



Bellway Homes Construction

Desford Lane, Ratby

Construction Environmental Management Plan



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Report No. PC/RATBY/CMP_001 Rev A
Revisions.

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Introduction

This construction environmental management plan specifies the requirement and objectives concerning the method of site operation which shall be observed at all times during the fulfilment of the site. All contractors will work within the requirements of relevant environmental and pollution control regulations and our own internal SHE audit team will monitor the development to ensure compliance with our own plans and also with legal requirements.

It is accepted that construction of this nature within a residential environment will cause some disruption to those living and working in close proximity and it is Bellway Homes responsibility to ensure any disruption is kept to an absolute practical working minimum.

1.Site Summary

The site is covered by Hinckley and Bosworth Council and is situated in the village of Ratby with access off Desford Lane.

Planning status

Planning approval reference – **21/01295/OUT**

Previous usage

Historic greenfield use

Site Boundaries

Recreational pitches and open farmland to the North
Open farmland, housing, and industrial buildings to the East
Open farmland and industrial buildings to the South
Open farmland to the West

Watercourses

Watercourse running Along the Southern and Eastern Boundaries
Surface Water Management Plan (SWMP) will be implemented on site and monitored during the duration of construction activities

Drainage strategy

Storm – Outfall to existing Watercourse via attenuation basins
Foul – Outfall to sewers through the development to existing STW network via gravity.

Public rights of way

Current public right of way (R41) runs North to South on the Western boundary of the development. This will be subject to a diversion as part of the reserved matters application

Number of plots

Existing Services

Overhead HV cables – to be diverted as part of the development. Exclusion zone and dedicated crossing points to be utilised during construction until the diversion has taken place.

Contamination/ Remediation/ Demolition

None Known

2. Access and Egress**2.1 Site Establishment**

To allow the site access to be formed, we will be utilising the existing farm access – subject to Section 184 approval to allow for the necessary delivery of welfare and materials necessary to facilitate this construction as shown in the details in Appendix C. The establishment of a temporary compound will allow for the construction of the initial build route. Access will continue from Desford Lane for these plots and all remaining plots but will be taken from the Section 278 junction once the works are completed.

2.2 Site Personnel Car Parking

Staff and contractor parking will be located within the site boundary, adjacent to the Site Compound. It is the responsibility of the Site Team to ensure that all site personnel utilise the car parking facilities, and that at no time following the implementation of the compound car park should site personnel park on the public highway. The provision of on-site parking will remove the risk of contractor parking on the local highway network during the construction phase of the development.

During the Pre-construction phase a temporary car park will be set up as close to the temporary access as possible and parking on the highway will not be permitted. There will be an application to the local highway authority to close a lane on Desford Lane with appropriate signage and temporary traffic lights to allow for safe access and egress during the initial temporary access stage of the development.

2.3. Traffic Management Plan

Good relations with people living and working in the vicinity of the site are of paramount importance to Bellway Homes.

Pedestrian access around the development will be via designated pedestrian routes which will be signed and accessible during site hours.

A regularly updated traffic management plan will be displayed in the site manager's office. This plan is subject to change on a daily basis, dependant on build route, build sequence, operation, completed plots and occupied adjacent properties etc. This will

be maintained by the Site Manager and periodically checked by the in-house Health & Safety team.

All deliveries, where possible, will be within the working day, Monday to Friday. Signage on site will be erected to instruct all deliveries, who should conform with the site operating hours.

HGV's leaving site will utilise appropriate roads, to gain access to the major routes surrounding the development.

3.Security Fencing

The site will be secured, including tree protection fencing, together with additional security fencing which will be provided to all build areas and will be adjusted as the build progresses.

- Segregation of construction areas through use of heras fencing and/or timber hoarding to prevent unauthorised or accidental access into site areas.
- Traffic management and sufficient segregation such as traffic barriers, signage and heras fencing will be installed on site to safeguard both vehicle and pedestrian users

4. Dust Action Plan

The Site Team will, at all times, maintain a high standard of presentation and general tidiness throughout the site.

General control measures for road cleaning and dust suppression will include monitoring weather reports to ensure appropriate dust suppression and road cleaning is available when required.

