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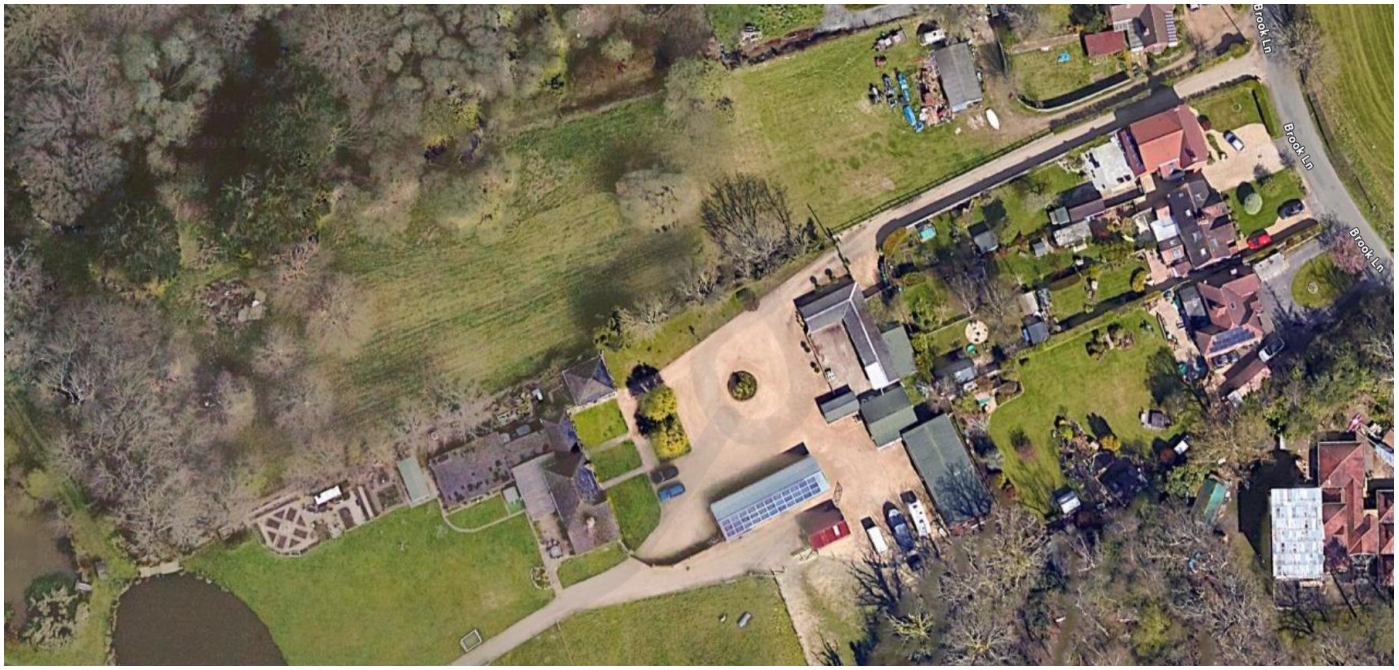
ARCHITECTURE – SURVEYING - PLANNING

Construction Environmental Management Plan



Hatts Copse Farm

Brook Lane

Botley

Southampton

SO30 2ER

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1 INTRODUCTION

1.1.1 The purpose of this Construction Environmental Management Plan (CEMP) is to outline the overarching details and principles in order to minimize, manage and/or mitigate the environmental effects of the works associated with the proposal at Hatts Copse Farm.

1.1.2 The CEMP details the environmental management, controls and safety procedures that will need to be adopted during the development of the Site, thereby providing a tool to ensure the successful management of the likely environmental effects as a result of the construction activities. The CEMP seeks to ensure that all enabling, demolition and construction works cause the minimum disruption to the surrounding residents and members of the public. More specifically, the CEMP aims to ensure that relevant legislation, Government and industry standards, and construction industry codes of practice and good practice standards are implemented.

1.1.3 This Framework CEMP has been prepared to enable Eastleigh Borough Council and third parties to understand the nature of the standard environmental management and control measures that all to be implemented during the Development of the Site.

1.1.4 Once appointed, the Principal Contractor may refine the Framework CEMP to ensure that the document is specific to the works and processes that are to be employed by contractors during all enabling, demolition and construction activities, with the ability to create a further site-specific CEMP for the Development of the Site.

1.1.5 While this Framework CEMP includes for all works involved for the development of the Site, i.e. enabling, demolition and construction, should the Applicant appoint different Principal Contractors to undertake only one element of the works, i.e. demolition, this Framework CEMP could be refined to create a Site-Specific Enabling or Demolition Environmental Management Plan (EEMP) (DEMP) for those works that would then form part of the Site-Specific CEMP.

1.1.6 The Framework CEMP demonstrates the commitment of the Applicant to undertaking the development of the Site in such a way as to avoid or minimise environmental effects and disruption to neighbours (commercial and residential), and provides a mechanism for the implementation of recommended mitigation measures and monitoring throughout the works.

1.1.1 This Framework CEMP includes the following:

- **Site Information:** including description of the Site, surrounding environment and proposed Development, as well as environmental management structure, roles and responsibilities.

