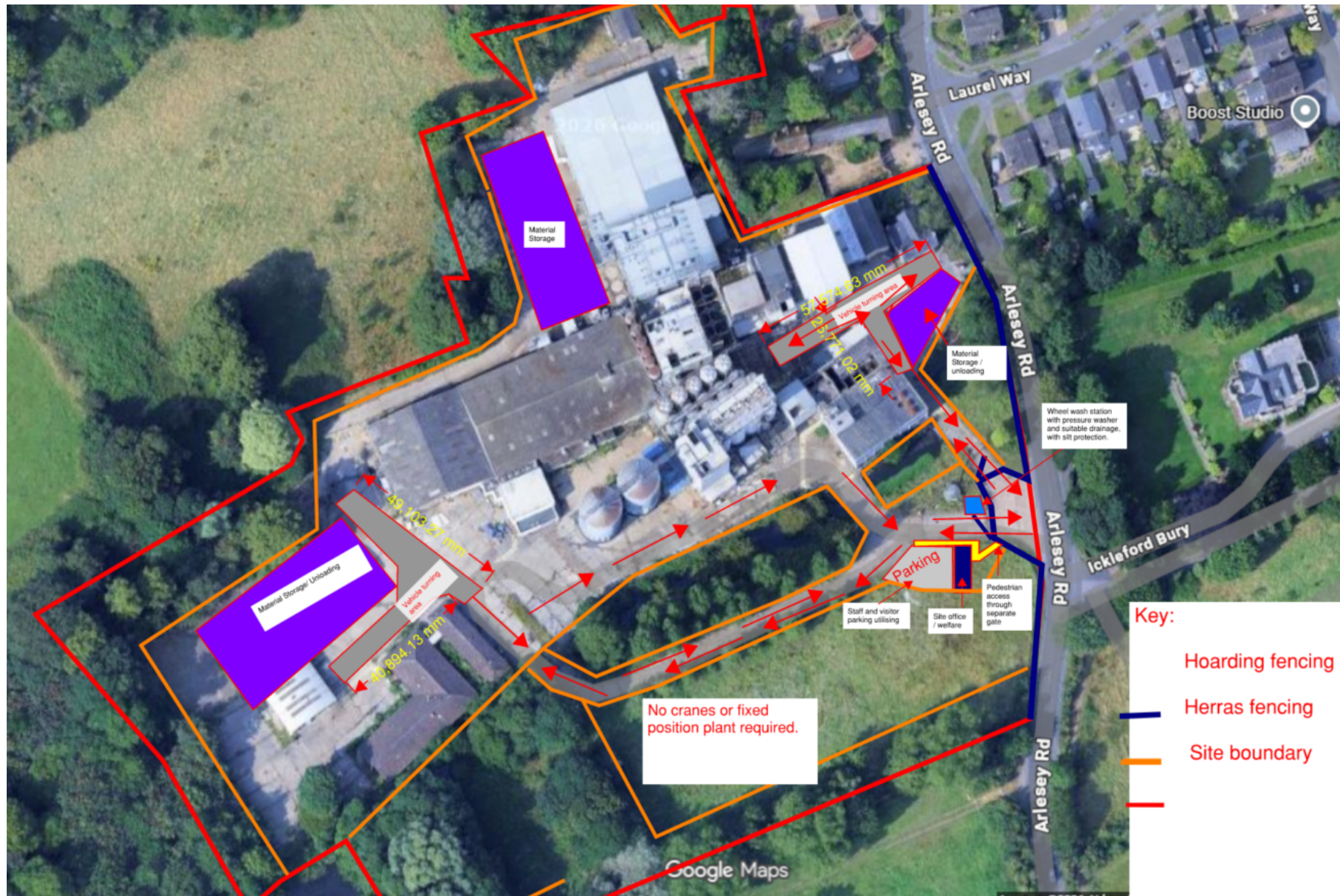
Subject: Construction Management Plan



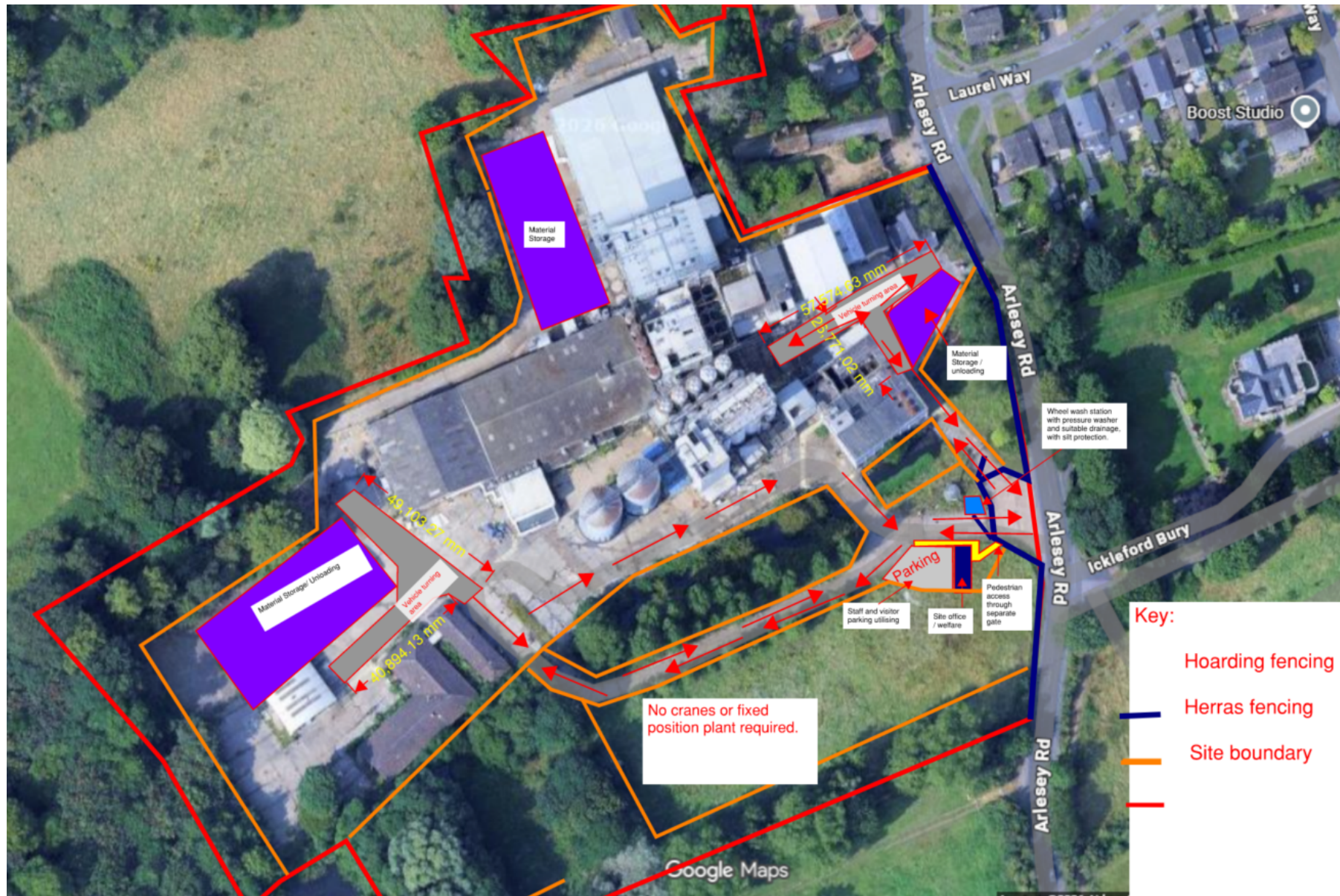
Subject: Construction Management Plan



