

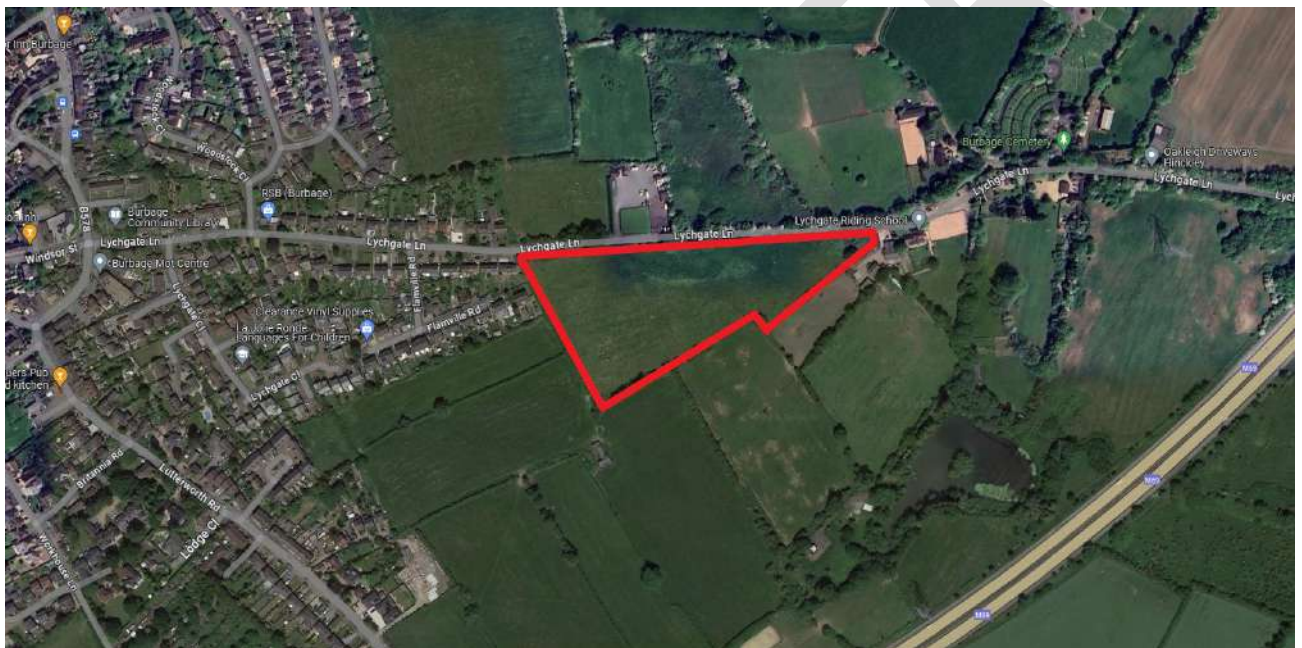
Avant Homes Group

Pre Tender – Health and Safety Plan



Development Title: **Chestnut Acres**

Address: **Land to the South of Lychgate Lane, Burbage, Leicestershire**



Contract Number: **3204**

For: **Avant Homes East Midlands**

Date: **3 July 2024**

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1. Introduction

1.1 Appointments & Responsibilities

Avant Homes East Midlands are appointed as Principal Designer and Principal Contractor in accordance with the Construction (Design & Management) Regulations 2015.

Acting as the Principal Designer and Principal Contractor the company will ensure:

- the competency of appointed designers and contractors.
- the co-ordination, input and management of Health & Safety.
- the development of the Health & Safety Plan.
- the development of the Health & Safety File including its handover to the client(s) on completion.
- the provision of adequate resources for the effective management of Health & Safety.

1.2 Plan Development

All **foreseeable** significant risks and other relevant Health & Safety issues will be contained within the Plan. Information will be obtained from designers and contractors in order to produce a comprehensive management document.

The Plan will be continually based on the information available and remain a live document until completion of the project.

1.3 Health & Safety Executive Notification

A copy of the Form F10 is included at Attachment 1 of this Health and Safety Plan. The Form F10 is also displayed on the Standard H&S Notice Board within the Site Managers office.

1.4 Group Health, Safety and Environment Department Notification

Group Health, Safety and Environment Department are to be formally notified of planning commencement and invited to participate / assist with the pre-planning and pre-start processes as appropriate.

Notification should be made in writing to the respective Health and Safety Manager sufficiently in advance so as to allow participation / assistance as necessary.

Group Health, Safety and Environment Department Notification		
Sent By:	Sent To:	Date:
Martyn Pask	Scott Littleton	3 July 2024

2. Health & Safety Standards

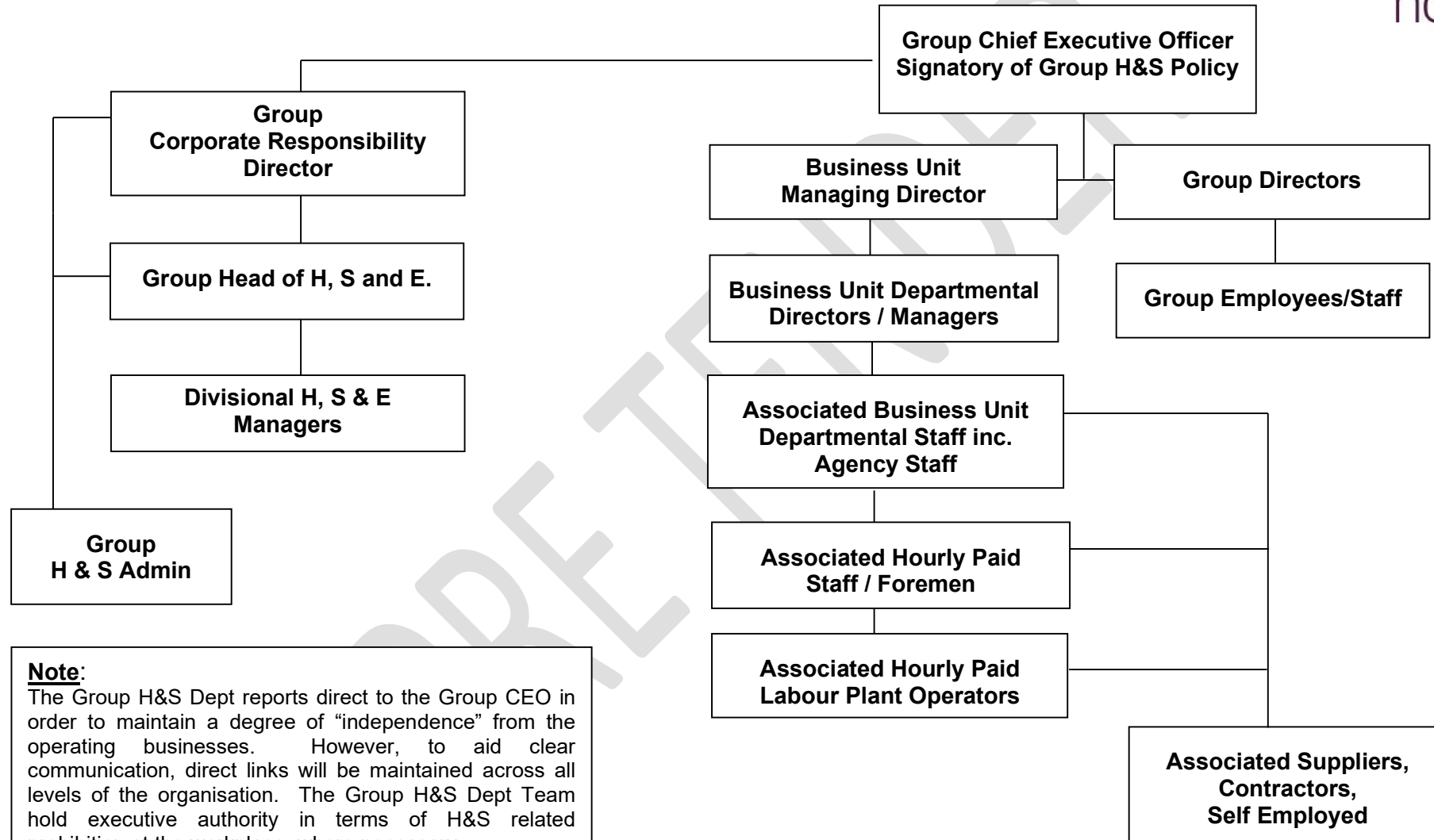
All operations undertaken and controlled by **The Principal Contractor** will be undertaken by competent and experienced managers and operatives.

The work involved will be subject to agreed working procedures, assessments and statements. It will be planned and executed in accordance with both statutory legislation and company standards.

The Health & Safety standards relating to all operations, both design and build, will be constantly monitored by management.

The Group Health & Safety Department will ensure that advice and assistance on all Health & Safety issues is available. Regular inspections of the workplace will be carried out by Group Health Department, or designee, so as to ensure compliance to standards, including the updating of the Plan.

Avant Homes Group Health & Safety Organogram



4. Nature of the Project

4.1 Site Location

The site is located South of Lychgate Lane on the Eastern edge of the village of Burbage. The site is located approximately 0.5km to the east of the village town centre providing close proximity to a wide range of services and facilities.

The site is comprised of one large agricultural field with mature hedgerows and a few mature trees along the boundaries.

The site covers an area of approximately 2.76ha (6.82 acres).

The Northern boundary abuts Lychgate Lane with a riding school to the East and existing residential development of Burbage to the West. The Southern boundary is adjacent to open fields and about 350m further south is the M69 motorway. Most of the boundaries have hedges and vegetation delineating the boundary.

The ground slopes from c.110m AOD in the west to c.105m AOD in the east of the site towards Soar Brook, located c.1.5km to the south of the site.

4.2 Scope of Work

Erection of 79 no. dwellings along with associated sewers, roads, surface water attenuation and public open space.

4.3 Timescales for Completion of Work

Commencement Date for Planning and Design: January 2024

Commencement Date for Construction
Operations:

Provisionally December 2024

Indicative Work Programme

Please see appended build programme and forecast plan showing approximate timescales & route of build.

Estimated Date of Completion:

Provisionally December 2027

4.4 Client Avant Homes East Midlands

Contact Name: Ben Felton – Managing Director Avant Homes East Midlands
1 Phoenix Place, Phoenix Centre, Nottingham, NG8 6BA
0115 9796800

4.5 Principal Designer Avant Homes East Midlands

Contact Name: Martyn Pask – Technical Director Avant Homes East Midlands
1 Phoenix Place, Phoenix Centre, Nottingham, NG8 6BA
0115 9796800

4.5.1 Architectural Designer

Avant Homes Group
6 & 9 Tallys End, Barlborough, Chesterfield, S43 4WP
01246 573 700

4.5.2 Engineering Design

Ridehalgh Nicholls Consulting Limited

Contact Name: James Ridehalgh & Lee Nicholls

Unit 4, Pear Tree Business Park, Desford Lane, Ratby, Leicestershire, LE6 0PG

Tel: 07772 433163

4.5.3 Structural Engineer Design

GRM Development Solutions

Contact Name: Geoff Beckett

Laurus House, First Avenue, Centrum 100, Burton on Trent, DE14 2WH

Tel: 01283 551 249

4.6 Principal Contractor **TBC**

Contact Name: Name – Business

Address

Tel No:

5. **Consortium / Joint Developments**

NOT APPLICABLE

6. **Existing Environment**

6.1 Previous Use of Land

Green fields

6.2 Surrounding Land Use & Restrictions

The site is comprising of one large agricultural field with mature hedgerows and a few mature trees along the boundaries.