- **Enabling, Demolition and Construction Information:** a description of the anticipated enabling, demolition and construction works based on the information available to date, anticipated programme and phasing, working hours, details of haulage routes, equipment to be used, etc.;
- **Environmental Management and Control Measures:** potential environmental issues related to the enabling, demolition and construction works, details of the site inspection and audit programme, methods for managing environmental risks and reducing impacts, emergency procedures, waste and hazardous materials storage procedures, liaison with the local community, and specific project environmental procedures relating to waste and materials management, dust and air quality, noise and vibration, vehicle management, protection of water quality; and,
- **Monitoring:** procedures for recording and reporting monitoring results and taking remedial action in the event of any non-compliance.

2 SITE DESCRIPTION AND DESCRIPTION OF DEVELOPMENT

2.1 Site and Surrounding Area

2.1.2 The front of the site is accessed via Brook Lane. ☆

2.1.3 The proposal is to construct two C3 properties, replacing the exiting main house ☆ with a 5 bed main house and the large annex ☆ with a 2 bed bungalow, triple garage and store room. Sheds and a garage will also be demolished ▲

2.1.5 This scheme is a result of full planning application F/24/97960 and F/22/93781

2.1.7 Throughout the site there will be provision of parking, storage and waste locations – all meeting requirements set by Eastleigh Borough Council.

3 CONSTRUCTION PROGRAMME

3.1 Introduction

3.1.1 The anticipated construction programme and description of works outlined within this section will commence in Q3 2025.

3.2 Construction Period

3.2.1 The indicative delivery programme for the Development is approximately 18 months with construction works commencing in Q3 2025.

3.3 Description of Works

3.3.1 Construction will be in 3 phases to minimize the impact of ground works and allow the large annex to remain in use during construction.

3.3.2 Phase 1 will be demolition of the sheds, garage and main house, all relevant enabling works to utilities including capping-off or removal of redundant utilities, diversions, new supplies and connections as agreed with the statutory undertakers; It will also involve all ground work and foundations.

3.3.3 Phase 2 will be the construction of the main house and the bungalow (excluding the single garage)

3.3.4 Phase 3 will be the demolition of the annex, construction of the garages and store room as well as final landscaping.

4 RESPONSIBILITIES AND MANAGEMENT STRUCTURE

Roles and Responsibilities

4.1.1 The Construction (Design and Management) Regulations 2015 (CDM Regulations) came into force on 6th April 2015, replacing CDM 2007. As per the requirements of the CDM Regulations, the Applicant must appoint a Principal Designer and Principal Contractor prior to the commencement of works on-Site. Should the Applicant fail to appoint either a Principal Designer or Principal Contractor, the Applicant must carry out their duties in respect of the CDM Regulations.

4.1.2 The applicant for the project is Brinton King the home owner, the principle designer is Knight Consulting and the Principle Contractor is T.B.C.

Management Structure

4.1.3 Responsibility for all environmental issues relating to the redevelopment of the Site rests with the Applicant, the Principal Designer and Principal Contractor appointed for the Development; individual responsibilities will be divulged throughout the management team relating to the co-ordination of inspection, monitoring or reporting. Such individual responsibilities are outlined below.

4.1.4 The Principal Contractor will have the central role in managing Safety, Heath, Environment and Quality (SHEQ) issues during enabling, demolition and construction activities. The Principal Contractor and all sub-contractors will have to implement the environmental management and control measures set out within the CEMP.

4.1.5 All works are to be carried out in compliance with the Construction (Design and Management)

Regulations 2015, current legislation and guidance, and Applicants requirements.

4.1.6 A full contact list containing names, job titles and contact numbers of the project team members, shall be produced and maintained. This should include the Applicant's Environmental Representatives.

Individual Requirements

4.1.7 The main developer for this project will be Brinton King, who is also the owner of the site. Other duties, such as the Principal Designer, Project Manager, Construction Manager, Works Manager, Environmental Manager/Representative and other personnel are detailed below.

Principal Designer (Knight Consulting)

- Review and approve the site-specific CMP;
- Submit site-specific CMP to DC for approval;
- Assign appropriate resources to construction activities; and
- Undertake regular site inspections which will include compliance with environmental requirements.

Project Manager (TBC)

- Allocate appropriate project resources to deal with environmental issues;
- Ensure that the CMP is effectively established and implemented throughout the project;
- Review and approve environmental action plans; and
- Designate representative responsible for environmental issues.

Works Manager (part of Principal Contractor team)

- Understand the major environmental constraints and implications for the project;
- Ensure that the need for compliance with environmental issues is communicated to the rest of the project team and sub-contractors;
- Act on findings of internal and external audits;
- Ensure complaints are being addressed and responded to;
- Ensure appropriate pollution response provision is made;
- Report to Senior Management (Principal Designer/Project Manager) on any environmental breaches; and,

- Implement and maintain the operation of the CMP.

Collective Responsibilities

Project Management Team (Outlined above, including Works Manager, Sub-Agents, Quantity Surveyors, Site Engineers, Section Foremen) and Sub-contractors

- Comply with the CMP;
- Maintain CMP document control system;
- Implement the requirements of the CEMP and its supporting documents on-site;
- Report immediately to Environmental Representative/Manager on any environmental incidents;
- Ensure site personnel are aware of their environmental obligations and have undergone site environmental awareness training;
- Implement the action necessary to resolve non-compliance issues; and
- All subcontractors should comply with the CMP, its operational control and procedures while on site.

All Personnel – to be communicated during induction training

- Comply with all operational controls and working procedures implemented by this CEMP;
- Undergo environmental awareness training;
- Report to supervisor immediately on any environmental incidents; and
- Suggest potential modifications and improvements to CEMP.