Appendix II On Site Traffic Management Plan

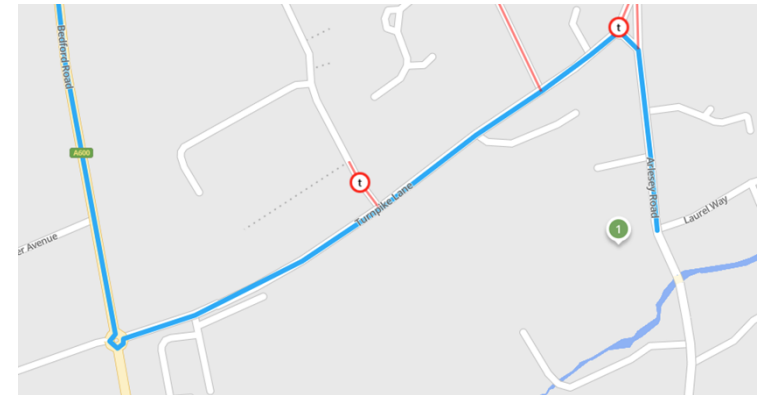
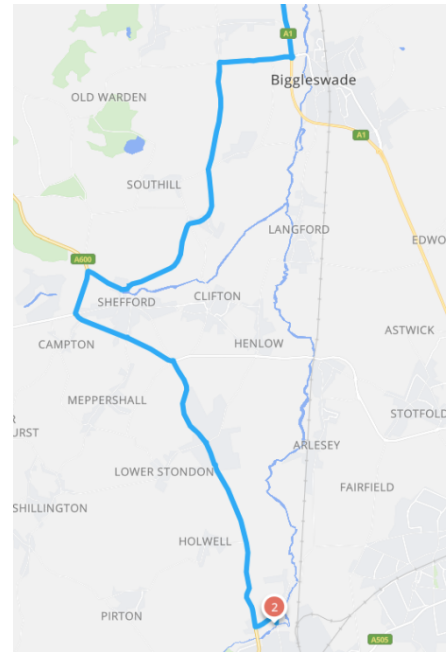


Appendix III Demolition Site Set Up.