The Northern boundary abuts Lychgate Lane with a riding school to the East and existing residential development of Burbage to the West. The Southern boundary is adjacent to open fields and about 350m further south is the M69 motorway. Most of the boundaries have hedges and vegetation delineating the boundary.

6.3 Existing Structures

An existing LV electrical power line crosses over the site which is managed by National Grid. An application is being made to remove the line, which will hopefully be carried out prior to commencement on site; however, the presence should be noted until such point as it is removed.

6.4 Site Investigation on Ground Conditions & Soil Contaminants

Please refer to the GRM Phase II Ground Investigation Report dated January 2024 for further detailed information. A copy of the Summary of Recommendations is appended to this document.

6.5 Existing Utility Service Information

Records of existing services have been obtained from the Utilities. The information provided is given in good faith but must be verified. Contact names and drawings provided as per lists.

It should be noted the presence of existing sewers (both private and adopted) which cross the development and are indicated on both Severn Trent Water record plans and the development layout.

Furthermore, and as previously discussed there is an existing presence of an overhead LV power line which crossed the development centrally. It is proposed that this apparatus is to be removed.

Contact Names for Utilities

<u>Utility</u>	<u>Name</u>	<u>Telephone Number</u>
Gas	Cadent Gas	0800 3898000
Water	Severn Trent Water	0800 085 8050
Electricity	National Grid	0121 623 9780
Telecom	BT Openreach	0121 498 2213
Foul Sewer	Severn Trent Water	0800 085 8050
Storm Water	Severn Trent Water	0800 085 8050

Existing Utility Drawings Provided

<u>Utility</u>	<u>Drawing Number</u>	<u>Date Received</u>	<u>Signed</u>
Gas	Cadent Gas		
Water	Severn Trent Water	25/02/2020	
Electricity	National Grid	02/02/2024	
Telecom	BT Openreach		
Sewers	Severn Trent Water	25/02/2020	

6.6 Underground Utility Detection, Verification and Location

This section is to be used to specify the Survey Type, Survey Method and Quality Level of Detection employed to identify Underground Services present on the site / development.

Group Health and Safety Procedure titled “Underground Utility Detection, Verification and Location” should be used as a reference document whilst completing this section.

Depending on the nature / previous use of the development there may be a need to carry out different levels of survey, where this is the case a site plan detailing the different survey zones will be required.

It is also possible that Survey requirements might alter during the Construction Phase of the Plan, any such alteration should be recorded at Section 22.2

Location / Area - Whole Site			
Survey Type	Utility Survey	Survey Method	Ground Penetrative Radar

Drawing Index for Survey Zones		
Drawing No.	Title	Rev / Iss.
U3939/01	PAS:128 Utility Survey	-

Index for Quality Level of Detection Results (e.g. Lists and / or Detailed Schematic Drawing)		
Document Type	Title	Rev / Iss

6.7

<u>Utility</u>	<u>Drawing Number</u>	<u>Date of Update</u>
Gas	Ukp13175-01 -UKPS Proposal	07/05/2024
Water	To follow	
Electricity	Ukp13175-01 -UKPS Proposal	07/05/2024
Telecom	HJB/01M	01/02/2024
Water Mains	To follow	

7. Design

7.1 Engineering Design

The following list identifies Hazards and Significant Risks associated with Engineering Design that have not been / cannot be “designed” out.

Examples of what should be included within this section are included within the “Guidance for completing the Health and Safety Plan” and “Designers Duties” documents.

Engineering Design Hazards	Residual Risks
Access & Egress	Traffic movement, pedestrian movement, traffic and pedestrian access, waste removal, dust, mud, noise
Soil Contamination	Ingestion, inhalation, Skin absorption, gases, flammables
Environmental Protection	Unauthorised discharge to water systems Unauthorised waste tipping Unauthorised emissions to air
Drainage / Excavations	Excavations collapse Fall of materials Confined spaces Site traffic Spoil removal
Highway Formation	Excavations collapse Fall of materials Confined spaces Site traffic Spoil removal
Existing & Proposed Utility Services e.g. any Overhead Cables / Underground Cables, Pipes, Ducts etc.	Electrocution Gas Drowning

Existing Highway Working	Excavations collapse Fall of materials Confined spaces Site and public traffic Spoil removal Existing services
General	Needles and sharps –pierce skin /infection Vermin – veils disease Hydrocarbons – inhalation
Existing Sewers	Faeces – contamination/disease Drowning Sewer gases
Work at height	Falls of personnel Falls of materials
Materials handling	Incorrect lifting causing personal injury Contact with machinery e.g. forklift Falls / spillages of materials Contamination Inhalation

7.2 Architectural Design

The following list identifies Hazards and Significant Risks associated with Architectural Design that have not been / cannot be “designed” out.

Examples of what should be included within this section are included within the “Guidance for completing the Health and Safety Plan” and “Designers Duties” documents.

Architectural Design Hazards	Residual Risks
Site Layout	Refer to Site Layout drawing reference CFT-200
House type construction	Refer to house type working drawings with notes highlighted
Building Above Slab Level	Refer to house type working drawings with notes highlighted
Building at Joist Level	Refer to house type working drawings with notes highlighted
Building Above First Floor Level	Refer to house type working drawings with notes highlighted
Roof Design	Refer to house type working drawings with notes highlighted
Materials to be Used	Development to be of traditional construction

8. Hazard / Risk Identification & Assessment

8.1 Index of Hazard / Risk Identification & Assessment

The following Hazards & Risks have been identified and require suitable and sufficient Risk Assessments to be conducted and recorded.

All Risk Assessments are to be recorded within this section and are to include Pre-Construction Design related Hazard / Risks that have not / cannot be designed out, Construction Phase Risk Assessments covering all necessary activities (including COSHH, Manual Handling, Weight Schedules etc) which will normally be submitted by the approved Contractor and also our own Employed Trades.

8.2 Pre-Construction / Engineering / Architectural Risk Assessments

Activity / Operation	Risk Assessment to be provided by	Date Received	Date Accepted	Accepted By
Road & Sewer Installation	Avant/Contractor			
Foundations	Avant/Contractor			
Traffic management	Avant/Contractor			
Services above ground.	Avant/Contractor			
Works in highway	Avant/Contractor			
Protect public	Avant/Contractor			
Scaffolding	Scaffolder			
Working at Height	Bricklayer Scaffolder Roofer Plumber. Joiner Cavity Insulator Mastic Sealer Glazier			
House & Garage Construction	Groundworker Bricklayer Joiner Glazier Roofer Electrician Plumber Plasterer Painter Wall tiler Cavity Wall insulator Kitchen Install Fencer Landscape Cleaner			

8.3 Construction Phase Risk Assessments

Activity / Operation	Risk Assessment to be provided by	Date Received	Date Accepted	Accepted By
Scaffolding Pinch points, proximity to public / boundaries	Appointed scaffolding contractor			
Excavations for drainage/ connections to sewers	Road & Sewer Contractor			
Access/egress onto public roads taking into account the agreed construction management plan	Avant Homes			
Handling of large diameter drainage pipes and rings	Road & Sewer Contractor			
Handling of drainage headwalls	Road & Sewer Contractor			
Drainage excavations in public highway in	Road & Sewer Contractor			
Excavations in proximity to existing services	Road & Sewer Contractor			
Access and egress through the Town	Avant Homes/All Contractors and suppliers			
Activity / Operation	All Contractors and Suppliers			
Excavations for foundations	Road & Sewer Contractor			
Lifting operations	Avant Homes/Appointed lifting contractors			
Working at height	Avant Homes			
	Appointed bricklaying contractors			
	Appointed Joiners			
	Appointed roofing contractor			
	Appointed plumbing contractors			
	Appointed Window contractors			
Hot works	Road & Sewer Contractor			

	Appointed plumbing contractors			
Plumbing	Appointed plumbing contractor			
Customer access/sales access and show homes	Avant Homes			
Groundworks	Appointed Groundwork Contractor			
Bricklaying	Appointed brickwork contractor			
Joinery	Appointed joinery contractor			
Plastering	Appointed plastering contractor			
Kitchens	Appointed kitchens contractor/fitter			
Painting	Appointed painting contractor			
Mastic Finisher	Appointed mastic finisher			
Landscaping	Appointed landscaping contractor			
Roads and Sewers	Appointed Road & Sewer Contractor			
Roofing	Appointed roofing contractor			
Site signage	Appointed signage/marketing contractor			
Show homes fit out	Appointed interior design contractor			
Wall Tiler	Appointed wall tiling contractor			
Cleaner	Appointed Cleaning Contractor			

8.4 Employed Trades / Workers Risk Assessments

Activity / Operation	Risk Assessment to be provided by	Date Received	Date Accepted	Accepted By
Customer Care Technician	Avant Homes			
Telehandler Driver	Avant Homes			
Site Operative/Labourer	Avant Homes			

9. Construction and Design Modifications

Health & Safety information regarding Construction and Design Modifications must be noted in the following table:

Modifications	H & S Implications	Action taken	Approved By	Date

10. Appointment and Control of Contractors

10.1 Appointment of Contractors

All contractors appointed have been deemed competent in accordance with the Avant Homes Group Procedure for the Pre-Qualification, Assessment and Approval of Contractors.

Avant Homes East Midlands have provided all contractors with the relative Health & Safety information in order for them to gauge resources and assess Hazard / Risk not designed out. The contractor has agreed to provide all necessary Health & Safety information to **Avant Homes East Midlands**; to co-operate with site management and to ensure the maintenance of Health & Safety standards.

10.2 Approved Contractors

The following is a list of approved contractors involved in working on the project; included in the list is detail regarding when the organisation was approved via the Group Pre-Qualification process (PQQ Date), whether they are a Bona Fide or Labour Only Contractor (BF / LO) and the date that they were involved in the site specific Pre-Start Meeting.

Contractor	Trade	BF / LO	PQQ Date	Pre-Start Meeting Date

10.3 List of Employed Trades / Workers

The following list identifies Trades / Workers directly employed / paid by Insert Business Name to carry out work /provide a service at the development under construction.

The list is not intended to identify Trades / Workers by name and should only identify the activity / function, e.g. Scaffold Operative, Bricklayer, Labourer, Forklift Operator etc.

<u>Trade / Worker</u>	<u>Risk Assessment(s) Available</u>	<u>Date Accepted</u>

11. Temporary Works – Design, Management, Control and Inspection

11.1 Temporary Works Register

The following list identifies the Temporary Works that will be used to support construction and related activities over the duration of the project.