5 TRAINING AND SITE RULES

5.1.1 Contractual arrangements will require all contractors provide suitably qualified staff to manage and execute works for which they are responsible. The Principal Contactor will require that all employees demonstrate an appropriate awareness of local sensitivities (e.g. location of residents/ businesses), expected code of conduct, working knowledge of the legislation, codes of practice, and guidance relevant to the activities in which they are engaged.

5.1.2 A training regime shall be implemented to ensure that all staff members, including sub-contractor's personnel, receive focused environmental training to ensure their competence in carrying out their duties on the project.

Site Induction

5.1.3 The Principal Contractor will operate induction schemes for all personnel to ensure that they are aware of their individual responsibility to comply with the CEMP. The Principal Contractor will be responsible for identifying the training needs of his/her personnel and will ensure that appropriate training is provided. Training will include information on local considerations and the Applicant's expectations on site behaviour, "toolbox talks" for Site operatives to maintain an appropriate level of awareness on safety, health and environmental topics and to advise employees of changing circumstances as work progresses. Records will be kept of attendance.

5.1.4 General site induction will be developed to introduce all Site personnel to the environmental issues connected with the Development, important environmental controls associated with the day to day operation e.g., boundary control, housekeeping, waste management, and the emergency procedures. A full register of induction attendance shall be maintained on-site.

- **Responsibility:** Environmental Manager/Representative:
- **Action:** Develop general Site induction to include environmental issues and ensure induction records are maintained.

Toolbox Talks and Method Statement Briefings

5.1.5 Toolbox talks and method statement briefings will be given as the work proceeds and will cover the environmental management and control measures related to specific activities undertaken during the works, for example refuelling, hazardous waste removal, spill response etc. A full register of toolbox talks and method statement briefing attendance shall be maintained on-site.

- **Responsibility:** Environmental Manager/Representative
- **Action:** Regularly assess Site activities and ensure relevant training requirements are met. Develop and deliver specialised toolbox talks as required to ensure Site activities are carried out

in accordance with CEMP.

Training Records

5.1.6 All training records will be maintained and filed. The records shall include the content of the courses (induction and toolbox training), record of attendance and schedule of review.

Emergency Procedures and Incident Reports

5.1.7 Procedures will be implemented to respond to any emergency incidents which may occur on-Site. In order to ensure that compliance with the requirements of the relevant legislation and to avoid or mitigate against any significant environmental impacts, an Emergency Preparedness Plan (EPP) will be developed by the Principal Contractor.

5.1.8 All staff will be trained and made aware of the EPP set in place. In the event of any incident, the Principal Contractor's Environmental Health and Safety Team will be notified as well as the Applicant. Additionally, the DC Environmental Health Officer (EHO) and any other interested bodies will be notified, as required.

Site Rules

5.1.9 The Site rules will be developed to include environmental controls wherever applicable. They will be displayed in all on-Site offices, and welfare facilities. A list of 'Site Rules' to be implemented on-site is provided below, where appropriate:

- All personnel visiting or working on-site must complete induction training prior to accessing the Site;
- All plant/equipment used during the construction activities must be compliant with the Provision and Use of Work Equipment Regulations 1998 (PUWER), maintenance and relevant certificates must be retained on-site;
- All substances to be used or handled on-site must have the Control of Substances Hazardous to Health (COSHH) assessment available on-site for staff members to consult;
- At the end of each working day all means of access, e.g. steps, ladders left in position must be secured/removed to prevent unauthorised persons and hazardous areas.
- Smoking is prohibited on-site, except in designated areas, and the possession or use of alcohol or drugs is prohibited.
- Staff members must maintain the Site welfare facilities for the duration of the works;
- A qualified First Aider/ Emergency First Aider to be present on-site at all times.
- Standard Personal Protective Equipment (PPE) is required on-site at all times, as well as additional Protective Equipment as required for specific works;

- Use of audio equipment is not permitted on-site, except in designated areas;
- All staff members must work to their safety method statements and abide by all safety signs at all times;
- The Principal Contractor and all Sub-contractors on-site must co-operate in the interest of health and safety;
- All Principal Contractor and Sub-contractor staff members must conduct themselves and perform their duties on-site in a safe manner;
- All work areas must have clear, well maintained signage;
- All waste materials must be collected and removed from Site at regular intervals; and,
- Acts of threat or violence will not be tolerated, and any offender will be removed and permanently excluded from the Site.

6 COMMUNICATION AND COMMUNITY ENGAGEMENT

Statutory Authorities and Interested Parties

6.1.1 The Construction Manager in conjunction with the Applicant and with the support of the Environment Manager/Representative or any appointed specialists will be responsible for the liaison on environmental matters with statutory and non-statutory authorities.

6.1.2 Consultation should be established and maintained with a number of regulatory bodies with regard to the environmental aspects of this project, as required: and could include:

- Environmental Health Officer (LBH)
- Environment Agency (EA)
- Health and Safety Executive
- Emergency Services
- **Responsibility:** Construction Manager / Environmental Manager/Representative
- **Action:** Establish and maintain consultation with the LBH and other interested parties about the status of the project, potential impacts, mitigation measures, predicted time scales of activities etc.

Local Community Engagement

6.1.3 The Principal Contractor should commit to providing community relations personnel, who will be the first line of response to resolve issues of concern or complaints. Reasonable steps will be taken to engage with local residents during development of the Site together with surrounding commercial uses.