Appendix IV Traffic Routes to Site

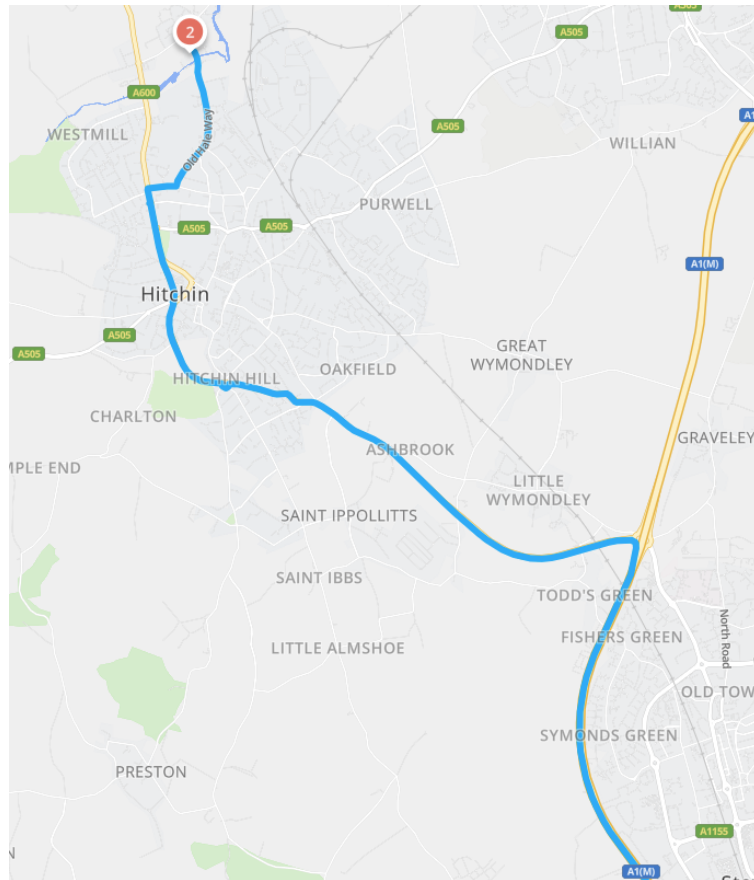
Northern Routes to site



Northern routes to site via A1 / M1 to arrive via A600 from Shefford, turning left onto Turnpike Lane, right onto Arlesey Road, right into site. Yellow direction arrows to be located at Turnpike Lane and Arlesey Road Junctions. Caution site access ahead, vehicles turning signs to be located on Arlesey Road to North and South of site 50m from entrance.