Some Temporary Works will be identified and designed prior to the actual construction phase and can include, but are not limited to, perimeter fencing, hoarding, false work, shoring, propping etc.

Other Temporary Works will be directly associated with the actual construction process and can include, but are not limited to, scaffold, access platforms, piling mats, stairwell protection, mid-floor joist propping arrangements etc.

Description	Design			Temporary Works	
	Standard	Engineered	Designer	Coordinator	Inspector

12. Site Wide Elements

12.1 Site Management & Supervision

Names are to be included and updated in this section in advance of Construction Related Activities Commencing.

* Where names are not known indicative numbers of personnel are to be included.

Contracts / Project Manager

.....

Site Manager

.....

Assistant Site Manager

Foreman / Material Controller

*Forklift Operator(s)

*Labourer(s)

12.2 Fall Prevention and Arrest Systems

The intention is to identify products or structures employed to prevent and / or arrest a fall from height. For example, Oxford Safety Systems Stairwell Protection System, sacrificial floor joists & flooring, soft landing systems, TRAD or similar type decking systems.

NOTE: Some of the items identified here, e.g. sacrificial flooring and joists to cover the stairwell void, will need to be included within Temporary Works at section 11.

PRETENDER

12.3 First Aid Provision

First Aid at Work (3 Day) Trained

Emergency First Aid at Work (1 day) Trained

12.4 Monitoring Provision

Identify who is doing what / when with regards to checking key issues. There can be more than one competent individual carrying out monitoring / managing duties, all those nominated should be identified with their respective duties outlined, duties may include e.g. RTTH Daily Checks, End of Day Security Checks, Raised Ironwork Checks, review of operative training certification etc

<u>Activity</u>	<u>Person(s) Responsible</u>
RTTH Daily Safety Check	
End of day Site Security Check	
Raised Ironworks Check	
Traffic Management Inspection	
Fire & Emergency	
Operatives Training Certification	
Fall Prevention / Protection Systems	
Hot Works Permit	
Permit to Dig	

12.5 Site Security – Including Protection of the General Public and Children

Details of General Site Perimeter Protection including provision for e.g. properties under construction, scaffold, excavations etc

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Record any “modifications” due to and during project progression

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12.6 Access & Egress

Specific detail regarding Access Points to / from / through and around the development site for Staff, Contractors, Suppliers, Occupiers / Public / Neighbours etc is to be noted here and also included within the site-specific Traffic Management Plan.

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12.7 Traffic Management Plan including Pedestrian / Vehicle Segregation

The Traffic Management Plan and associated Risk Assessment will take account of for example; traffic / delivery routes, laydown / unloading areas, vehicle manoeuvring / turning areas, speed restrictions & limits, speed reducing measures, parking facilities (internal and external to site, safe pedestrian routes, pedestrian crossing points, interface with residents and the general public etc

REFER TO TRAFFIC MANAGEMENT PLAN ON DISPLAY

12.8 Details of Sales Area / Marketing Suite

PRELIMINARY	
Risk Assessment Carried out by	
Date	

12.9 Details of Compound and Welfare Facilities

PRETENDER

12.10 Details of Temporary Welfare Facilities

The temporary facilities include the provision for site personnel when the site welfare facilities will not be available. This is generally at the commencement and completion of the project.

PRETENDER

12.11 Site Exit Strategy

As a project nears completion the amount of available space for e.g. storage of materials, welfare, office facilities etc reduces significantly.

The intention of this section is to identify the arrangements required to provide a safe, programmed, considered and dignified Exit Strategy and will include information relative to, e.g. storage areas, welfare, car parking, traffic management, client interface management / interface etc



PRETENDER

13. Meeting / Review Structure – Contractors, Employed Trades and Workers

List here the meeting, coordination and review structure used to communicate with and discuss matters relating to Occupational Health and Safety with Contractors, Employed Trades and Workers.

PRETENDER

14. **Site Rules**

- 1 **Avant Homes East Midlands** control the management of Health & Safety on site. All instructions issued by the Site Manager will be observed by those employed directly or indirectly.
- 2 Head protection will be worn by all those in the build area and any other areas designated by Site Management or Contractors Management for specific operations and any location where risk of head injury exists.
- 3 Safety footwear will be worn by all those in the build area and any other areas designated by Site Management or Contractors Management for specific operations and any location where risk of foot injury exists.
- 4 Suitable Hi-Vis Vests / Clothing will be worn by all those persons working in the build area and other designated area.
- 5 Authorised Visitors requiring to enter the build area must report to the Site Manager.
- 6 All Operatives must report to the Site Office and sign in and out when arriving and departing from Site.
- 7 All cars must be parked in areas designated by the Traffic management Plan.
- 8 All operatives will receive Induction Training before being allowed to work on site for the first time.
- 9 When other articles of P.P.E. are assessed as being required, then it shall be worn.
- 10 The public, especially children, must not be allowed in the build areas unless supervised and accompanied by **Avant Homes East Midlands** representatives and the visit is pre-planned and authorised.
- 11 No smoking unless within designated areas.
- 12 No alcohol or non-prescriptive drugs permitted on Site.
- 13 Site speed limit is 10 m.p.h.
- 14 Toilets in houses under construction are not for general use. Use the welfare facilities provided.
- 15 Do not use any plant or machinery or adjust scaffolding unless you are competent and authorised to do so.
- 16 Clean up your workplace prior to moving on to other workplaces and in any event at the end of each shift.
- 17 All ladders when in use must be adequately secured.
- 18 All persons have a duty to report any accident, injury or dangerous occurrence, damage to plant or equipment and any other safety related problem to the Site Manager.

DISPLAY ON STANDARD H&S NOTICE BOARD

Site Rules (Continued)

- 19 110V power will be used on site unless alternative arrangements accompanied by Risk Assessments are authorised in writing by Site Management.
- 20 There will be no Site Burning of any material.
- 21 There is no “bombing” of anything from a scaffold at any time.
- 22 Do not enter into any excavation unless authorised to do so.
- 23 All powered (tool with a power lead) cutting / shaping / sanding of any material likely to produce Dust must be carried out using suitable on-tool extraction / suppression / extraction in conjunction with a suitable and sufficient face-fit-tested face mask as a minimum.
- 24 All powered (tool with a battery) cutting / shaping / sanding of any material likely to produce Dust must be carried out using a dust capture device if fitted and a suitable and sufficient face-fit-tested face mask as a minimum.

The above rules and any relevant site-specific control measures drawn from risk assessments will be brought to the attention of the workforce during Induction Training.

15. Fire Prevention and Emergency Evacuation

15.1 Fire Risk Assessment

A Fire Risk Assessment will be carried out and recorded in accordance with the Group Procedure titled “Fire Safety and Emergency Procedures”.

To monitor and update Fire and Emergency arrangements the weekly Fire Safety Check will be carried out and recorded on the form included within the Group Procedure.

Fire and Emergency Plans, Risk Assessments etc required for specific or bespoke projects, for example multi storey timber frame construction, will be carried out in accordance with Industry Guidance and Best Practice.

REFER TO FIRE RISK ASSESSMENT AND CHECKLIST ON DISPLAY

15.2 Fire Plan & Emergency Evacuation

A suitable and sufficient Fire Plan will be developed and maintained in accordance with the requirements of the Group Procedure titled “Fire Safety and Emergency Procedures”.

In all cases the Plan will identify the location of the Emergency Assembly Point, Emergency Evacuation Routes, Fire Points (comprising of a means to raise the alarm, suitably maintained extinguishers, details of the evacuation route and assembly point and an “Action To Be Taken In The Event Of Fire” notice), Automated Fire Detectors, Extinguishing Systems and Alarms, Safe Havens / Refuge Points etc.

For developments comprising of 2 – 3 storey individual or terraced dwelling units the Fire Plan can be incorporated in to the Traffic Management Plan and used in conjunction with the Emergency Procedures included at section 14.4.

Multi Storey Apartment Blocks will require an individual and bespoke Fire Plan produced on a floor-by-floor basis.

REFER TO FIRE PLAN ON DISPLAY

15.3 Fire Appliances (Alarm, Detection and Extinguishing)

Adequate and suitable Fire Appliances which may comprise of Alarms, Detectors, Extinguishers or a combination including Integrated Systems are to be provided for all site facilities, compound and working areas. Provision will be generally in accordance with the requirements of the Fire Risk Assessment.

Equipment is to be checked, inspected and serviced as necessary on an annual basis, or as advised by the supplier, with records maintained.

Location	Type of Fire Appliance Provided
Site Office	
Toilet & Washroom	
Canteen	
Drying Room	
Compound	
Sales / Marketing Suite	
Work Areas	

15.4 Emergency Procedure in the Event of Fire

The following details that Action to be taken by Site Management in the event of a Fire on the development – it is NOT “The Action to Be Taken In The Event Of Fire” Notice on display at each Fire Point and throughout the workplace.

- 1 In the event of fire which cannot be extinguished safely using the available fire fighting equipment **Raise the Alarm and call the Fire Brigade.**
- 2 To call the Fire Brigade by telephone dial 999 and ask for the fire service. Answer all the questions asked by the operator precisely, especially the address and location of the site and the location of the main entrance. Report back all instructions and do not leave the telephone until the operator instructs you to do so.
- 3 The Site Manager or their designee will position themselves at the main entrance to await the arrival of the fire engine and direct it to the scene of the fire.
- 4 If gas cylinders are in or near the outbreak of the fire, the officer in charge of the fire crew must immediately be informed. Similarly, if there are quantities of Hilti cartridges stored or other flammable / explosive items or substances, their location must be identified.
- 5 Immediately, an outbreak of fire has been identified the Site Manager or their designee must check to ensure that all personnel working in the vicinity are evacuated to the Assembly Area. This is designated on the Fire Plan and displayed in the welfare facilities along with the Risk Assessment and Action Notice.
- 6 After the situation has stabilised the Company Management and Group Health & Safety Department must be informed.
- 7 An Incident Report must be produced by the Site Manager with assistance from the Group Health & Safety Dept into the cause of the incident and any injuries sustained. A schedule of material damage must also be produced.
- 8 If felt necessary by senior management and / or Fire Authority an enquiry will be held to determine the final cause and to discuss improved prevention techniques.

15.5 Local Information for Emergency Services

Hospital

Address

Tel No:

Police

Address

Tel No:

Contact:

Fire Service

Address

Tel No:

Contact:

IN AN EMERGENCY USE THE 999 CALL

DISPLAY ON STANDARD H&S BOARD

16. Site Induction

The following personnel having received and understood the Health & Safety Induction Training provided by the Construction Site Manager or his appointed representative in accordance with **Avant Homes East Midlands** Health & Safety requirements.

It is also confirmed that the Site Rules have been fully explained and that all necessary Risk Assessments and / or Safe Systems of Work are available, have been read / understood and that the prescribed system of work will be followed.

Site Where Induction Training Is Being Provided

Multiple Copies of the Site Induction Record Page are to be extracted from the Health and Safety Plan and copied for use; completed Records are to be retained in the relevant Site File.