Complaints Management

6.1.4 A formal complaints procedure will be developed, the Environmental Manager/Representative will be responsible for receiving, recording and responding to external complaints.

6.1.5 The Environmental Manager/Representative will have their telephone number displayed for quick response to complaints. The complaints will be logged, together with a record of the responses and action taken.

- **Responsibility:** Environmental Manager/Representative
- **Action:** Log complaints, conduct investigation, develop any corrective action, produce written response to complaints and generate monthly report of complaints received.

7 MONITORING

7.1 Environmental Monitoring Programme

7.1.1 Scheduled monitoring of environmental performance and formal compliance auditing will be conducted throughout the development of the Site. This will enable the overall effectiveness of established environmental measures and compliance procedures to be assessed, and allow areas of underperformance to be identified so corrective actions can be taken to strengthen environmental safeguards or improve outcomes.

Inspections

7.1.2 Regular inspections are to be carried out on all construction activities and work areas in order to check compliance with this CEMP and regulatory conditions. The results of these inspections shall be recorded.

Event Based Inspections

7.1.3 Event based checks shall be conducted by the Project Manager/Construction Manager and Environmental Manager/Representative following any significant event such as rainfall of sufficient quantity to generate run off, high winds, the receipt of an environmental complaint, issue of a non-compliance report or any exceedance in monitoring results. Event based checks should be record on a separate inspection form detailing the reasons, observations, findings and outcomes of the inspection which should then be recorded and actions closed out.

7.2 Reporting

Monthly Reporting

7.2.1 A monthly environmental monitoring report should be prepared and submitted for review to the Applicant and Project Team. The report shall include a summary of environmental issues and actions during the period to ensure compliance with the CEMP, including details of any action item requests, complaints received, incidents and associated investigations and corrective actions, and environmental inductions and awareness training provided during the period.

7.3 Performance

Progress Meetings

7.3.2 Performance against the objectives and targets outlined in the CEMP should be reviewed at regular progress meetings. Progress meetings can include internal Principal Contractor meetings and Project Team meetings with Applicant and Applicant representatives. Performance against 'rolling'

targets can be reviewed and corrective actions agreed, as required. These actions will be monitored to demonstrate continuous review and improvement.

- **Responsibility:** Project Manager/Principal Designer
- **Action**: Environmental issues to be added to the agenda of all internal progress meetings and external progress meetings (Applicant /Principal Contractor/Principal Designer).

CEMP Review

7.3.3 The Applicant, Principal Designer and Principal Contractor will ensure that controls outlined in the CEMP are properly implemented and regularly monitored to ensure their effectiveness. Changes to the controls will be instigated if they are not achieving their objectives.

8 GENERAL CONSTRUCTION MANAGEMENT

8.1 Hours of Work

8.1.1 The standard working hours for all activities will be: 08.00 – 18.00 Monday to Friday. And 09:00 – 13:00 on Saturdays. No works to take place on Sundays or Bank Holidays.

8.1.2 The following enabling activities shall be permitted to take place within the period before and after normal working hours as outlined above:

- Arrival and departure of workforce on site;
- Deliveries and unloading;
- Check and examinations of plant and machinery (including test running) and the carrying out of essential repairs / maintenance to plant and machinery;
- Site inspections and safety checks; and
- Site clean-up.

8.1.3 These hours will be strictly adhered to unless or in the event of:

- An emergency demands continuation of works on the grounds of safety;
- Minor internal works are being carried out within the confines of the building envelope; and
- Completion of an operation that would otherwise cause greater interference with the environment /general public if left unfinished.

8.2 Welfare Facilities

8.2.5 The Principal Contractor will provide welfare facilities for all employees. Site cabins and/or suitable rooms will be made available for breaks and when weather prevents works. Welfare facilities will be equipped with heating, tables, chairs, a means of heating food and boiling water, wash basins and toilets facilities. Welfare facilities will be located with good access, lighting and ventilation and will be maintained and cleared on a regular basis.

8.3 Construction Plant and Equipment

8.3.1 Large equipment will used by The Principle Contractor by trained personnel. They may be stored onsite.

8.4 Construction Compound and Material Storage

8.4.2 The final location/s of the construction compound and material storage area has been detailed on the Site Plan provided at the end of this CEMP.

8.4.3 The detailed construction compound layout plan shows the following;

- Parking areas for Site operatives and visitors;
- Loading and unloading areas;
- Plant and machinery storage area;
- Material storage area; and
- Welfare facilities.

8.5 Construction Traffic Management

Construction Traffic Management Plan (CTMP)

8.5.1 The CTMP will be reviewed and updated in line with the construction programme and will include details of the following:

- Temporary traffic control measures, if required;
- Timing controls (e.g. limiting peak period vehicle movements);
- Temporary and permanent access to the works for personnel/vehicles
- Traffic management procedures for waste disposal vehicles;
- Personnel and vehicle segregation;
- Equipment e.g. road cones, temporary fencing and signage;
- Provision to ensure that vehicles can be loaded and unloaded off the public highway where possible;

Access and Haul Routes

8.5.4 Directional signage will be implemented to ensure that construction traffic utilises designated routes to minimise the effect on the surrounding road network. Locations for temporary signage for the approved route will be discussed with the Highway Officer and indicated on the Site Plan at the end of this document. The site plan also shows the public rights of way maintained around the hoarding, allowing passage to continue around the building.