Southern Route to Site

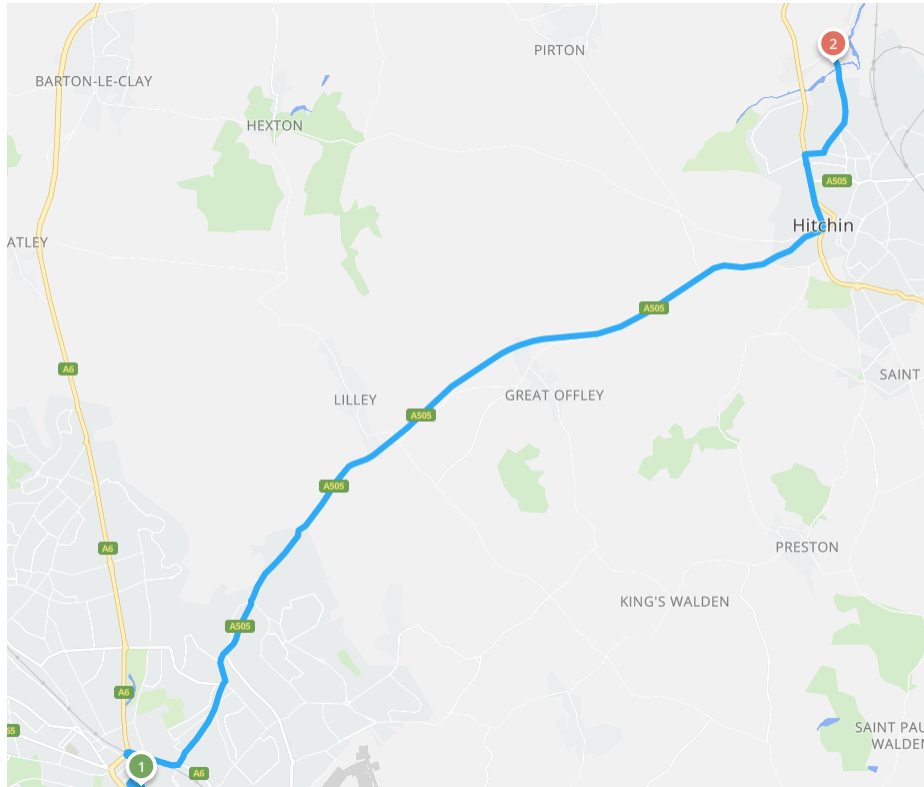


Southern route to site, off A1(M), slip road onto A602, through Hitchin via A602 onto Old Park Road, Bedford Road. Turning Right onto Bearton Road, left onto Old Hale Way leading to Arlesey Road. Turn left into site.

Yellow direction arrows to be located at Bearton Road and Old Hale Way Junctions. Caution site access ahead, vehicles turning signs to be located on Arlesey Road to North and South of site 50m from entrance.



Western Route to Site

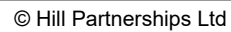
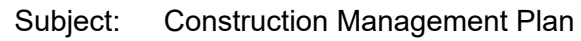


Western route to site, from Luton, along A505, turning left onto Old Park Road, Bedford Road. Turning Right onto Bearton Road, left onto Old Hale Way leading to Arlesey Road. Turn left into site.

Yellow direction arrows to be located at Bearton Road and Old Hale Way Junctions. Caution site access ahead, vehicles turning signs to be located on Arlesey Road to North and South of site 50m from entrance.



Appendix V Enabling Works and Demolition Programme



Appendix VI Dust Management Plan

ICKLEFORD MILL DEMOLITION DUST MANAGEMENT PLAN

Project: Demolition, On-Site Crushing & New Build Residential Development (55 Dwellings)
Site: Ickleford Mill, Hitchin, Hertfordshire
Client: Hill Residential
Principal Contractor: Hill Partnerships
Local Authority: Hertfordshire County Council / North Hertfordshire District Council
Date: 28/01/2026

1. Introduction

This Dust Management Plan (DMP) has been prepared in accordance with the requirements of Hertfordshire County Council, North Hertfordshire District Council, and the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction (2014). The plan outlines the measures to be implemented to control dust emissions during demolition, on-site crushing, and the construction of 56 residential dwellings.

2. Site Description and Sensitive Receptors

The site at Ickleford Mill, Hitchin is located close to existing residential properties, public highways, pedestrian routes, and commercial premises. Due to the scale and duration of the works, dust generation is considered a medium to high risk without appropriate mitigation.



Existing Ickleford Mill Site.



Proposed site plan

3. Scope of Works

Works include:

- Soft strip and full structural demolition
- Mechanical breaking of concrete and masonry
- On-site crushing and screening of demolition arisings
- Stockpiling and reuse of crushed materials
- Earthworks and ground preparation
- Construction of 55 residential dwellings including foundations, superstructure, and external works

4. Dust Risk Assessment

Risks include respirable crystalline silica (RCS), PM10 and PM2.5 particulate matter, nuisance dust, and vehicle-generated dust from site traffic.

5. Control Measures

5.1 Management and Supervision

A named Site Manager will be responsible for implementing this plan. All operatives will receive site induction and toolbox talks covering dust control. Daily site inspections will be undertaken.

5.2 Communication

Local community and stakeholders will be engaged with and written to before works commence. This will include details of complaints procedure and dedicated social values manager for the scheme. The site will display outside the boundary the head office contact information.

All workers will be briefed upon induction on the risks and control procedures related to dust. Site will display dust control signage on site.

5.3 Demolition Phase Controls

Controlled demolition techniques will be used. Water suppression will be applied during breaking and material handling. Drop heights will be minimised and works suspended during high winds.

Daily inspection of areas adjacent to the construction site shall be carried out to monitor any dust and air pollution which may be generated despite the use of best practicable means to prevent dust and air quality emissions.

Daily inspection of construction vehicles, plant and machinery.

Daily inspection of the level of trafficking, use and condition of access routes to site.

5.3 On-Site Crushing and Screening

Crushing plant will be positioned away from sensitive receptors where practicable. Equipment will be fitted with water suppression systems. Stockpiles will be dampened and crushing suspended during adverse weather.

Hoarding to be installed at 2.4m high at site entrances. Heras fencing will be installed on posts to all other areas.

The Heras panels to the Northern & Western boundary will have debris netting installed to control dust.

5.4 Construction Phase Controls

Exposed ground will be dampened during earthworks. Cutting and grinding will be carried out using water suppressed or vacuum extracted. Materials will be stored appropriately and covered where required.