Date	Name of Recipient	Recipient Employer	Trade Card Type and Number
Recipient Signature			
Name & Signature of Trainer			

Date	Name of Recipient	Recipient Employer	Trade Card Type and Number
Recipient Signature			
Name & Signature of Trainer			

Date	Name of Recipient	Recipient Employer	Trade Card Type and Number
Recipient Signature			
Name & Signature of Trainer			

Date	Name of Recipient	Recipient Employer	Trade Card Type and Number
Recipient Signature			
Name & Signature of Trainer			

Site Where Induction Training Is Being Provided

Date	Name of Recipient	Recipient Employer	Trade Card Type and Number
Recipient Signature			
Name & Signature of Trainer			

Date	Name of Recipient	Recipient Employer	Trade Card Type and Number
Recipient Signature			
Name & Signature of Trainer			

Date	Name of Recipient	Recipient Employer	Trade Card Type and Number
Recipient Signature			
Name & Signature of Trainer			

Date	Name of Recipient	Recipient Employer	Trade Card Type and Number
Recipient Signature			
Name & Signature of Trainer			

Date	Name of Recipient	Recipient Employer	Trade Card Type and Number
Recipient Signature			
Name & Signature of Trainer			

Date	Name of Recipient	Recipient Employer	Trade Card Type and Number
Recipient Signature			
Name & Signature of Trainer			

17. Statutory Inspectors

17.1 The following persons are appointed to carry out the required Statutory and Policy Inspections on Site

Scaffold Inspector(s)

Name		Name	
Company		Company	
Tel. No.		Tel. No.	

General

Frequency

On completion of each section prior to first use. After bad weather. Within every 7 days.

Excavation Inspector(s)

Name		Name	
Company		Company	
Tel. No.		Tel. No.	

General

Frequency

Prior to commencement of daily operations.

Plant Inspector(s)

Name		Name	
Company		Company	
Tel. No.		Tel. No.	

General

Frequency

Within every 7 days.

DISPLAY ON STANDARD H&S BOARD

Lifting Equipment Inspector(s)

Name		Name		<u>General Frequency</u> For RTTH this is Daily and also the Annual Thorough Examination.
Company		Company		
Tel. No.		Tel. No.		

Lifting Equipment supplied and used by Contractors will be subject to inspection iaw the Lifting Operations and Lifting Equipment Regulations (LOLER) and recorded within their own Company documentation. It is however necessary for Site Management to carry out Reasonable checks to confirm the suitability of any Lifting Equipment used on site.

Traffic Management Inspector(s)

Name		Name		<u>General Frequency</u> Formal recorded inspection on a weekly basis.
Company		Company		
Tel. No.		Tel. No.		

Fire & Emergency

Name		Name		<u>General Frequency</u> Formal recorded inspection on a weekly basis.
Company		Company		
Tel. No.		Tel. No.		

DISPLAY ON STANDARD H&S BOARD

18. Plant Operators

- 18.1 Plant Operators must be adequately trained, competent and authorised to operate / use the particular Plant that they are working with.

A certificate / ticket to demonstrate that they have been trained and assessed as being competent to use of the particular item of plant must be provided; this can be achieved by any recognised certificate / ticket, e.g. CPCS, NPORS etc.

In addition, a FULL current Driving Licence must be provided.

The Plant Operators certificate / ticket and full current Driving Licence are to be provided to the Site Manager for inspection and inclusion on the list of approved Plant Operators prior to any machine being operated.

A copy of the certificate / ticket and driving licence are to be maintained on file.

List of Approved Plant Operators

Name	Company	Plant	Certificate / Ticket Type and Number	Confirmation that a Full Current Driving Licence is held. YES / NO

DISPLAY ON STANDARD H&S BOARD

19. Plant

- 19.1 The following List identifies the Plant currently operating or which has previously operated on the site. The list includes forklift trucks, telescopic handlers, excavators, cranes, rollers, dumpers etc.

All necessary documentation must be provided and inspected to verify the Plant suitability prior to use, confirmation of provision and inspection is to be included in this section.

List of Plant

Type & Machine No.	Hired or Company Owned	Documentation Provided & Inspected	Date

DISPLAY ON STANDARD H&S BOARD

20. Waste Management

20.1 Classification of Materials to be Removed

--

20.2 Waste Removal Contractors Details

Name of Contractor

--

Operators Licence Details

--

Identification and Location of Transit Station and / or Waste Disposal Point

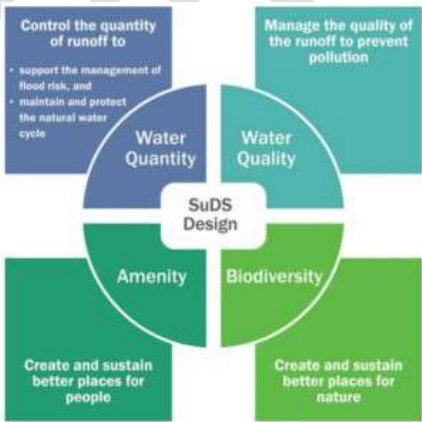
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21. Environmental Considerations

Introduction:

Surface water management is an essential aspect of any construction project. It involves the management of rainwater and other surface water runoff from the construction site to prevent flooding, erosion, and pollution of nearby water bodies. This plan outlines the surface water management strategies that will be implemented during the construction of a new building in England. The regional Technical and Construction Departments are to liaise closely with each other to ensure this plan is maintained. If any area of sections 1 to 4 is not applicable they can be removed/ altered, but only once fully communicated.

Site Name	Chestnut Acres, Lychgate Lane, Burbage	
Site commencement date and estimated completion date		
Contracted Ground workers (include contact details)	1.Site Clearance	
	Contact Details	
	2.Road & Sewers	
	Contact Details	
	3.Plot Works	
	Contact Details	
Avant Homes Responsible personnel names	Construction	Tony Clarke
	Technical	Martyn Pask
	Commercial	Richard Smith
Contact Email/s	1. tony.clarke@avanthomes.co.uk	
	2. martyn.pask@avanthomes.co.uk	
	3. richard.smith@avanthomes.co.uk	
Contact Number/s	1. 07977 841926	
	2. 07866 163933	
	3.0115 979 6800	
Local Authority Contact Details	Hinckley & Bosworth Borough Council Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR 01455 238141	

Local Environmental Agency Contact Details	Environment Agency Lady Bay Bridge, West Bridgford, Nottingham NG2 5FA 0370 850 6506
Site Specific Surface Water Management Strategies (this list is not exhaustive)	
1. Site Preparation:	Images
Before any construction activities begin, the site will be prepared to minimize the impact of surface water runoff. This will involve grading the site to create a gentle slope away from the building and installing silt fences around the perimeter of the site to prevent sediment from entering nearby water bodies.	
2. Stormwater Management:	Images
During construction, stormwater runoff will be managed using a combination of temporary and permanent measures. Temporary measures will include the use of sediment basins and sediment traps to capture sediment and other pollutants before they enter nearby water bodies. Permanent measures will include the installation of a stormwater management system that will capture and treat stormwater runoff from the site. 	

3. Green Infrastructure: (if applicable)	Images
Green infrastructure will be incorporated into the design of the building and site to manage surface water runoff. These features will help to absorb and filter rainwater, reducing the amount of runoff that enters nearby water bodies.	
4. Maintenance:	Company Contacts & Inspection Information:
Regular maintenance of the stormwater management system and green infrastructure features will be required to ensure their continued effectiveness. This will include regular inspections, cleaning, and repairs as needed.	1. Road & Sewer/Groundworks Contractor 2. Landscape Maintenance Contractor
Other Comments Actions and Considerations:	

Conclusion:

The surface water management plan outlined above will help to minimize the impact of construction activities on nearby water bodies. By implementing a combination of temporary and permanent measures, incorporating green infrastructure, and maintaining the stormwater management system, the construction site will be able to manage surface water runoff effectively.

The [On-site Site Manager Water Management and Pollution Prevention Information Checklist \(01\)](#) (below) is to be used to help prevent surface water management and is to be used in conjunction with the surface water management plan.

The [On-site Site Management Environmental Monitoring Form \(02\)](#) (below) is to be used daily after an incident has been observed, whether internally or following Environmental Agency Contact. This will cease when the Operating Business Senior Management Team are satisfied it is no longer required, this includes any enforcing authority. This [surface water management plan](#) can be found within the [Avant Homes CPHSP Section 21](#), with all other relevant information, drawings, and designs. It should also be highlighted and used prior to the PC-to-PC handover taking place.

Guidance/ other information:

CITB GE700, including GE10 Site Environmental systems checklist.

[gov.uk/government/publications/surface-water-management](https://www.gov.uk/government/publications/surface-water-management)

[Environmental Permitting Regulations](#)

On-site Site Manager Water Management and Pollution Prevention Information Checklist (01)

Operating Business		Site Name	
Site Manager		Date	
Water Management and pollution prevention information	YES	NO	N/A
Have all watercourses and drainage systems been identified on site?			
Have all works in, above or near to watercourses been agreed with the relevant Flood Defence Authority (Local Authority or regulatory body, in the case of statutory main rivers)?			
Have all discharges to streams, ditches and drainage systems been consented to by the relevant environment agency?			
Where required, have all water abstractions from rivers, ponds, lakes, or water mains been consented to by the relevant environment agency?			
Are site personnel inducted and suitably trained in dealing with wastewater on site?			
Have designated areas been defined to wash out concrete lorries away from watercourses and drains?			
Have water discharges been properly treated (such as by using settlement tanks or lagoons)?			
Have water monitoring procedures been put in place to ensure discharges are the correct quality?			
Are watercourses and drainage systems protected from run-off and silty water?			
Are bunds that are used for storage of multiple containers of fuel, oil, and chemicals at least 110% of the capacity of the largest container or 25% of the combined capacity for drums?			
Are all fuel, oil and chemical tanks located as far as possible from drains and watercourses?			
Are all fuel, oil and chemical tanks stored on impermeable surfaces to avoid ground contamination?			
Are all fuel, oil and chemical tanks marked with the type of contents, volume, and appropriate hazard warning signs?			
Are steps (such as the use of plant nappies during refuelling) being taken on site to prevent ground contamination or pollution by fuels, oils, chemicals, paint, and so on?			
Have site personnel been made aware of the site spillage response procedures through inductions, training and toolbox talks?			
Are appropriate spill kits available and appropriate personnel trained to deal with any accidental spillages to the ground, drains or watercourses?			

Have proactive measures been taken to reduce water consumption (such as greywater recycling) and water saving devices (such as waterless urinals and triggers on water hoses)?			
Have water meters been fitted to measure water usage?			
Is water consumption being monitored, recorded, and communicated to site personnel to promote water use minimisation?			
Comments:			

On-site Site Management Environmental Monitoring Form (02)

Site Name			Site Manager	
Date		Area Checked	Action Taken <i>For example, sample, analysis, visual etc</i>	Image/s if necessary
Morning (delete as necessary)				
Mid-Day (delete as necessary)				

Afternoon (delete as necessary)			
Other Comments Actions and Considerations:			

22. Managing and Monitoring of the Health and Safety Plan

22.1 Health & Safety Plan – Design, Planning and Handover

The following is a Record of the Completion Acceptance and Handover of the contents contained within the Health & Safety Plan between the Principal Designer and the Principal Contractor.