8.5.5 Heavy Good Vehicle (HGV) movements will be restricted as far as reasonably possible so as to avoid peak traffic flow periods (i.e. from 08h00-09h00 and 17h00-18h00).

Site Parking

8.5.6 On-site parking for construction workers will be within the site.

Loading and Unloading

8.5.7 All goods deliveries will be directed to a designated area on-Site where all vehicles will be unloaded, and the materials taken to the appropriate storage area.

8.6 Storage of Plant and Materials

8.6.1 The construction compound has been defined within the Site-specific CEMP. Plant and equipment will be stored in areas which are less susceptible to possible pollution incidents, or on dedicated hard standings.

8.6.2 Hazardous substances, such as diesel, oil, chemicals, cement, cleaning materials and paint, used during the construction process have the potential to cause serious pollution. Therefore, Environment Agency Pollution Prevention Guidance (PPG) will be followed (although withdrawn). Of particular relevance are the following PPGs and replacement guidance series, Guidance for Pollution Prevention (GPPs):

- PPG1: Understanding your environmental responsibilities - good environmental practices (July 2013)
- PPG2: Above Ground Oil Storage Tanks (January 2017);
- PPG5: Works or maintenance on or near water (October 2007);
- PPG6: Working at Construction and Demolition Sites (March 2012);
- PPG7: Safe Storage – The Safe Operation of Refueling Facilities (July 2011);
- PPG8: Safe Storage and Disposal of Used Oils (February 2004);
- PPG21: Pollution Incident Response Planning (March 2009); and
- PPG22: Incident Response - Dealing with Spills (April 2011).

8.6.3 A bunded storage area will be located on the Site in the main compound and will be provided for the duration of the construction period for the storage of oils, fuels, chemical and other hazardous construction materials. The base and bund walls will be impermeable to the material stored and be of 110% capacity of the liquids being stored in line with Environment Agency (EA) Guidelines. Access to the hazardous storage area will be restricted to those people who are authorised to do so and have adequate training.

8.6.4 Storage areas will be regularly checked and documented. Leaking or empty oil drums will be removed from the Site immediately and disposed of via a licensed waste disposal contractor.

8.7 Security

8.7.1 The site has gated access in place.

8.7.2 Only authorised personnel will be permitted on Site. All visitors will be required to enter through the main entrance gate to the Site and report to the Construction Manager/Site Manager. All visitors will be required to sign in and out to ensure that Site management are aware of the number of people on-site in the event of an emergency.

8.7.3 Visitors will be accompanied by a representative when entering areas under construction.

8.7.4 All entrance and exit gates into the Site will be secure at all times.

8.7.5 All mobile plant/equipment will be parked safely and locked within a designated area to prevent tampering, and keys to all plant/equipment will be kept in a secured location.

9 ENVIRONMENTAL CONTROL MEASURES

9.1 Waste Management

9.1.1 Waste produced on-Site will be subject to the Duty of Care under the Environmental Protection Act (1990). It is the joint responsibility between the Principal Contractor and the Applicant to ensure that waste produced on-Site is disposed of in accordance with relevant legislation. The transportation of waste to and from the Site will also comply with the Duty of Care requirements.

9.1.2 The Development will seek to maximise the reuse of materials generated on-site, where possible, in order to minimise waste disposal. Additional intrusive site investigations will be undertaken prior to construction commencing to identify any areas of contamination present on-Site. Further soil sampling during construction activities will be undertaken for classification and disposal of waste soils, if required, and will follow the methodology described in the following two EA publications: Framework for the Classification of Contaminated Soils in Hazardous Wastes 2004, and Waste Acceptance at Landfills: Guidance on waste acceptance procedures and criteria 2010. All soil sampling and testing will be undertaken in accordance with BS 10175: Investigation of Potentially Contaminated Sites: Code of Practice.

9.1.3 Waste materials are to be disposed of by the contractor/s to appropriate recycling facilities or appropriately licensed landfills. The appropriate landfill for the disposal of any contaminated soil off-site will depend on the waste classification determined from the chemical analysis or Waste Acceptance Criteria testing as necessary. The Site Manager will audit waste carriers and disposal facilities and maintain documentary evidence that these requirements are being met, including a register of waste carriers, disposal sites (including transfer stations) and relevant licensing details for each waste stream. Waste contractors who remove waste should be registered with the Environment Agency.

9.1.4 Materials used during the construction works such as oil, chemicals, cement, cleaning materials and paint have the potential to cause serious pollution. Therefore, the Environment Agency's Pollution Prevention Guidance and other relevant guidance will be followed during the handling, storage and use of such materials.

9.1.5 Procedures will be set in place to respond to any emergency incidents which may occur on the Site.

9.1.6 All relevant contractors will be required to investigate opportunities to minimise and reduce waste generation in line with WRAP's Halving Waste to Landfill initiative by:

- Agreeing with material suppliers to reduce the amount of packaging or to participate in a packaging take-back scheme;
- Implementing a 'just in time' material delivery system to avoid materials being stockpiled, which increases the risk of their damage and disposal as waste;
- Prioritising preassembled and prefabricated construction materials, wherever practicable, to minimise onsite generation of waste and packaging and reduce the number of delivery and collection vehicles to and from the Site;
- Paying attention to material quantity requirements to avoid over ordering and generation of waste materials;
- Segregating waste at source where practical.
- Colour coding and signposting skips to reduce risk of cross contamination. Skips will also be covered to prevent dust and debris blowing around the Site, these will be cleared on a regular basis; and
- Not burning wastes or unwanted materials on-site.