5.5 Waste Handling and Storage

Materials will be handled to minimise dust. Skips and vehicles will be sheeted before leaving site. Reuse of crushed material will reduce vehicle movements.

Stockpiles where practical, will be covered with tarpaulin or geotextile membranes. Stockpile heights of topsoil to be retained for future use will be limited boundary fencing height and in a dry, non-plastic state. Stockpiles of excess topsoil, vegetation & waste material will be stored separately and removed from site.

Bonfire policy - Strictly prohibited.

5.6 Protection of on-site watercourses.

Before demolition works commence:

Herras fencing with debris netting attached shall be installed to either side of the watercourse to capture any light materials and dust from entering the watercourse. Sediment fencing will be placed along the bottom edge of the heras fencing to trap solid particles before runoff can escape into the watercourse

Silt fences will be cleaned as required with a square edge shovel to prevent damaging the fabric of the fencing. Following clearing a visual inspection for damage of the fabric will be carried out and replacement/remediation of fence sections carried out if needed to maintain the protection as intended.

Any existing surface water drains shall be identified, found and blocked to prevent runoff into the watercourse.

Regular road sweeping shall be carried out to keep areas clean of potential material / silt contamination.

Watercourse shall be tested to confirm current base level status.

Stockpiles of materials shall be covered to prevent them being blown or washed away.

Spill control kits shall be readily available on site throughout the duration of the works.

Daily checks of control measures and weekly records shall be maintained throughout the demolition.

All of these shall remain in place throughout the durations of the demolition and construction works until final finishings.

During demolition works:

Water shall be continually applied to the structure being demolished; pre-demolition, during the knockdown phase, and on debris while loading to weigh down dust particles

Whilst dismantling the buildings and structures a dust mister will be used at all times, these produce a fine mist that is better for capturing dust rather than flood the building or ground with water, and having to deal with standing water, the mist that captures the dust will be allowed to dry out naturally on the ground. the minimum amount of water necessary shall be used to suppress dust in order not to create silty runoff.

The old mill building beside the river will have scaffolding erected with debris netting to protect the river. The foundation along the river edge shall be left in place to protect the riverbank.

Dust monitoring shall be set up alongside the riverbank during the demolition works, should an alert be raised, all works will immediately be stopped and re planned to prevent excessive dust entering the watercourse.

5.7 Vehicle and Highway Controls

Wheel washing facilities will be provided where necessary. Site access routes will be kept clean, with road sweeping undertaken if required.

A towable water bowser fitted with a dust control spray will be utilised as required to suppress the ground level dust negating dust from construction traffic on site.

Routes within the site which are affected by the execution and completion of the works will be regularly cleaned and maintained as appropriate. The Site Manager will undertake inspection of vehicle movement area site conditions.

Routes on site will be dampened down during dry weather to prevent air borne dust nuisance.

Delivery drivers will be made aware of site restrictions.

Vehicle speeds will be restricted to 5mph to prevent high levels of dust being released

Vehicles either delivering or removing material from Site, which have dust potential, will be covered with tarpaulin or the like to minimize the release of dust.

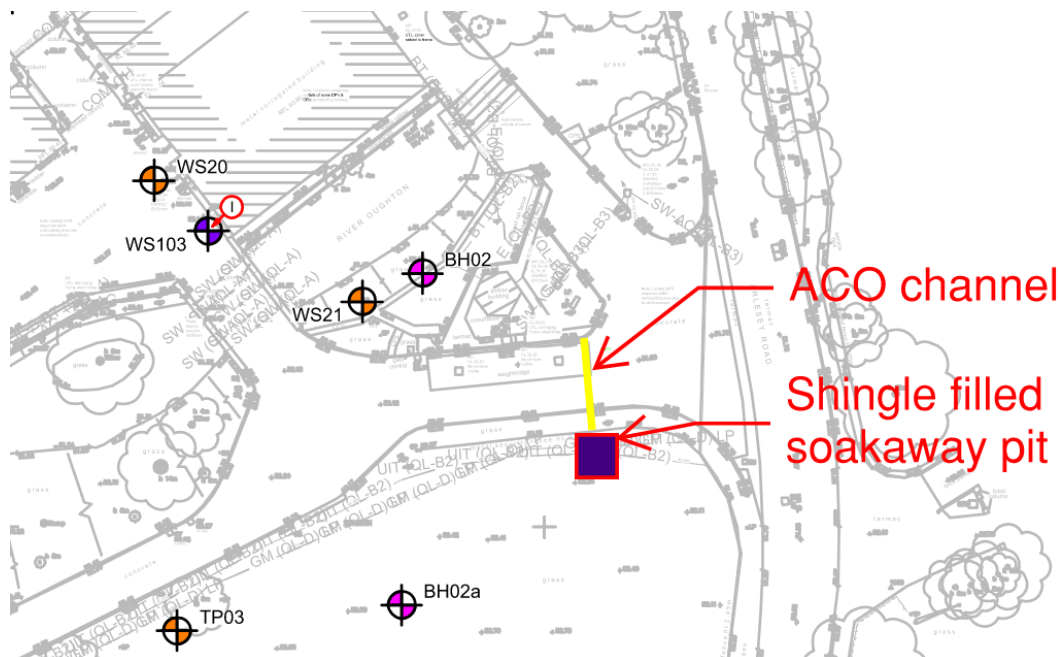
No vehicles will leave site without being told they can leave prior to having wheels washed. We will also have a dedicated car parking area on site to keep all cars and vans away from construction.

