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CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Submitted Pursuant to Condition 3 of Planning Permission F/26/101341

Document Reference

2605-CEMP-01

Revision

Rev B

Issue Status

Issued for Planning Condition Discharge Submission

Project

Proposed SEND Modular Classroom Building

Boorley Park Primary School
Nairn Road
Botley
Southampton
SO32 2SH

Prepared For

Raise Education Trust

Prepared By

ACM Architects Ltd

Principal Contractor

KBS Modular Ltd

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1 INTRODUCTION

This Construction Environmental Management Plan (“CEMP”) has been prepared by ACM Architects Ltd on behalf of Raise Education Trust in support of a formal application to discharge Condition 3 attached to planning permission F/26/101341 granted by Eastleigh Borough Council.

The approved development relates to construction of a new modular classroom building designed specifically to provide additional SEND educational accommodation within the grounds of Boorley Park Primary School together with associated external works and landscaping.

The purpose of this report is to demonstrate that construction activities can be undertaken in a manner which:

- Protects continued school operation
- Protects pupils, staff and visitors
- Minimises environmental disturbance
- Controls construction traffic
- Protects ecological interests
- Prevents highway contamination
- Ensures planning condition compliance

The proposed building shall be delivered using modular off-site construction significantly reducing the duration of on-site construction works.

Principal Contractor shall be **KBS Modular Ltd**.

The anticipated programme is approximately four weeks.

2 PLANNING BACKGROUND

Planning permission was granted by **Eastleigh Borough Council** under reference F/26/101341.

The approved description of development states:

Modular Classroom building for Special Educational Needs and Disabilities (SEND), with associated landscaping.

The development forms part of educational infrastructure improvements required by **Raise Education Trust** to respond to increasing SEND demand.

This submission seeks discharge of pre-commencement Condition 3.

3 APPROVED DEVELOPMENT DESCRIPTION

The approved development comprises:

- Two SEND classrooms
- Two meeting rooms
- Accessible WC facilities
- Storage areas
- Lobby and circulation space
- Mechanical service installations
- Soft landscaping works
- Pollinator planting
- Raised planting beds
- Tree planting
- Boundary security fencing

The modular construction methodology has been selected specifically to minimise construction duration and reduce environmental disturbance.

4 PLANNING CONDITION 3 REQUIREMENTS

Condition 3 requires submission of a CEMP including:

- (a) Programme and methods of construction work
- (b) Contractor parking facilities
- (c) Delivery arrangements with regard to school timings
- (e) Access and egress for plant and machinery
- (f) Protection of pedestrian routes
- (g) Temporary buildings, compounds and material storage
- (h) Prevention of dirt transfer to highway
- (i) Wildlife protection measures

This report addresses each requirement in full.

5 CONSTRUCTION PROGRAMME

The anticipated programme is approximately four weeks.

Week 1

- Site establishment
- Temporary fencing installation
- Compound setup
- Excavation works
- Pad foundation installation

Week 2

- Concrete works
- Service trenching
- Drainage installation
- Electrical service installation

Week 3 to 7

- Modular delivery
- Mobile crane installation
- Structural connection
- Building envelope completion & interior fitting-out

Week 8

- Electrical connections
- Landscaping works
- Permanent fencing installation
- Testing and commissioning
- Site clearance

The modular approach substantially reduces construction impact compared with traditional building methods.

6 CONSTRUCTION METHODOLOGY

Construction shall proceed in five phases.

Phase 1 — Site Establishment

Temporary Heras fencing installed.
Compound established.
Warning signage erected.
Site induction undertaken.

Phase 2 — Groundworks

Foundation excavation.
Concrete pad installation.
Limited trench excavation.
Controlled spoil storage.

Phase 3 — Modular Installation

Prefabricated modules delivered.
Mobile crane installation.
Modules positioned in final location.

Phase 4 — Connections

Mechanical connections.
Electrical connections.
Fire alarm commissioning.

Phase 5 — External Works

Landscaping installation.
Permanent fencing installation.
Final site reinstatement.

7 CONTRACTOR COMPOUND ARRANGEMENTS

Temporary compound shall be located within the hard surfaced parking area south-east of the building location.

Compound shall include:

- Site office
- Welfare cabin
- Contractor parking
- Material storage
- Waste skips
- Fuel storage
- First aid station

No contractor parking shall be permitted on surrounding roads.

Compound shall remain secured outside working hours.

8 SITE LOGISTICS AND ACCESS

All access shall utilise the existing school entrance from Nairn Road.

Construction zone shall be fully enclosed by Heras fencing.

The exclusion zone shall include:

- Foundation excavation area
- Crane installation zone
- Modular placement area
- Temporary material storage

Plant anticipated:

- Mini excavator
- Small dumper
- Mobile crane
- Contractor vans

Maximum on-site speed:

5 mph

All reversing controlled by banksman.

9 SCHOOL SAFEGUARDING STRATEGY

School shall remain fully operational.

The contractor shall implement:

- Full separation of pupils from works area
- Locked construction access gates
- Contractor safeguarding induction
- Restricted contractor movement
- Daily liaison with school management
- No unsupervised contractor access through school areas

Restricted periods:

08:00–09:15

14:30–15:45

No abnormal deliveries permitted during these periods.