9.2 Air Quality, Dust, Odour and Dirt

9.2.1 During the construction phase, there will be various site clearance works and activities undertaken, which all have the potential to generate particle emissions arising from dust and smoke.

9.2.2 The main sources of particle emissions during construction activities include:

- Haulage routes, vehicles and construction traffic;
- Materials handling, storage, stockpiling, spillage and disposal;
- Site preparation, earthworks and restoration after completion;
- Construction, excavation and fabrication processes; and
- Internal and external finishing and refurbishment.

9.2.3 A project Dust Management Plan (DMP) has been written for the development in advance of commencement of works on-site and will be part of the Site-Specific CMP. This includes measures that outline requirements of monitoring of dust deposition, dust flux, real time PM_{10} continuous monitoring and/or visual inspections.

9.2.4 As such, regular Site inspections will be carried out to monitor compliance with the DMP. Inspection results will be recorded and the inspection log will be made available to the local authority through the work period.

9.2.5 In addition to monitoring, a number of other mitigation methods will be implemented to minimise the effects arising from dust produced during construction works:

- Vehicles carrying loose aggregate and workings to/from Site will be sheeted at all times;
- Implementation of design controls for construction equipment and vehicles and the use of appropriately designed vehicles for materials handling.
- Ensure all vehicles switch off engines when stationary so that there are no idling vehicles;
- Completed earthworks will be covered, seeded, or vegetated where appropriate and practicable;
- Regular inspection and, if necessary, cleaning of local highways and Site boundaries to check for dust deposits (and removal if necessary);
- Minimise surface areas of stockpiles (subject to health and safety and visual constraints regarding slope gradients and visual intrusion) to reduce area of surfaces exposed to wind pickup;

- Where appropriate, windbreak netting/screening will be positioned around material stockpiles and vehicle loading/unloading areas, as well as exposed excavation and material handling operations, to provide a physical barrier between the Site and the surroundings;
- During dry or windy weather, material stockpiles and exposed surfaces will be dampened down using a water spray to minimise the potential for wind pick-up;
- Use of dust-suppressed techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems, for all operations;
- Ensuring that all construction plant and equipment is maintained in good working order and not left running when not in use. Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable;
- Restrict on-Site movements to well within Site and not near the perimeter, if possible;

- Display the name and contact details of person(s) accountable for air quality and dust issues on the Site boundary. Record all dust and air quality complaints and make complaints log available to DC when asked.

9.3 Noise and Vibration

9.3.1 All works will comply with BS 5228: Noise and Vibration Control and the construction and Open Sites Part 1: Noise and Part 2: Vibration. In order to ensure compliance with BS 5228 the following monitoring will be conducted:

- A regime of noise monitoring will be adopted by the appointed contractor over the duration of the works, above which consideration would be given to the use of alternative techniques and / or other means of controlling noise levels. Readings will be recorded and kept on-Site, and made available for review by DC, if requested.

9.3.2 The following measures will be adopted to reduce noise and vibration during the works:

- Noisy plant or equipment will be situated as far as possible from noise sensitive buildings and orientated in such a way that noise is directed away from sensitive areas wherever possible.
- Application of the principle of Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974, by carrying out all work in such a manner as to reduce any disturbance from noise to a minimum;
- Siting of delivery compounds away from receptors where practicable and use of low noise techniques;
- Barriers (e.g. Site huts, acoustic sheds or partitions) will be used to reduce the levels of noise reaching noise sensitive receptors.
- Machines in intermittent use should be shut down or throttled down to a minimum when not in use.
- Compressors should be fitted with properly lined and sealed acoustic covers which should be kept closed whenever in use. Pneumatic percussive tools should be fitted with mufflers or silencers of the type recommended by the manufacturers.

- Equipment powered by mains electricity shall be used in preference to equipment powered by internal combustion engine or locally generated electricity, where practicable.
- No part of the works nor any maintenance of plant shall be carried out in such a manner as to cause unnecessary noise except in the case of an emergency when the work is absolutely necessary for the saving of life or property or the safety of the works.
- Vehicles employed for any activity associated with the construction works will, where reasonably practicable, be fitted with effective exhaust silencers and shall be maintained in good working order and operated in a manner such that noise emissions are controlled and limited as far as reasonably practicable;
- Time slots are to be adopted for deliveries, to ensure that convoys of vehicles do not arrive simultaneously and to avoid unnecessary idling on-Site;
- Shouting and raised voices shall be kept to a minimum;
- Vehicles will not wait or queue on the public highway with engines running;
- The Site layout will be designed to minimise the need for reversing;

9.4 Ecology and Arboriculture

9.4.1 The ecological baseline of Hatts Copse Farm indicates the site is not of significant ecological value overall. However, there is confirmed bat activity within the main dwelling, and the presence of mature trees and hedgerows around the site boundary introduces potential nesting habitat for birds. Consequently, mitigation and compensation measures are required to ensure compliance with UK wildlife legislation, including the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2017 (as amended), and to satisfy planning policy obligations. This section outlines the ecological and arboricultural measures to avoid, minimize and offset construction impacts, with a focus on bats, nesting birds and tree protection.

9.4.2 Bat Mitigation and Compensation

9.4.3 European Protected Species License (EPSL):

- An EPSL from Natural England is required for all works affecting the confirmed

day roosts of Common Pipistrelle bats within the main dwelling identified during the Bat Survey.