5.8 Wheel wash facilities

Existing hard standing shall be utilized as much as possible to negate the need for wheel washing of vehicles leaving the site.

If and when required, an operative and pressure washer will be available at the site entrance to clean down vehicles before entering the public domain.

An aco drain shall be installed across the road, leading to a shingle filtered soakaway pit, to control water run off, off the vehicles. This pit shall be emptied as required.



Wheel washing facility set up.

5.9 Monitoring and Weather Conditions

Weather forecasts will be reviewed daily. Visual dust monitoring will be carried out and works adjusted if excessive dust is observed. Drop heights will be minimised and works suspended during high winds.

Visual inspections to include weekly site walks with the wider site team not just limited to site manager. Findings will be logged and stored in site office.

Dust and vibration monitoring will be in place throughout the duration of the demolition works, placed along sensitive boundaries and by the watercourse. Should an alert be raised, works will stop immediately, until reevaluated and to minimize dust and/ or vibration.

6. Personal Protective Equipment

FFP3 RPE will be provided where required and face-fit tested in accordance with HSE guidance.

7. Complaints Procedure

Complaints will be logged, investigated immediately, and corrective actions implemented. Records will be maintained on site. Details of Nominated Resident Liaison Representative will be circulated to local stakeholders. This person will act as first point of contact for residents who have any problems or questions related to ongoing development.

Resident Liaison Manager – Kelly Player

24/7 Resident contact number: 08000326760

Email: residents@hill.co.uk

Address: The Powerhouse

Gunpowder Mill

Powdermill Lane

Waltham Abbey

Essex

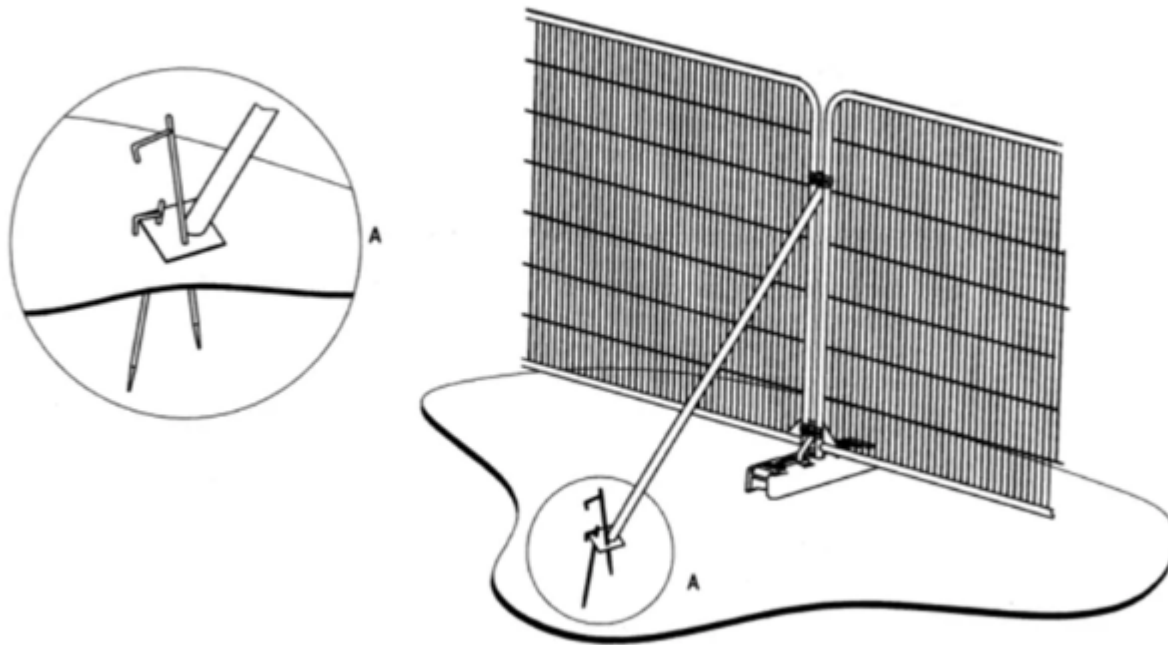
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8. Review and Compliance

This plan will be reviewed at key stages, if site conditions change, or following any complaints or incidents.

