Development at
Harrington Drive, Crowland

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

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1.0 INTRODUCTION

1.1 Planning reference number

1.1.1 Planning reference is H02-1006-21

1.2 Development site address

1.2.1 Site address is Land off Peterborough Road and Harrington Drive Crowland Peterborough PE6 0AT

1.3 Site description

1.3.1 Please refer to following page for location plan (132-LP-01) indicating site bound in red. There are existing plots on Peterborough Road along the North Western elevation and on Harrington Drive along the North Eastern elevation. James Road runs along the South Eastern elevation.

1.3.2 The site is to be accessed from a newly formed junction off James Road. Fronting plots will be built from the main site with final access from Peterborough Road. Similarly, the extension of Harrington Drive will be constructed from a haul road off the main site with final access only off the existing Harrington Drive.

1.3.3 No Construction Traffic is to be permitted onto Harrington Drive or Peterborough Road, with all construction traffic entering and leaving site from James Road.

1.3.4 The site is to be constructed in one phase. The site compound will be in use for the duration of the build.

2.0 SITE MANAGEMENT

2.1 Site personnel

2.1.1 The overall responsibility for compliance with the CEMP sits with the site manager. Contact details for the site manager and contracts manager are as below:-

Site Manager	TBC
Contracts Manager	Pete Whalley – pete.whalley@ashwoodhomes.co
Construction Manager	Mark Forbes – mark.forbes@ashwoodhomes.co

Site contact details including out of hours contact details will be displayed prominently on site at all times.

2.2 Development site layout and welfare arrangements

2.2.1 Please refer to the attached Construction Management Plan (132 – CMP – 01) for the development site including locations of the site office, material storage areas, waste storage areas, staff parking, vehicle access points, wheel wash locations, generators, delivery loading/unloading areas, and details of any site hoardings or acoustic screening to be erected.

2.2.2 Please refer to the attached Construction Management Plan (132 – CMP – 01) for details of the measures to ensure the segregation of pedestrians, cyclists and development traffic.

2.3 Managing materials, site storage, and good housekeeping

2.3.1 Please refer to the attached Construction Management Plan (132 – CMP – 01) for the location of raw materials, demolition arisings, and other waste products that will be stored at the development site.

2.3.2 All materials will be stored within the storage area as denoted on the attached Construction Management Plan (132 – CMP – 01).

2.3.3 All topsoil, sub-soil and hardcore will be safely and securely bunded and stored within the development as denoted on the attached Construction Management Plan (132 – CMP – 01).

3.0 COMMUNITY LIAISON AND COMMUNICATION, INCLUDING COMPLAINTS PROCEDURE

- A display board shall be prominent and shall detail the nature of the works being undertaken, a contact name and telephone number (including a telephone number to be used outside normal working hours)

- A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

4.0 IMPLEMENTATION, MONITORING, AND CORRECTIVE ACTION

- A responsible person shall undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

4.1 It is the responsibility of the site manager to periodically update the Construction Management Plan to align with the stage of build on site. This should be undertaken no further than 3 months apart.

5.0 SITE OPERATIONS

5.1 Working hours / Deliveries and transport of materials, plant, and equipment to site

5.1.1 The working hours are as stipulated below and are to be adhered to by all trades. No construction activity is permitted outside of these hours.

- The working hours for the development site (including any demolition and construction activity) and deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours;
    - 08:00 to 18:00 on Monday to Friday
    - 08:00 to 13:00 on Saturdays
    - No working on Sundays or Public Holidays
    - No Piling operations should commence prior to 09:00hrs
- These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the LPA. These hours may be amended by the LPA where local circumstances demand as necessary.
- Any deliveries outside the above hours cannot be undertaken without prior written approval of the LPA.
- If a school is located in the vicinity of the development site or on the proposed access and/or egress routes, deliveries shall be restricted to between 9:30 and 15:00 on Monday to Friday during term time.

5.2 Deliveries, Loading and Unloading

5.2.1 All deliveries are to be undertaken within the working hours of the site.

5.2.2 All loading and unloading of plant and materials shall be undertaken within the site compound. No loading or unloading is permitted outside of the development site.

5.2.3 Site gate is to be set back from James Road to allow delivery lorries to safely come off James Road and enter site should the gate be closed. No delivery vehicles shall wait or park on James Road at any time.

5.3 Noise and vibration

- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.

- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available AND/OR in compliance with health & safety requirements) and shall be maintained in good and efficient working order.

- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.

- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.

- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.

- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.

- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.

- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.

- No stereos or similar amplified devices shall be audible beyond the site boundary.

5.3.1 The site manager should monitor noise pollution across their site at all times.

5.3.2 Where practically possible, 'quiet' equipment should be used. Machinery and equipment should only be used for the required time.

5.3.3 Vehicles should not be revved and engines should not be left running when not required to be in operation

5.4 Dust

- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.

- Any equipment used to cut paving blocks, kerbs, flagstones etc. shall be operated with a water suppression attachment or a dust filter.

- Engines of plant, machinery, and lorries shall be turned off at all times when not in use.

- Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.

- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.

- Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.

- Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.

- All vehicles carrying dusty materials shall be securely covered. Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate). A water suppression contingency plan should be included detailing water supply to site and what equipment will be kept available (e.g. number and size of bowsers, sprinklers, mist canons etc.)

5.4.1 Where dust issues are likely to occur, for example when cutting and excavating, dust suppression and use of RPE (respiratory protection equipment), and where appropriate wetting practices should be implemented.

5.4.2 The condition of site haul routes should be monitored. Mud is not to be taken onto public roads. Road sweeping and road wetting to be implemented as required.

5.5 Air quality

- The CEMP must include an assessment of dust from demolition and construction inline with the Institute of Air Quality Management (IAQM) Guidance on the assessment of dust from demolition and construction or equivalent industry standard document. Where a screening identifies possible receptors and a need for a detailed assessment the IAQM guidance shall be followed and the appropriate dust assessment report and accompanying tables shall submitted to the LPA. The report shall include a mitigation strategy detailing

- All Non-Road Mobile Machinery used on site must be compliant with the Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 2018. Where requested by a relevant officer, documentation shall be provided evidencing manufacturers emission limits or that equipment has been appropriately retrofitted in accordance with the regulations.

5.6 Mud

- The public highway must be kept in a condition whereby it is mud free. This is applicable to both roads and pavements.

5.6.1 The condition of site haul routes should be monitored. Mud is not to be taken onto public roads. Road sweeping and road wetting to be implemented as required.

5.6.2 James Road shall be included within the route for the road sweeper and shall be kept clear of any site mud. Wheel washing facilities are to be provided on site to restrict the movement of mud off-site.

5.6.3 At the reasonable request of Lincolnshire County Council Highways, the groundworker shall road sweep James Road for the vicinity of the site entrance.

5.7 Artificial lighting

- Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).

- Lighting schemes shall be compliant with the Institution of Lighting Professionals Guidance Note 01/21 "*The Reduction of Obtrusive Light*".

5.7.1 Streetlighting will be provided to estate roads as per Lincolnshire County Council Highway requirements as soon as feasible once footpaths are constructed. Temporary lighting will be used in the interim and this will be in accordance with the above points.

6.0 Waste management

- There shall be no burning of waste at any time.

- The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the LPA on request.

- The appointed contractor(s) shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and beyond its boundary.

6.0.1 There are no known contamination issues on site. Should any contamination be found, please contact the Geotechnical Engineer (Geodyne) to visit site and confirm the contamination present.

7.0 Environment

7.1 Soil and land management

7.1.1 All soil excavated from site will be bunded as per the Construction Management Plan 132-CMP-01. The location of these bunds will be to suit the order of build and will be updated by the site manager as required.

7.1.2 The site manager will regularly inspect the soil bunds.

7.1.3 Any unidentified contamination discovered at the site during development must be reported to the Geotechncial Engineer (Geodyne)

8.0 Surface Water Management

8.1 Construction Phase

8.1.1 Topsoil strip by groundworks contractor to be limited to area of working to maintain vegetation and assist with draining overland flows during storm events. Where topsoil has been stripped, groundworker is to bund any boundaries with existing properties to avoid silt run-off into neighbouring land. Surface Water will be stored on site within the working area during a storm and then pumped into the surface water system via a settlement tank thereafter.

8.1.2 The surface water network will be constructed as part of the initial phase of works. Please refer to engineering drawings for location of filter drains and/or road gullies. Where filter drains are used, temporary detailing will be used to allow run-off into the surface water network from the reduced road level (binder course). Please refer to engineering drawings for details of this.

8.1.3 Gully bags are to be used by the groundworker to act as a silt trap at source and prevent silt entering the surface water system as far as is practicable.