- The EPSL Method Statement will include all specific mitigation procedures and must be followed in full.
- All roost disturbance, destruction and potential bat handling must be undertaken under the direct supervision of a licensed ecologist.

9.4.4 Timing of Works:

- To avoid disturbance during sensitive periods, all works should be undertaken between March and October.
- Works will avoid the hibernation season (November to February).
- Activities directing affecting the roost will only proceed when night-time temperatures consistently exceed 8°C

9.4.5 Ecological Supervision and Toolbox Talks:

- Pre-Works Toolbox Talks will be delivered by the licensed ecologist to all contracts, highlighting: Bat legislation and Protection Requirements, Signs of Bat Presence and Procedures to follow if a bat is found when the Ecologist is not present.
- The ecologist will supervise the sensitive removal of roofing materials, particularly around where roost potential exists.

9.4.6 Capture and Relocation (if required):

- If bats are encountered during removal, the ecologist will safely handle and relocate bats using soft cloth holding bags.
- Bats will be released into a Vivara Pro Large Multichamber Bat Box erected on-site.
- Appropriate PPE (e.g Bat Handling Gloves) and Stress-Minimising procedures will be used.

9.4.7 Bat Boxes (Mitigation and Compensation):

- Two Vivara Pro Large Multichamber Bat Boxes are to be installed on site and will be mounted 3-6m high, facing south and in sunny, open locations to provide suitable summer roost conditions.

- The boxes will be left in perpetuity to ensure long-term support for local bat populations.

9.4.8 Roofing Membrane:

- All roofing works will avoid the use of Breathable Roofing Membranes (BRMs).
- Only non-bitumen coated roofing membranes that pass a snagging propensity test (Natural England, 2022) or bitumen-based roofing felt, will be used to prevent bat entanglement.

9.4.9 Lighting Mitigation:

- All new external lighting will comply with ILP/BCT Guidance Note 08/18 to minimize bat disturbance:
- Use of Warm White LEDS (<2700K) with no UV content
- Downward-directed fittings with 0% upward light spill
- Motion Sensors and Timers (max 1-minute duration)
- Careful positioning to avoid light spill onto bat roosts and commuting corridors
- Use of hoods, louvres or shields where necessary to reduce glare.

9.4.10 Monitoring and Compliance

- Although no formal post-construction bat monitoring is required due to the low conservation value of the roost, a compliance check will confirm that all mitigation measures (bat box installation, membrane specification etc) have been implemented.

9.4.11 Mitigation Measures for Nesting Birds

9.4.12 Timing of Vegetation Clearance:

- Clearance of trees, shrubs and hedgerows will be scheduled outside the bird nesting season, which generally runs from 1 March to 31 August inclusive.
- If clearance is unavoidable during this period and it is believed to be necessary, a suitably qualified ecologist will carry out a nesting bird check no more than 48 hours prior to work commencing.
- If active nests are found, an exclusion zone (typically 5 metres or advised by the ecologist) will be established, and works in that area will be postponed until the young have fledged and the nest is no longer active.

9.4.13 Site Awareness and Toolbox Talks

- All contractors will be briefed on nesting bird protection requirements during site induction and through periodic toolbox talks.
- A clear reporting procedure will be in place for any sightings of nesting birds or wildlife concerns.

9.4.14 Arboricultural Protection Measures

9.4.15 Tree Retention and Protection:

- Trees and hedgerows identified for retention will be protected in accordance with BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.
- Protective fencing (e.g – Heras Fencing with Appropriate Signage) will be erected prior to site clearance and will remain in place throughout the construction phase.
- No vehicles, materials or construction activities will be permitted within the defined Root Protection Areas (RPAs).

9.4.16 Supervision and Monitoring:

- A Tree Protection Plan (TPP) will accompany this CEMP and must be adhered to by all site personnel.

9.4.17 Additional Good Practice

- Dust and Pollution Control: Measures will be in place to reduce dust generation (e.g damping down, wheel washing) to avoid deposition on adjacent vegetation and habitats.
- Lighting: Temporary site lighting will be directed away from boundary vegetation to reduce potential disturbance to nocturnal wildlife.
- Habitat Enhancement Opportunities: Where appropriate, opportunities to enhance ecological value post-construction will be explored, such as native planting and the installation of bird boxes within retained trees.

9.4.18 Roles and Responsibilities

- Site Manager: Overall responsibility for implementation and compliance with

ecological and arboricultural mitigation

- Licensed Ecologist: Delivery of EPSL requirements, toolbox talks, roost supervision and bat relocation.
- Contractors: Compliance with ecological briefings, Tree Protection Zones and reporting any wildlife encounters.

9.4.19 Compliance and Reporting

- Any breaches of ecological or arboricultural protection measures will be reported to the Site Manager and ECoW immediately and remedial actions taken as required.
- A log of ecological inspections, nest checks, and arboricultural monitoring will be maintained on site.

9.5 Ground Conditions and Contamination

9.5.1 Work will be carried out in accordance with relevant Construction Design Management (CDM) Regulations 2015, details of these measures will be presented within the Pollution Response Plan (PRP), and the CTMP.

9.5.2 All the workers on-Site are to be made aware of potential contamination issues on the Site during the induction and will use best practice techniques during all construction activities. An EPP will be prepared by the Principal Contractor and all staff will be made aware of its contents and procedures.