Appendix VII Tree Removal and Demolition Protection Plan

Tree protection fencing detail





- Trees to be removed based on latest layout and to enable demolition
- Dead trees
- Trees to be retained
- Root protection areas
- Tree Protection Fencing comprising braced rheni panels with dimensions given from fixed points. This is for the demolition stage.
- Arbicultural Method Statement for foundation removal near effluents. To be carried out under arbicultural supervision.
- Arbicultural Method Statement for hard surfacing removal. To be carried out under arbicultural supervision at the external works phase, not demolition phase.

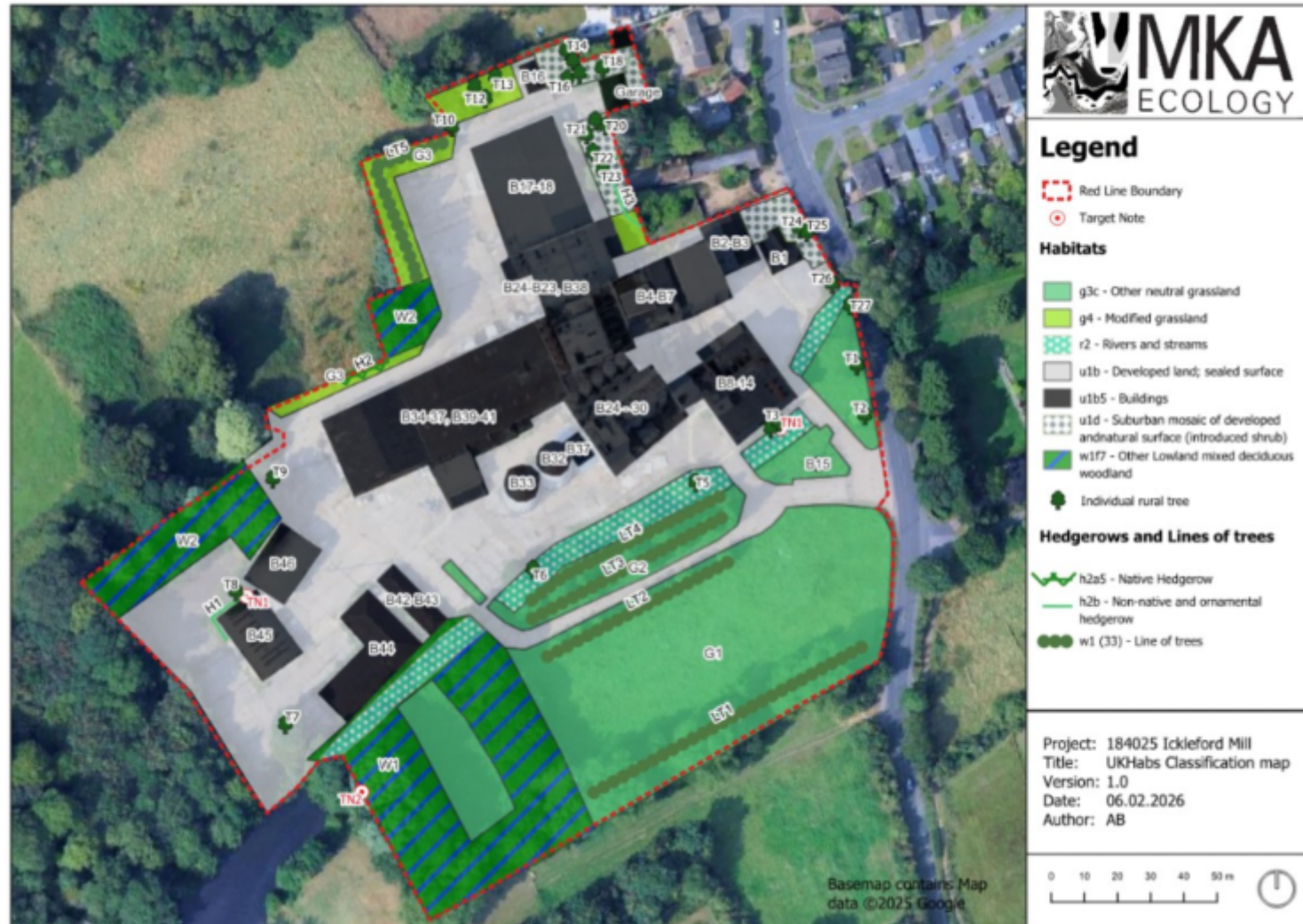
- Notes
- Contractors to check all dimensions on site
 - Discrepancies must be reported to the Arbicultural Consultant before proceeding
 - The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
 - It is the responsibility of the contractor to ensure necessary consents for tree works are in place
 - This drawing is copyright © Sharon Hasegood Associates Ltd