10 CONSTRUCTION TRAFFIC MANAGEMENT

All vehicles access via Nairn Road.

Expected vehicle types:

- Contractor vans
- Concrete delivery vehicle
- Modular transport vehicle
- Mobile crane vehicle

Controls:

- Pre-booked deliveries only
 - No waiting on public highway
 - No unloading from highway
 - Banksman supervision
 - Just in time delivery scheduling
-

11 TEMPORARY SECURITY FENCING

Temporary fencing shall comprise:

2.0m Heras fencing panels

Including:

- Weighted feet
- Anti-lift couplers
- Lockable access gates
- Debris netting where required
- Warning signage

Permanent fencing shall comprise:

CLD Dulok 868 Welded Mesh Security Fence

Finish:

RAL 6005 Moss Green

12 ENVIRONMENTAL MANAGEMENT CONTROLS

Environmental controls shall include:

Dust Control

- Water suppression
- Covered spoil stockpiles
- Covered skips
- Dust extraction equipment

Air Quality

- No engine idling
- No burning on site
- Properly maintained equipment

Fuel Storage

- Bunded containers
- Secure storage only

13 NOISE AND VIBRATION MANAGEMENT

Working hours:

Monday–Friday
08:00–17:30

Saturday
08:00–13:00

No Sunday working.

Noise mitigation:

- Low noise plant
- No radios
- Engines off when inactive
- Avoid simultaneous noisy operations

No piling works required.

Vibration impact considered negligible.

14 HIGHWAY CLEANLINESS MEASURES

Measures implemented to prevent highway contamination:

- Vehicle wheel inspection
- Portable wheel cleaning equipment
- Daily inspection of access route
- Temporary hardcore surfacing where required

Any contamination shall be removed immediately.

No contaminated vehicle permitted to leave site.

15 ECOLOGICAL PROTECTION MEASURES

In accordance with ecological recommendations prepared by **Vesper Conservation & Ecology Limited**:

- Ecological briefing for contractors
- Protection of retained vegetation
- No vegetation clearance March–August without ecological check
- No storage within biodiversity enhancement areas
- Immediate cessation of works if protected species encountered

Protected species procedure applies to:

- Nesting birds
- Hedgehogs
- Amphibians
- Reptiles

16 POLLUTION PREVENTION

Procedures include:

- Bunded fuel storage
- Controlled refuelling area
- Spill kits permanently available
- Concrete washout area provided
- No discharge into drainage systems

All incidents recorded by Site Manager.

17 WASTE MANAGEMENT STRATEGY

Waste hierarchy applied:

- 1 Reduce
- 2 Reuse
- 3 Recycle
- 4 Dispose

Anticipated waste streams:

- Excavated spoil
- Packaging waste
- Timber
- Plastic wrapping
- Minor metal waste

All waste removed by licensed contractor.

Waste transfer notes retained.

18 MONITORING AND COMPLIANCE

Daily inspection by Site Manager.

Inspection checklist:

- Fence condition
- Highway cleanliness
- Dust generation
- Noise compliance
- Waste storage
- Ecological controls
- Safeguarding compliance

Weekly compliance review undertaken with school representative where required.

Principal responsibility:

KBS Modular Ltd

19 CONCLUSION

This Construction Environmental Management Plan demonstrates that the approved development can be constructed safely whilst maintaining continued operation of **Boorley Park Primary School**.

The modular methodology substantially reduces environmental impact compared with conventional construction.

The applicant respectfully requests discharge of Condition 3 attached to planning permission F/26/101341.

APPENDIX A

CONSTRUCTION SITE LOGISTICS PLAN



- Contractor compound
- Temporary fencing
- Construction exclusion zone
- Spoil storage area
- Controlled access route

APPENDIX B

EIGHT WEEK CONSTRUCTION PROGRAMME

- Week 1 — Site establishment and foundations
- Week 2 — Services and concrete works
- Week 3 to 7— Modular installation & fitting out
- Week 8 — Landscaping and commissioning

APPENDIX C

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

Access via Nairn Road.

No deliveries:

08:00–09:15

14:30–15:45

No contractor parking on public highway.

Banksman controls all reversing.

APPENDIX D

ECOLOGICAL PROTECTION STATEMENT

Measures implemented in accordance with ecological recommendations prepared by **Vesper Conservation & Ecology Limited**.

Protected species protocol applies.

No vegetation clearance during nesting season.

APPENDIX E

APPROVED DRAWING REGISTER

2605-02-01A — Location Plan

2605-03-22B — Site Layout Plan

2605-03-23B — Floor Plan and External Areas

2605-03-06 — Landscaping Plan

2605-DA01 — Design and Access Statement

APPENDIX F

CONDITION 3 COMPLIANCE MATRIX

Condition Requirement	Section	Status
Programme	5	Compliant
Contractor Parking	7	Compliant
Deliveries	10	Compliant
Plant Access	8	Compliant
Pedestrian Protection	9	Compliant
Compound	7	Compliant
Highway Cleanliness	14	Compliant
Ecology Protection	15	Compliant