Record of Completion & Acceptance of Health & Safety Plan from Planning to Construction

	Name	Position in Company	Date	Signature
Pre-Construction / Design Element of Plan signed off as complete prior to issue to P.C. and other Contractors				
Construction Phase completed and signed off by as sufficiently developed to allow works to commence				

NO PLAN IS CONSIDERED ADEQUATE TO ALLOW CONSTRUCTION TO COMMENCE UNLESS THIS RECORD IS FULLY COMPLETED

22.2 Update and Inspection of Health & Safety Plan

The following is a Record of the Updates and Inspections of the Health & Safety Plan during the Construction Stage:

[illegible]

22.3 Health & Safety Department Input and Monitoring

The Group Health & Safety Department or Designee will advise, inspect, audit and monitor the Health and Safety Plan in accordance with the Company Policy and Procedures.

22.4 Distribution

The following personnel have received a copy of the Health & Safety Plan:

Name	Position	Date Received	Comments

23. Site / Development Completion – Retention of H&S Information

23.1 The following Information / Documentation has to be securely retained for a period of 5 years post Site / Development Completion.

The retained Information should be readily retrievable for review / use as and when requested:

Information / Document for Retention is as follows:

- The completed / worked Health and Safety Plan along with all extracts.
- All Induction Records.
- Records of Plant Operators.
- Records of Plant.
- All Contractors and Workers Risk Assessments.
- All Contractors Insurance documents (if available on site).
- Site Daily Signing in Records.
- Scaffold Inspection Records and associated Handover Certificates.
- Weekly Raised Ironworks Checks.
- Weekly Traffic Management Checks.
- Daily End of Day Site Security Checks.
- Site Managers Diary.

All original Accident Book Entries or any information regarding any notable Incidents, Near Misses, Dangerous Occurrences etc should have been sent for retention in a central secure file managed by the Group Health & Safety Department.

In the event that any documentation of this nature is found when closing the site and / or clearing out the site offices please make sure that it is all securely packaged and sent to the Group Health & Safety Department.



T

B

T - TILE
B - BRICK

NOTE: STRING & DETAIL BRICK TO MATCH MAIN BODY BRICK

RETAINING & SCREEN WALLS TO MATCH MAIN BODY BRICK OF ADJOINING PLOT

ROOF TILE

A DARK GREY - RUSSELL CALDERDALE EDGE

BRICK

1 TOBERMORE KINGSTON WARM RED

2 TOBERMORE KINGSTON COTTAGE RED

FRONT DOOR COLOURS: BLACK

FASCIA'S & SOFFIT'S: BLACK

RAINWATER GOODSFOUL: BLACK

WINDOWS: WHITE

SIDE DOOR: WHITE

GARAGE DOOR: BLACK

FOOTPATH & PATIOS TO PLOTS: BUFF TEXTURED

PLANNING LAYOUT KEY:

SITE BOUNDARY

1.8m TIMBER SCREEN FENCE

450mm TIMBER KNEE RAIL

1.8m SCREEN WALL

1.8m TIMBER GATE

EXISTING EASEMENTS

BIN STORAGE

BIN COLLECTION POINT

1

PLOT NUMBERS

ELECTRIC VEHICLE CHARGING POINT

S106 AFFORDABLE RENTED HOMES

S106 SHARED OWNERSHIP HOMES

S106 FIRST HOMES

EXISTING TREES AND HEDGING

6 x 4 Shed with Sheffield Hoop Stand Fixed to Concrete Base.

Schedule of Accommodation

S106 Affordable Housing

Name	NDSS Bed Size	Storey	Number
D1.1	1	2	4
Askham	1	2	6
E2.1	2	2.5	6
Total			16

Open Market Housing

Name	NDSS Bed Size	Storey	Number
Askham	1	2	19
Ferndale	2	2	8
Ripley	2	2	9
Eastbeck	2	2.5	2
Maltby	3	2	7
Leyburn	3	2	10
Baldon	3	2.5	4
Salisbury	3	2.5	4
Total			63

Overall Total

			79
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12.06.2024

095

Plot separation distances amended between plots 12 & 15. Please refer to revised drawings page 30-31.

28.05.2024

047

Plot separation distances revised throughout and increased around plots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 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814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 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1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 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2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 201



OS Note:
Some services may have been omitted due to parked vehicles.
The Ordnance Survey tile is to be used as a guide only.

OS Buildings Surveyed Buildings

This survey has been orientated to the Ordnance Survey (O.S.) National Grid OSGB36(15) via Global Navigation Satellite Systems (GNSS) and the O.S. Active Network (OS Net).

A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

The survey has been correlated to this point and a further one or more OSGB36 (15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

Please refer to Survey Station Table to enable establishment of the on-site grid and datum.

Rev	Date	Description	Drawn	Q. Re
-----	------	-------------	-------	-------



Rowan House
Duffield Road
Little Eaton
Derby
DE21 5DR

Tel (01332) 830044 Fax (01332) 830055
admin@greenhatch-group.co.uk
www.greenthatch-group.co.uk

CLIENT **Avant Homes**

**Lychgate Lane
Burbage**

	LE10 3AQ
TITLE	Topographical

DRWN	QUALITY REF
TC	GH7766

Job number	37126
Drawing No.	Rev.

37126_T	0
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This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

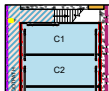
Drainage information (where applicable) has been visually inspected from the surface and therefore

Notes:

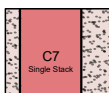
GENERAL NOTES:

- 1 - Allow PC sum of £1500 for services & drainage.
2 - No stone to be laid under any containers!

KEY:



Sub Contractor container locations



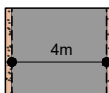
Site cabin locations



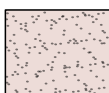
Contractor Car Park
(Total thickness 300mm comprising of
Terram, 250mm of 6F2 & 50mm
Quarried MOT Type 1).



100mm tarmac base to compound.



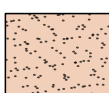
4m wide tarmac run strip
through material store.



Gravel area to compound



Footpath zones



350mm compacted 6F2 to material
storage areas (to be reviewed on a site
by site basis).

G

Gate locations.

F

150mm duct set behind kerb for fence
post or flag poles.

600mm manhole ring padstone 750mm
deep to site cabins C6 & C7.

2No. 450mm x 300mm deep strip
foundations to support cabins C1-C5.

250mm x 125mm concrete kerb
surrounding concrete base to compound.

450mm high knee rail to car park.

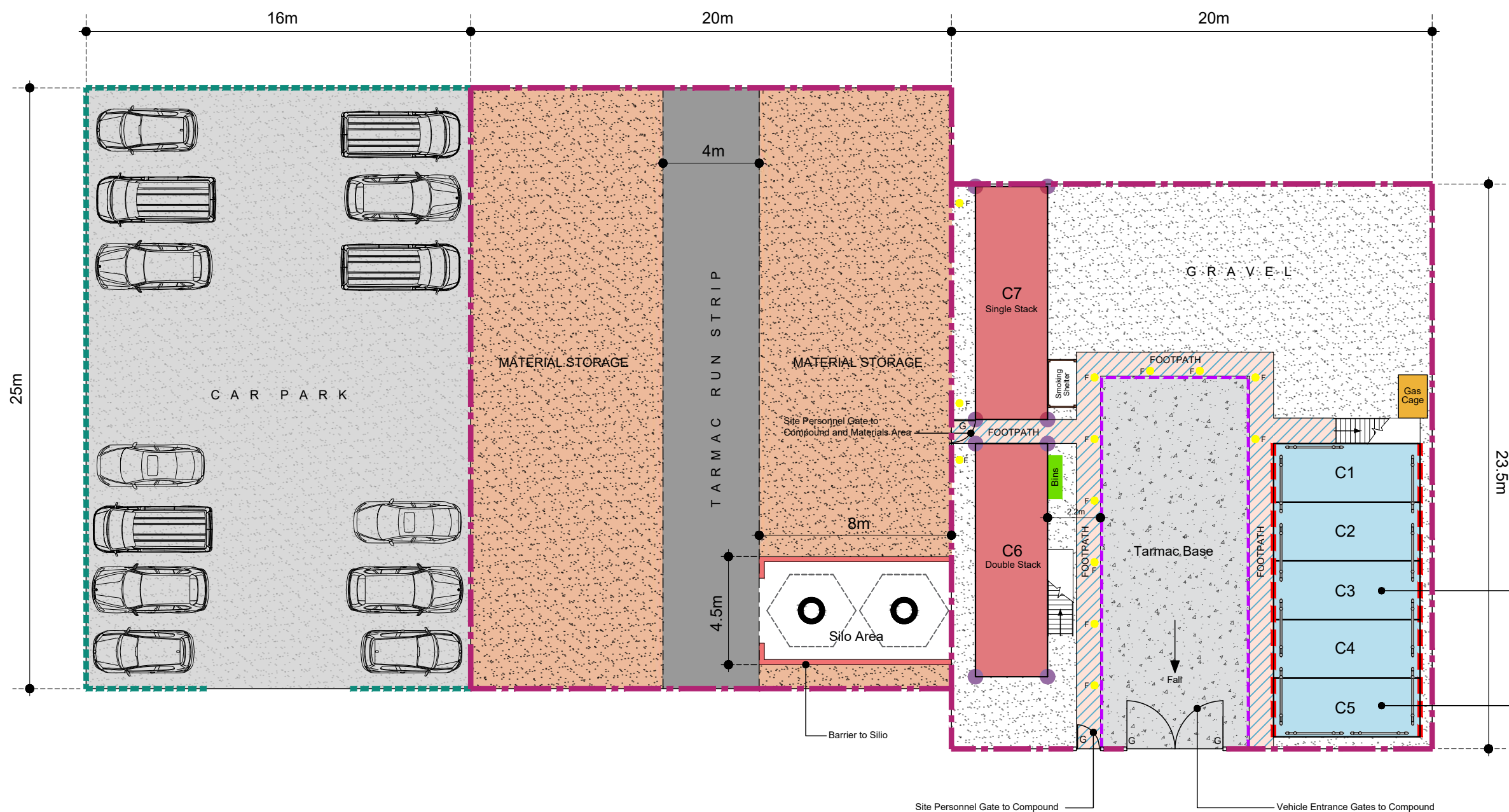
Site compound heras fencing.