HR Residential Ltd			
Isleford MFL, Arsey Road, Isleford			
Drawing Title Tree Removal & Demolition Protection Plan	Orientation 	Drawn ND-H	Authorised SMD-H
Date 19.02.26	Drawing Number SHA 1948 TRP	Scale 1:500@A1	Drawing Status For Issue
Revision			

Appendix VIII UK Habitat Classification map of Ickleford Mill

Figure 1: UK Habitat Classification map of Ickleford Mill, Herts



Appendix IX Preliminary Roost Assessment Results at Ickleford Mill

Figure 2: Preliminary Roost Assessment Results at Ickleford Mill, Herts

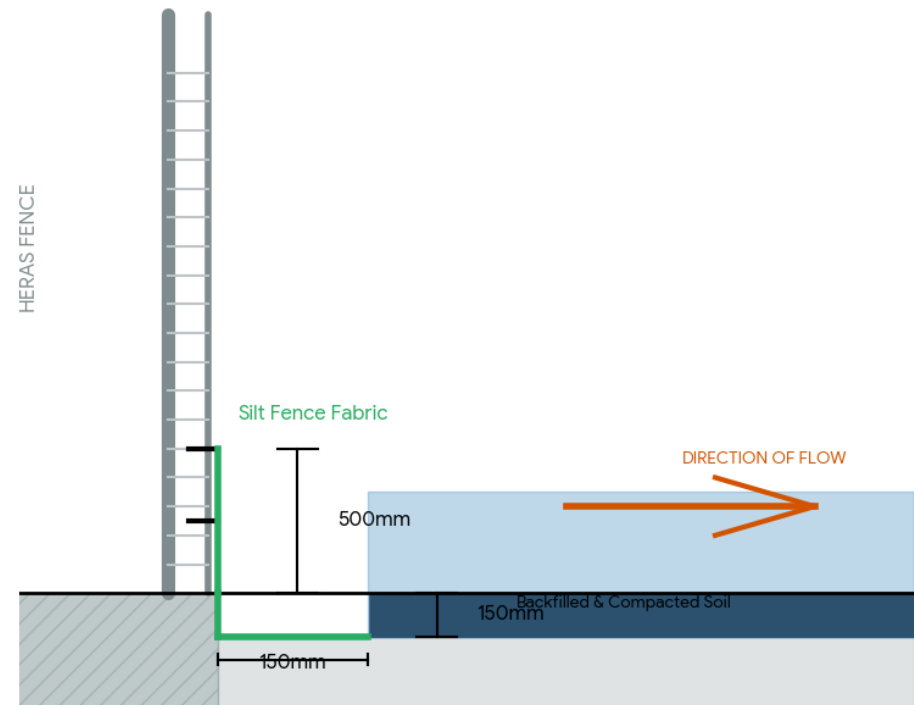


Appendix IX Silt fence details

Silt fencing in soft surfaces.

Installation Steps:

1. **Dig:** minimum 200 x 150mm trench along bottom edge of heras fence for silt fence to sit into.
 2. **Attach Fabric:** Secure the geotextile to the right-hand face of the Heras panel using heavy-duty cable ties. 500mm upstand. Drop down minimum 150mm into trench creasing the fabric at a 90 degree angle towards the direction of flow, a minimum of 150mm return.
 3. **Backfill** and compact ground.
- Silt fences will be cleaned as required with a square edge shovel to prevent damaging the fabric of the fencing. Following clearing a visual inspection for damage of the fabric will be carried out and replacement/remediation of fence sections carried out if needed to maintain the protection as intended.



Silt surfaces onto hard surfaces

Installation Steps:

1. **Attach Fabric:** Secure the geotextile to the right-hand face of the Heras panel using heavy-duty cable ties. 500mm upstand. A minimum of 300 overlap where joining rolls of fabric.
 2. **Drop and Fold:** Run the fabric down the mesh face, pulling it tight. At the concrete pad, crease the fabric at a sharp 90-degree angle so it extends out to the right (towards the oncoming water) 250mm.
 3. **Weight Immediately:** Place double layer of gravel filled sandbags tightly against the bottom corner where the Heras panel meets the concrete, pinning the flap flat, ensuring a continuous seal between the sandbags and the fabric along the whole run.
- Silt fences will be cleaned as required with a square edge shovel to prevent damaging the fabric of the fencing. Following clearing a visual inspection for damage of the fabric will be carried out and replacement/remediation of fence sections carried out if needed to maintain the protection as intended.