4.1 Dirt and Dust Emissions Control Measures

The principal contractor will be responsible for the monitoring and implementation of dirt and dust emissions control measures. The following measures will be followed:

- Contact details for the person responsible (Site Manager) for dust and dirt emissions, generated from the site, will be displayed on the site boundary. A record of all complaints and what action was taken, to be kept up to date at all times and will be made available to the local authority on request.
- Easily cleaned hard standing areas for vehicles.
- The use of a water bowser to disperse water over the designated haul roads and hard standing to prevent dust becoming airborne.
- Road sweepers to be used on and around site access when required
- All cutting equipment will have dust suppression water bottles attached for dust suppression.
- All vehicles carrying soil and other dusty materials to be fully sheeted.
- Enforce onsite speed limits.

- Controls will be put in place to stop run off water (from the dust suppression works) from entering the surrounding water course and drains e.g. use of bunds, gully bags and silt barriers. As part of the Surface water management plan.
- Re-fuelling or lubricating of plant to be carried out in a designated area on site 10m or greater from any watercourse or drain. Fuel bowser to be stored in a bunded and secure container. No naked lights will be allowed during re-fuelling.
- Fire extinguishers and Spill kits will be readily available on site. Any spills will be reported immediately to the site manager.
- Plan works so that minimal amount of ground is excavated and that the silt barrier (terram and wooden pegs) are inserted and backfilled/compacted as soon as practicable to provide temporary silt protection for the construction works run off. Surrounding watercourses to be continually monitored and the silt barrier to be checked daily. Any defects to be corrected immediately.

4.2. Mud on roads

The construction works will involve the regular use of the local highways network by construction related vehicles. As such, Bellway Homes will put measures in place to minimise dust emissions and the deposition of mud and debris on the local road network through the following measures:

- Sweepers to be employed to clean site and adjacent roads
- Labourer to clean large debris immediately
- Only designated routes are to be used site directions to be provided to suppliers and sub-contractor vehicles. Please see Construction traffic management route plan which is retained on site.
- Road sweepers will be used to keep the development roads clean and to maintain clean access from the adjoining roads. A wheel washing facility will be in operation from the commencement of development until completion.

4.3 Mitigating Noise and Vibration on Site

Mitigating measures will be implemented on site to minimise the noise from construction activities, these will include;

- Plan noisy work for less intrusive times of the day
- Use of plant conforming with EU/UK standards, directives or recommendations on noise or vibration.
- Works will be only carried out within agreed work hours detailed within this document
- Construction plant will be maintained in good condition with regards to minimising noise output
- All drivers to site, including deliveries, will drive vehicles in a considerate manner in accordance with the specified speed limits on site
- Construction plant will be operated and maintained appropriately in accordance with manufacturers guidance.
- Plant, equipment and site vehicles will be switched off when not in use

- The transport of construction materials, waste and spoil will be programmed and routed to reduce risk of increased noise and vibration impacts
- Vehicle and mechanical plant used for the purpose of the works will be fitted with effective exhaust silencers and/or mufflers, maintained in good working order and operated in such a manner as to minimise noise emissions.
- Mufflers are used on pneumatic tools
- Where practicable, rotary drills actuated by hydraulic or electrical power will be used for excavating hard materials

5. Unloading and Storage of Construction Materials including Plant

The Site Team shall be responsible for the unloading, checking, protecting and handling of all materials and plant delivered to site. It is also the Site Managers responsibility to ensure that materials supplied by Bellway Homes are thoroughly checked on arrival on site and that the necessary recording and reporting in respect of quality and quantity against the inventory are carried out.

All loading and unloading of materials and plant not to take place within in the public highway.

Bricks, blocks, tiles and lintels shall be offloaded and stacked in neat piles above ground level on pallets on level ground and covered. They shall be positioned off the main roads and footpaths and either adjacent to the appropriate plots or in the front gardens, or alternatively stored within the site compound.

Materials are to be stored within the secure site compound/storage areas which shall be located away from any sensitive receptors.

Valuable materials and equipment and materials sensitive to the weather will be kept within locked steel containers or within the newly constructed buildings.

Palleted materials will be kept within designated areas and covered as appropriate.

Plant will be locked and stored within designated areas outside working hours.

The Site Team are to establish the plant storage and refuelling areas in a location where they will not need to be moved during the course of the contract.

All chemicals are to be stored within a bunded area or drip tray.

Oil storage to be sited where there is minimal risk of collision from vehicles or plant. Fuel, oil and chemical storage facilities to be located on impermeable surfaces with controlled drainage, away from storm water sewers, grids, channels and watercourses.

All funnels, buckets, containers, brushes and other associated equipment to be kept in a bunded area when not in use.

All tanks to be clearly labelled with their contents and storage capacity; to reduce the risk of overfill and spillage.