SUB CONTRACT CONTAINERS:

All storage containers to be 6.1m x 2.4m (20x8)
C1 - PLUMBING/ELECTRICAL
C2 - COSH STORE
C3 - JOINERS
C4 - INSULATION
C5 - BRICKLAYER & FUEL STORAGE

SITE CABINS:

All cabins to be 9.7m x 3m (32x10)
C6 - DOUBLE STACK CANTEN & OFFICE
C7 - SINGLE STACK TOILET, DRYING & MEETING



SITE COMPOUND ARRANGEMENT 1:200

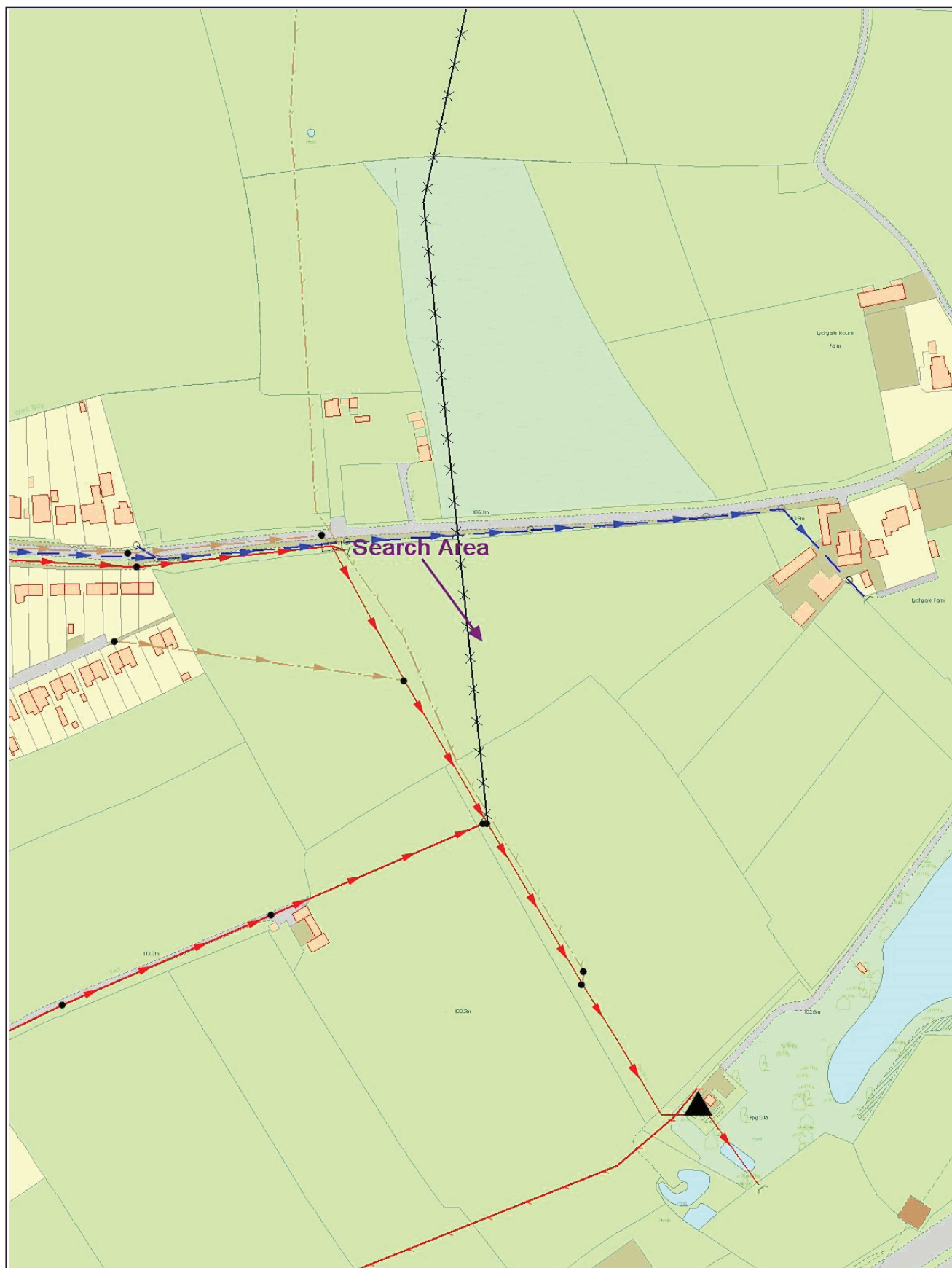
REV	DATE	BY	AMENDMENTS
AVANT homes			
1 Phoenix Place, Phoenix Centre, Nottingham NG8 6BA. Tel: 0115 979 6800, Fax: 0115 979 6879, www.avanthomes.co.uk			
DATE:	SCALE:	DRAWN BY:	
09.01.2024	1:200 @ A2	WW	
DWG TITLE: MIDLANDS REGIONAL SITE COMPOUND ARRANGEMENT			
PROJECT: REGIONAL SITE COMPOUND			
DWG No.	MSC-001		REV -

Site Appraisal for Lychgate Lane, Burbage, Leicestershire

SUMMARY OF RECOMMENDATIONS

Where further assessment is required it is indicated with a "Y" in the right hand column.		
Proposed Development	Residential properties with associated private gardens, soft landscaping areas and infrastructure.	
CONTAMINATION ASSESSMENT - REMEDIATION / WASTE DISPOSAL		
End Users	No remediation required.	
Site Workers	No remediation required.	
Construction Materials	Appropriate concrete specification. PE water supply pipes required (to be confirmed by water company).	Y
Groundwater	No remediation required.	
Surface Water	No remediation required.	
Waste Disposal	Preliminary Waste Classification: Non-Hazardous for topsoil & natural strata. Assumed Inert for natural strata. Will need to be confirmed by receiving landfill.	Y
GEOTECHNICAL ASSESSMENT – FOUNDATIONS		
Ground Treatment Required	None required at this stage. For pile foundations, safe working platform would be required – piling matt in the region of 400mm thick likely (if constructed without reinforcement depending on the quality of any earthworks). Existing sewers will need grubbing out and backfilling, or grouting, where they are not being retained within the new development.	Y
Main Bearing Strata	Firm to stiff slightly sandy slightly gravelly CLAY.	
Nett Allowable Bearing Pressure	For trench fill - 110kN/m ² (natural cohesive strata). For piles (if required) – safe working load to be confirmed by piling contractor.	Y
Rockhead	Not encountered.	
Tree Influence	Yes.	
Volume Change Potential	Medium.	
Likely Foundation Types	Trench Fill or CFA foundations (if piles required).	Y
Likely Foundation Depth Range	For trench fill – 0.90m to >2.5m begl (due to deepening for trees). For piles – to be confirmed by piling contractor for piles.	Y
Excavation Hazards	Shallow excavations should generally be stable. Granular soils, where present as thin layers, are liable to collapse without warning. Shallow perched groundwater should be expected.	
Floor Slab Types	100% suspended floor slabs required at this stage until a development layout plan and final site levels are confirmed – voided floor slabs (beam and block) will be required where there is tree influence. (To be reviewed on completion of gas monitoring programme).	Y
Gas Protection Requirements Radon and/or Landfill	Gas protection measures (for methane and carbon dioxide) are not currently required - to be confirmed when gas monitoring is completed. No radon gas protection measures are required.	Y
GEOTECHNICAL ASSESSMENT - GENERAL		
Slope Stability Risk	Negligible.	
Soakaways Potential	Not suitable.	
New Access Roads	Observational CBRs 3% to 5% in natural cohesive soils. Insitu CBR testing is recommended immediately prior to road construction.	
Buried Concrete Class	DS - 1 / AC – 1s. GEN-1 (unreinforced); RC35 concrete (reinforced).	
Retaining Walls and Boundary Features	No retaining walls present. Lychgate Lane, residential housing, fields and a farm, form the site boundaries.	

SEWER RECORD Land at Lychgate Lane, Burbage, Hinckley and Bosworth District

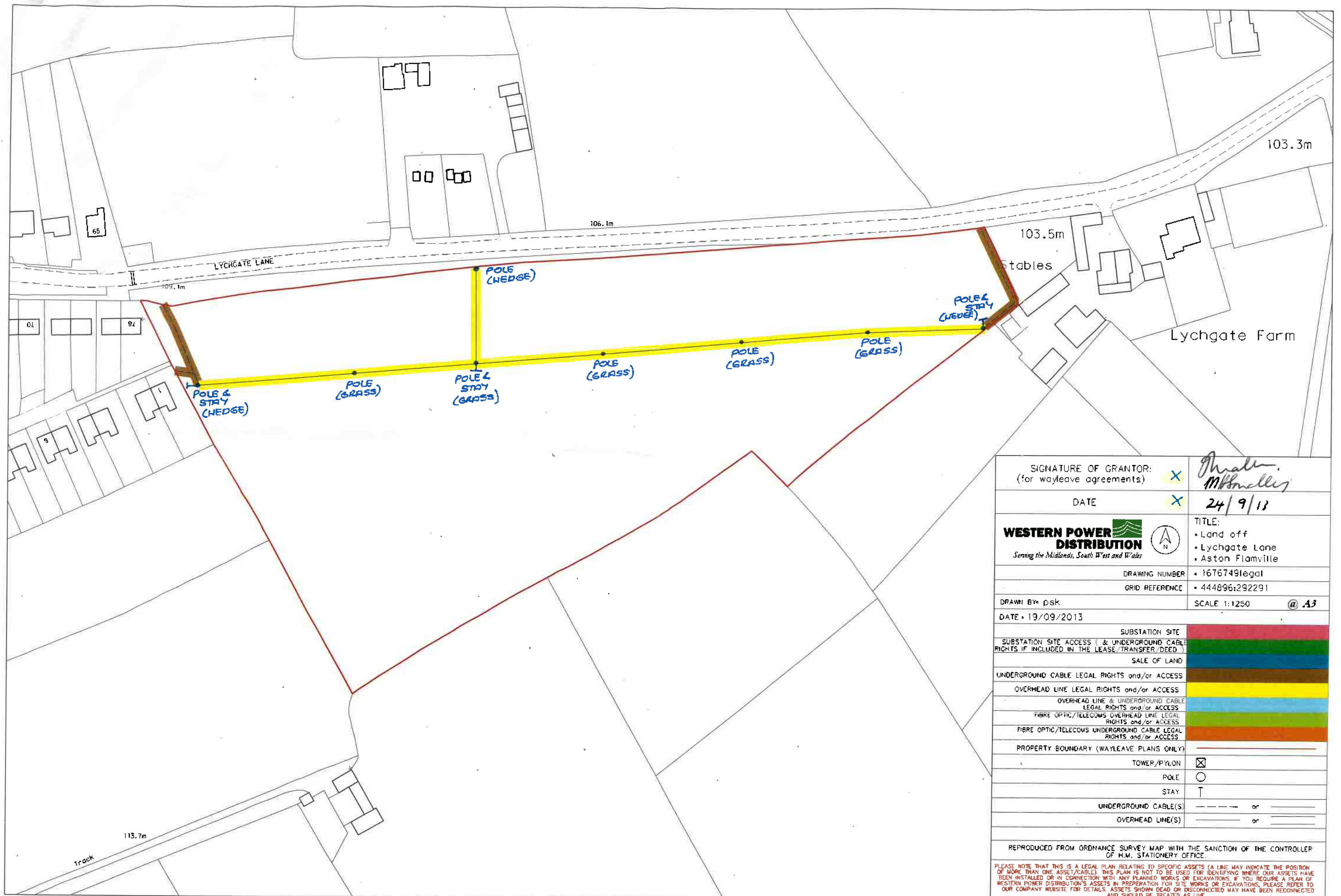


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WATER RECORD Land at Lychgate Lane, Burbage, Hinckley and Bosworth District