8.1.4 A fuel tank will be provided within the Construction Compound (reference Construction and Traffic Management Plan, 132-CMP-01). This will be bunded to prevent any pollution of the ground and/or watercourse. A spill kit will be available in the site office and any spills must be reported to the Site Manager immediately.

8.1.5 Other construction activities will be undertaken that have the risk to pollute the ground and/or watercourse such as cements and oils. The groundworker is to implement necessary measures within their RAMs to prevent pollution and have their own spill kit to hand should an incident arise. All incidents must be reported to the Site Manager who will have their own spill kit within the Site Office as well.

8.2 Construction Phase Maintenance

8.2.1 Construction phase Surface Water systems are to be managed and maintained by the groundworks contractor in accordance with the manufacturer's specific requirements. At least once a week, the site manager will inspect all temporary surface water arrangements to ensure they are correct and working as required.

8.2.2 During the construction phase, the site manager is to keep aware of potential heavy rainfall events from the Met Office or similar and adjust on site surface water measures accordingly.

8.2.3 Any pollution or run-off incidents must be reported to the site manager immediately. The Site Manager will have a spill kit readily available to deal with any incidents.

8.3 Drainage Maintenance

8.3.1 The primary foul water and surface water systems are to be constructed at the forefront of the project as part of the road and sewers phase. Bunds are to be utilized as appropriate to prevent unwanted ingress into the system.

8.3.2. Gulley bags are to be used by the groundworks contractor in all gullies and inspected every month. They are to be replaced at least once per year.

8.3.3. Settlement tanks are to be used during the construction process by the groundwork contractor to ensure all surface water discharge is treated. These tanks are to be inspected once per week and as per the manufacturer's requirements to ensure they are working as intended. Only when the site is near completed and the attenuation tanks constructed, will the final surface water connection be made to the system.

8.3.3. Prior to adoption, the entire Surface Water and Foul Water main systems are to be jetted and CCTV.

8.4 Incident Action Plan

8.4.1 All spills / pollution incidents are to be reported to the Site Manager immediately.

8.4.2. Site Manager to have a spill kit within the site office for dealing with any minor spills.

8.4.3 Anything larger or concerning discharge off-site to be reported to Ashwood Homes immediately who will respond and notify relevant authorities.

9.0 Maintenance of Roads

9.1 Adopted Roads

9.1.1 A Section 38 agreement is to be entered into with Lincolnshire County Council to adopt the highways coloured green on the engineering drawings. Once constructed, the roads will be maintained by Ashwood Homes Ltd in accordance with the below maintenance schedule up to the point they are adopted.

Maintenance Schedule	Action required	Required frequency
Regular maintenance	Sweeping of carriageways, footways, footpaths and shared surfaces	Three times a year: i. End of winter (March) ii. Mid-summer (July-August) iii. After main autumn leaf fall
	Cleaning of gullies	Annually after main autumn leaf fall
	Lantern inspection	Twice yearly at the end and start of British Summer Time any faulty lanterns will be replaced with in 10 days of the inspection
	Herbicide application	Annually during May
	Monitor inspection chambers and catchpits and clean as required	Annually
	Monitor soakaway chambers and clean as required	Annually

9.2 Private Roads

9.2.1 All other road surfaces which are private drives or private parking spaces are to be maintained by Ashwood Homes Ltd in accordance with the below maintenance schedule up to the point they are handed over to the private residents / Housing Association .

Maintenance Schedule	Action Required	Frequency
Regular Maintenance	Sweeping and vacuuming.	Three times/year at end of winter (March), mid-summer (July-August), after autumn leaf fall, or as required based on site-specific observations of clogging or manufacturers' recommendations – See Note 1
Occasional Maintenance	Stabilise and mow contributing and adjacent areas.	As required
	Removal of weeds.	As required
Remedial Actions	Remediate any landscaping	As required

	which, through vegetation, maintenance or soil slip, has been raised to within 50mm of the level of paving.	
	Remedial work to any depressions, rutting considered detrimental to the structural performance or a hazard to users.	As required
	Reconstruction of surface and upper sub-structure.	As required (if infiltration performance is reduced as a result of significant clogging).
Monitoring	Initial inspection	Monthly for 3 months after installation
	Inspect for evidence of poor operation and/or weed growth. If required take remedial action	3-montly & 48hrs after any storm that is considered to be a 1:30 year event
	Inspect silt accumulation rates and establish appropriate sweeping frequencies	Annually
	Monitor inspection chambers and catchpits and clean as required	Annually