9.5.3 The operation of construction vehicles and the handling, use and storage of hazardous materials will be undertaken as follows:

- Vehicles and plant will be well maintained to prevent accidental pollution from leaks. Static machinery and plant will include drip trays beneath oil tanks/engines/gearboxes/hydraulics, which will be checked and emptied regularly via a licensed waste disposal operator;
- Refuelling would be undertaken in specified areas. Drip trays will be installed to collect leaks from diesel pumps;
- The handling, use and storage of hazardous materials will be undertaken in line with the current best practice;

- Adequate bunded and secure areas with impervious walls and floors, with a capacity of 110% of substance volume, are to be provided for the temporary storage of fuel, oil and chemicals on site during construction. Valves and trigger guns will be protected from vandalism and kept locked up when not in use;
- Provision of spill containment equipment such as absorbent material on-site;
- The appropriate utility company will be consulted on the potential requirement for an oil interceptor and sediment trap at the point where Site surface water runoff enters the sewerage network;
- Store all construction, oil, fuel and diesel materials as far from the nearby water bodies and drainage as possible; and
- A spillage Emergency Response Plan (ERP) will be produced in advance of commencement on- Site which site staff will be required to have read and understood. On-site provisions will be made to contain a serious spill or leak through the use of booms, bunding and absorbent material.

9.5.4 A member of staff is to be nominated to control and monitor the Control of Substances Hazardous to Health (COSHH) system. Suppliers must send data sheets for every hazardous substance to the site. Supervisors and Safety Managers will brief staff members who will be using hazardous materials, on its safe use, disposal and any emergency procedures. Written records of these briefings will be kept in the COSHH file held on the Site.

9.5.5 A COSHH / fuel inventory will be maintained and key contacts listed to be notified in the event of a significant pollution incident, which may subsequently lead to the contamination of controlled waters. Directly and indirectly purchased bulk fuel and COSHH items will be stored in accordance with the relevant EA PPG/GPPs. Tanks and dispensing pumps will be locked when not in use to prevent unauthorised access. Information regarding spill prevention and disposal of COSHH items will be provided as part of the standard site induction presentations and during regular toolbox talks and the works progress.

9.5.6 A competent/licensed contractor will survey (pre-site preparation survey as defined by the HSE) and remove asbestos containing materials and other materials and structures contaminated with asbestos fibres, if found on-Site.

9.5.7 A Materials Management Plan (MMP) has been developed to ensure the suitable management of materials and waste on site during the demolition / construction process and to ensure waste materials are minimised. Segregation of materials will be required to ensure contaminated materials do not cross contaminate other materials, and the long-term storage and management of materials on site will be minimised. The MMP also includes the requirement for on-site testing of materials, and methodology to identify what, if any, remedial actions will be undertaken and how such actions will be validated and recorded if unexpected contamination is encountered during the works. A verification plan will record the placement of materials at the Site.

9.6 Hydrology and Water Quality

9.6.1 The following general mitigation measures will be implemented to protect the water environment and surface water quality during all construction activities:

- The exact locations of nearby sewers and water supply infrastructure will be established by on- Site survey prior to demolition works. An appropriate protection system (i.e. temporary support structure, sheet piles, installation of secant piles etc.) will be implemented were required to minimise any impact to the public sewer network.
- Silty water abstracted during excavations will be discharged to settlement tanks. Cleaned run- off will be discharged through the existing foul sewer drains. If sewer capacity is limited, then silty water will be stored and removed from the Site by tanker and disposed of at a suitably licensed location.
- The Principal Contractor will take precautions during works to protect the entire drainage system from siltation or pollution; and
- Minimise the risk of ground contamination all plant operators will be required to clean up any small fuel or oil spillage immediately.

9.6.2 In the event of a significant fuel or hydrocarbon spillage the following actions will be implemented:

- The incident will be reported immediately to the Environmental Manager/Representative;
- The Environmental Manager will then implement measures to initially prevent

the spread of the spillage, particularly to any drainage point and then implement measures to clear the spillage;

- All collected waste materials will then be placed into the appropriate waste receptacles such as oil drums for disposal off-site as hazardous waste;
- All such incidents will be recorded in the on-Site Incident Log, a copy of which will be forwarded to the Project Team; and
- In the event of a significant environmental incident occurring the Environment Agency and DC will be advised immediately

9.7 Lighting

9.7.5 Lighting on construction Sites whether natural or artificial is essential to health and safety. Poor lighting can represent significant risks to staff members which can result in accident and injury, the quicker and easier it is to see a hazard the better the likelihood of avoiding it.

9.7.6 As outlined within section 35 of the CDM Regulations (2015), the Site is to be provided with suitable and sufficient lighting, which must be, so far as is reasonably practicable, by natural light. This relates to both the construction site as well as the approach and traffic route to the Site.

9.7.7 In determining any temporary construction lighting arrangements for the Site, due consideration will be given by the Principal Contractor to residents and other sensitive receptors that may experience a nuisance by the light.

9.7.8 General control measures for the use of lighting on-Site are outlined below:

- Temporary Site lighting when used adjacent to residential areas must be fixed with a noise screen to keep noise levels to a minimum.
- As far as is practical, lighting must be directed away from residential and ecological sensitive areas; and
- Lighting should always be positioned to prevent glare.

10 SITE PLAN

Welfare Facilities, Waste, Storage and Plant outlined in blue with bunded storage area for refuelling and chemical storage.

Construction zone outlined in red

Staff Parking outlined in orange