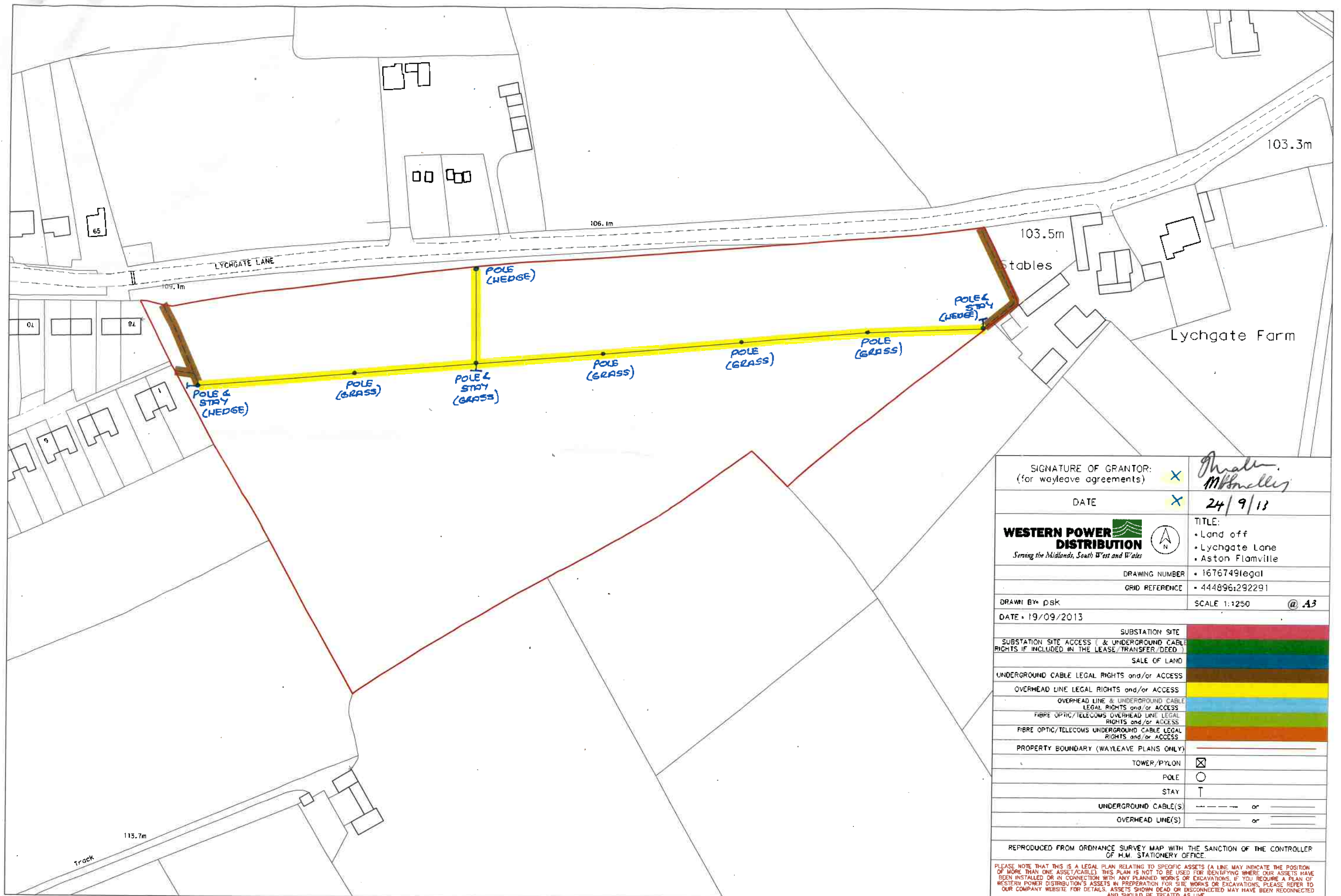


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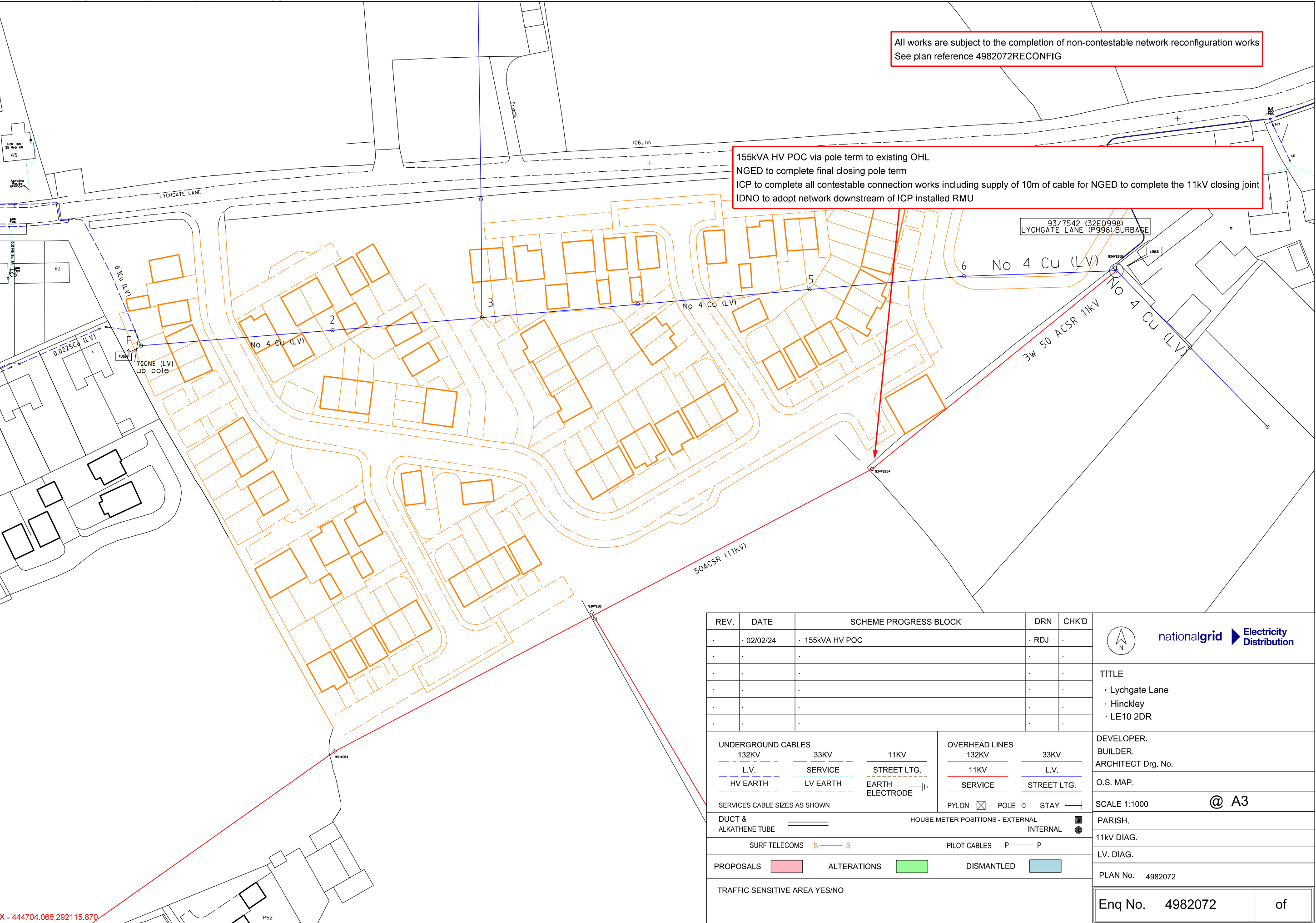
SIGNATURE OF GRANTOR: (for wayleave agreements)		X	<i>Thalor M. McNeill</i>
DATE		X	24/9/13
WESTERN POWER DISTRIBUTION <i>Serving the Midlands, South West and Wales</i>		TITLE: • Land off • Lychgate Lane • Aston Flamville	
DRAWING NUMBER		• 1676749legal	
GRID REFERENCE		• 444896:292291	
DRAWN BY: psk		SCALE 1:1250 @ A3	
DATE: 19/09/2013			
SUBSTATION SITE			
SUBSTATION SITE ACCESS (& UNDERGROUND CABLE RIGHTS IF INCLUDED IN THE LEASE/TRANSFER/DEED)			
SALE OF LAND			
UNDERGROUND CABLE LEGAL RIGHTS and/or ACCESS			
OVERHEAD LINE LEGAL RIGHTS and/or ACCESS			
OVERHEAD LINE & UNDERGROUND CABLE LEGAL RIGHTS and/or ACCESS			
FIBRE OPTIC/TELECOMS OVERHEAD LINE LEGAL RIGHTS and/or ACCESS			
FIBRE OPTIC/TELECOMS UNDERGROUND CABLE LEGAL RIGHTS and/or ACCESS			
PROPERTY BOUNDARY (WAYLEAVE PLANS ONLY)			
TOWER/PYLON		☒	
POLE		☐	
STAY		☐	
UNDERGROUND CABLE(S)		--- or ---	
OVERHEAD LINE(S)		--- or ---	
REPRODUCED FROM ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE.			
PLEASE NOTE THAT THIS IS A LEGAL PLAN RELATING TO SPECIFIC ASSETS (A LINE MAY INDICATE THE POSITION OF MORE THAN ONE ASSET/CABLE). THIS PLAN IS NOT TO BE USED FOR IDENTIFYING WHERE OUR ASSETS HAVE BEEN INSTALLED OR IN CONNECTION WITH ANY PLANNED WORKS OR EXCAVATIONS. IF YOU REQUIRE A PLAN OF WESTERN POWER DISTRIBUTION'S ASSETS IN PREPARATION FOR SITE WORKS OR EXCAVATIONS, PLEASE REFER TO OUR COMPANY WEBSITE FOR DETAILS. ASSETS SHOWN DEAD OR DISCONNECTED MAY HAVE BEEN RECONNECTED AND SHOULD BE TREATED AS LIVE.			

PLEASE NOTE: This plan ONLY shows assets owned by Western Power Distribution. Electricity assets owned by IDNO's (Independent Network Operators) MAY be present in this area.



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SIGNATURE OF GRANTOR: (for wayleave agreements)		X	<i>Thalor M. McNeill</i>
DATE		X	24/9/13
WESTERN POWER DISTRIBUTION <i>Serving the Midlands, South West and Wales</i>		N	TITLE: • Land off • Lychgate Lane • Aston Flamville
DRAWING NUMBER		• 1676749legal	
GRID REFERENCE		• 444896:292291	
DRAWN BY: psk		SCALE 1:1250 @ A3	
DATE: 19/09/2013			
SUBSTATION SITE			
SUBSTATION SITE ACCESS (& UNDERGROUND CABLE RIGHTS IF INCLUDED IN THE LEASE/TRANSFER/DEED)			
SALE OF LAND			
UNDERGROUND CABLE LEGAL RIGHTS and/or ACCESS			
OVERHEAD LINE LEGAL RIGHTS and/or ACCESS			
OVERHEAD LINE & UNDERGROUND CABLE LEGAL RIGHTS and/or ACCESS			
FIBRE OPTIC/TELECOMS OVERHEAD LINE LEGAL RIGHTS and/or ACCESS			
FIBRE OPTIC/TELECOMS UNDERGROUND CABLE LEGAL RIGHTS and/or ACCESS			
PROPERTY BOUNDARY (WAYLEAVE PLANS ONLY)			
TOWER/PYLON		☒	
POLE		☐	
STAY		☐	
UNDERGROUND CABLE(S)		--- or ---	
OVERHEAD LINE(S)		--- or ---	
REPRODUCED FROM ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE.			
PLEASE NOTE THAT THIS IS A LEGAL PLAN RELATING TO SPECIFIC ASSETS (A LINE MAY INDICATE THE POSITION OF MORE THAN ONE ASSET/CABLE). THIS PLAN IS NOT TO BE USED FOR IDENTIFYING WHERE OUR ASSETS HAVE BEEN INSTALLED OR IN CONNECTION WITH ANY PLANNED WORKS OR EXCAVATIONS. IF YOU REQUIRE A PLAN OF WESTERN POWER DISTRIBUTION'S ASSETS IN PREPARATION FOR SITE WORKS OR EXCAVATIONS, PLEASE REFER TO OUR COMPANY WEBSITE FOR DETAILS. ASSETS SHOWN DEAD OR DISCONNECTED MAY HAVE BEEN RECONNECTED AND SHOULD BE TREATED AS LIVE.			



All works are subject to the completion of non-contestable network reconfiguration works
See plan reference 4982072RECONFIG

155kVA HV POC via pole term to existing OHL
NGED to complete final closing pole term
ICP to complete all contestable connection works including supply of 10m of cable for NGED to complete the 11kV closing joint
IDNO to adopt network downstream of ICP installed RMU

93/7542 (32E0998)
LYCHGATE LANE (P998) BURBAGE

No 4 Cu (LV)

50ACSR (11kV)

REV.	DATE	SCHEME PROGRESS BLOCK	DRN	CHK'D
.	02/02/24	155kVA HV POC	RDJ	.
.	.	.	.	.
.	.	.	.	.
.	.	.	.	.
.	.	.	.	.
.	.	.	.	.



TITLE
· Lychgate Lane
· Hinckley
· LE10 2DR

DEVELOPER.
BUILDER.
ARCHITECT Drg. No.
O.S. MAP.

SCALE 1:1000 @ A3

PARISH.
11KV DIAG.
LV. DIAG.

PLAN No. 4982072

Enq No. 4982072 of

UNDERGROUND CABLES	OVERHEAD LINES
132KV L.V. HV EARTH	132KV 11KV SERVICE
33KV SERVICE LV EARTH	33KV L.V. STREET LTG.
11KV STREET LTG. EARTH ELECTRODE	

SERVICES CABLE SIZES AS SHOWN

DUCT & ALKATHENE TUBE
HOUSE METER POSITIONS - EXTERNAL
INTERNAL

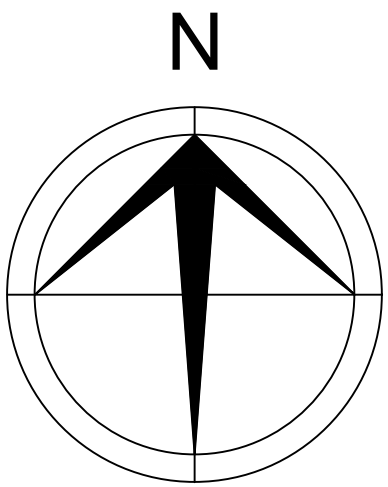
SURF TELECOMS
PILOT CABLES

PROPOSALS
ALTERATIONS
DISMANTLED

TRAFFIC SENSITIVE AREA YES/NO

Information is given as a guide only
and its accuracy cannot be guaranteed.

PLEASE NOTE: This plan ONLY shows assets owned by National Grid Electricity Distribution (NGED).
Electricity assets owned by National Grid Electricity Transmission (NGET) and IDNO's
(Independent Network Operators) MAY be present in this area.



Legend

- LV PoC
- Proposed LV Cable
- Cable Joint
- Electric Meter Three Phase
- Gas CSEP
- Proposed LP Mains
- Water SoW
- Proposed Water Main
- Site Boundary
- Link Box

Please note:

- Service cables may have not been shown but are included within our quotation. The exact location/route of services will be determined at the detailed design stage.

REV	AMENDMENT	DATE	BY



River View House Bonds Mill Estate Stonehouse Gloucestershire GL10 3RF			
Client Avant Homes Midlands			
Project Lychgate Lane, Burbage			
Title Connection Plan			
Estimating Engineer Aaron Chin		Contact No. 01925 599137	
Drawn By AC	Checked By KT	Date 07/05/2024	
Scale NTS	Sheet No. 1/1	Original Size A1	
Drawing No. UKP13175-01			Rev 0
Drawing Status Not for Construction For Information Only			

Openreach Structures

Joint Box

Manhole

Pole

Pole (planned)

Duct Tee

Reducer

Cabinet

Openreach Spans / Ducts

Duct

Duct (planned)

Developer-Proposed Structures

Duct Tee

Joint Box

Reducer

Developer-Proposed Spans / Ducts

D54 (90mm duct)

D54 (90mm duct)

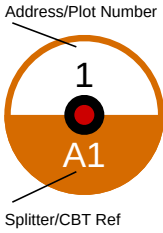
D56 (50mm duct)

Developer-Proposed Equipment

AGG

CBT8

SPLITTER (S)



New Site - Non DSI - Ly-chgate Lane, Burbage, Hinckley LE10 2DQ

25m



Plant On Map

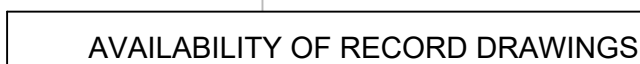
Work Order Name: HJB/01M

Proposal: OPENREACH FIBRE NETWORK

Self-Install: No

Important Notice - BT's joint boxes (JB and JUF) must be constructed in non carriageway situations only. If there is any deviation from this please contact your newSite Representative before work commences

Exchange Area:
Planned By: Lauren Beswick
NSI: HJB/01M
Onsite Project ID: JK701
Grid Ref: 444908292285
Date: 1/2/2024 12:55:25



TYPE	AVAILABLE	TYPE	AVAILABLE
SEWER	YES	CATV	YES
WATER	YES	ELECTRICITY	YES
GAS	YES	OIL PIPELINES	N/A
BT	YES	OTHER	YES

PAS 128:2014 Quality & Confidence Levels

Survey Type		Quality Level	Supporting Data
D	Desktop Study	QL-D	Location abstracted from n
C	Site Reconnaissance	QL-C	A utility segment whose loc demonstrated by visual rel

			been detected (trench scan)
B	Detection	QL-B4	A utility suspected to exist detected shown as assumed
		QL-B3	Horizontal location only of detected by one geophysical technique

	QL-B2	Horizontal and vertical loss the utility detected by one geophysical technique.
	QL-B1	Horizontal and vertical loss the utility detected by multi geophysical techniques.

1: This Survey is related to the Original Site Grid.
2: All Levels are related to the Original Site Datum

3: The information Shown on this drawing is surveyed to the accuracy of the base scale shown.	7: Where adjacent buildings have been surveyed, remove all walls may not be shown due to obstructions along lines of sight.
4: Man entry to sewers has not been undertaken. Depths and pipe sizes are measured / estimated from the ground surface.	8: This plan should only be used for its original purpose. NCC Services LTD accepts no responsibility for this plan if it is supplied to any party other than the original client.
5: Local Authority records or on site prior to the commencement of any works.	9: Only strategic services have been located on site and shown on this drawing. Small Services connections have not been located and may not be shown on this drawing.
6: Some services or features on the ground may be missing due to parked vehicles and other obstructions.	

NJC Surveys Ltd, and its rents or partners, are not responsible for any situation, incident or loss resulting from actions or planning resulting from total reliance upon this drawing or accompanying information. The completeness of the underground network information cannot be wholly guaranteed and as such no guarantees or warranties are provided or implied. The location and/or identification of a service will not positively indicate whether it is live or dead. A service indicated from records that has not been located or identified on site does not necessarily imply that it does not exist or is dead, however, its presence should be anticipated. The results of Electro Magnetic and GPR detection techniques are not infallible and ground profiling for the actual position and depth of services should be established.

If this drawing and any associated drawings should be used in relation to works, we advise that the users of this information follow the principles detailed by the Health and Safety Executive guidance directive HS(G) 47, "Avoid Danger from Underground Services". Further details of this directive are available at www.hse.gov.uk <<http://www.hse.gov.uk>>

- Detected Using Electromagnetic Location Methods e.g. Any metallic pipe/cable. Accuracy +/- 10% per meter depth reading.
- Detected Using Electromagnetic Location Methods eg. Using a Sonde to locate drainage pipework reading Accuracy +/- 10% per meter of depth reading.
- Detected Using Ground Penetrating Radar e.g. A plastic pipe or service not be located by other means. Accuracy depends on ground conditions.

Utility Key

[illegible][illegible]

	Hedge		Overhead Power Line		Gravel
	Fence		Structure		Sewer Lines
	Gate				
	Slit				
	Footpath		Wall		Ditch / Embankment etc.
	Kerfline				
	Verge/Edge of Track or Change of Surface		Retaining Wall		Individual Tree-Sized

REV	DATE	DESCRIPTION	BY
-----	------	-------------	----



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 Ashby de la Zouch,
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 LE65 1BS

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Topographical Surveys Building Surveys GPS Surveys Setting Out
 Dimensional Control Monitoring Surveys Ground Models Volumetric Calculations

Topographical Surveys • Building Surveys • GPS Surveys • Setting Out
Dimensional Control • Monitoring Surveys • Ground Modelling • Volumetric Calculations

Avant Homes

Lychgate Lane,
Burbage

PAS:128 Utility Survey

U3939/01



NOTES
The highway records are not definitive, but are based on currently available supporting information and are given without warranty.
If roadside ditches are present, the legal presumption without evidence to the contrary is that these do not generally form part of the publicly maintainable highway.
This plan has been produced in response to the enquiry shown in the title address and should not be used for any other purpose, since its accuracy cannot be guaranteed.
If a scale has been provided, measurements scaled from this plan may not match measurements between the same points on the ground.

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Key

Highway Status

Extents

 Adopted: Unclassified Route



ENVIRONMENT AND TRANSPORT
DEPARTMENT

On Behalf Of
Ann Carruthers, Director

Highway Record Enquiry

Location

Land at Lychgate Lane
Burbage

Reference	NDI/HRE/2002152
Drawing No.	100/A
Date Produced	05/03/2020
Highway Record Enquiries County Hall, Glenfield, LE3 8RJ 0116 305 7189 hre@leics.gov.uk	