If storing oils such as mould release oils or hydraulic oils in barrels which will need transferring in small quantities to other containers before use, have a tap fitted to the barrel. The barrel to be stored on its side, on a stand, within a bunded area. A bucket or container to be placed under taps to safeguard against drips and leaks. Any leakage can then be reused. This will prevent fuels and oils mixing with any water in the base of the bunded area.

Consideration to be undertaken in using biodegradable hydraulic oils when working in or near water.

Where there is a risk that plant or vehicles could collide with or damage a fuel storage area, installing heavy-duty traffic barriers between the fuel storage tank and areas where plant and vehicles operate is to be considered.

Where possible, hydraulic hoses to be protected from damage. Hoses and connections should be regularly checked for leaks and faults.

It is to be ensured containers used to carry fuel, oil or chemicals are correctly labelled, are fit for purpose and are securely stored to prevent them being damaged or spilt. Containers to be placed on drip trays to collect small spillages.

6. Environmental

6.1 Waste Management

Bellway Homes operates a waste management policy. The policy will be achieved by:

- Assigning responsibility for waste management to the appropriate Site Manager.
- Minimising the use of material resources and the production of waste through, the use of efficient design, logistics, stock control, the use of prefabricated/pre-sized materials, minimising packaging and efficient construction techniques.
- Ensuring that our sub-contractors and waste management contractors manage waste properly and maximise recycling.
- Develop and implement Waste Management Plans for our sites in line with good practise.
- Whenever possible, maximising the re-use, recycling and recovery of construction, demolition and excavation waste on site.
- We encourage the segregation of waste on site where practical, in order to recycle waste and reduce waste disposal costs.

In addition, the company carries out a regional and national waste/recycling report to continually monitor the standards being achieved.

There shall be **NO BURNING OF MATERIALS** on site, including any preliminary works to remove the existing vegetation.

6.2. Ecology

- Toolbox talks will be given to site personnel by a suitably qualified ecologist prior to construction commencing. If any notable or protected faunal species are discovered onsite during construction, works within the vicinity will stop and further advice from a consultant ecologist will be sought.
- Fencing (e.g. Heras) will be erected along retained tree / hedgerow RPA's prior to construction commencing to protect them from construction activities. This fencing should be constructed in accordance with the requirement of the Aboricultural Method Statement.
- Removal of any woody vegetation and demolition of buildings if required should be undertaken outside of the nesting bird season (March – September, inclusive) or be subject to a check by a suitably qualified ecologist prior to removal to protect nesting birds.
- In the event active nest(s) are identified the nest and an appropriate buffer zone surrounding the nest should be retained until a consultant ecologist confirms the chicks have fledged the nest and the tree/ hedge can be removed.

7. Delivery & Working Hours

Delivery Hours and Working Hours, including demolition and construction works will be restricted to between:

Monday to Friday 0730 hrs to 1830 hrs; Saturday 0800 hrs to 1300 hrs.

NO CONSTRUCTION WORKS (EXCEPT FOR WORKS TO ADDRESS AN EMERGENCY) ON SUNDAYS OR PUBLIC HOLIDAYS.

- No plant and machinery will be used outside of these hours
- No deliveries or collections will be made out of these hours
- No access is available to site more than 60 minutes prior to the opening times above
- Deliveries are also to be controlled to avoid peak / rush hour and school times

Outside the above periods the following working is permitted:

- pre-planned construction works to highway infrastructure requiring possessions where first notified to the relevant planning authority and local residents;
- emergency works;

8. Surface water Management

The surface water attenuation pond and outfall will be constructed in the initial stages of the construction to allow for a controlled method of surface water discharge. In order to compensate for the lack of vegetation in the pond during and post construction terra stop membrane will be used at the pond outfall headwall inlet and the outlet side to ensure silt does not enter the water course.

All road gullies will be trapped and bagged to ensure silts from the road are not transferred into the surface water system.

A silt management plan will be put in place with the assistance of the Site team and consultant who will monitor and report on site performance.

The adjacent watercourses will be monitored as per the site-specific surface water management plan.

9. Monitoring and complaints procedure

This method Statement will be reviewed at appropriate intervals throughout the lifecycle of the project, these principles will be used to form the construction phase health and safety documents which will be continuously reviewed by the Site Management Team and Bellway Homes SHE team.

Should there be a need to raise a complaint regarding these operations the following procedure should be followed;

- Raise concern with Site Management Team/ Customer Care Team
- Escalate matter to Construction Manager via Regional Office
- Escalate matter to Construction Director via Regional Office

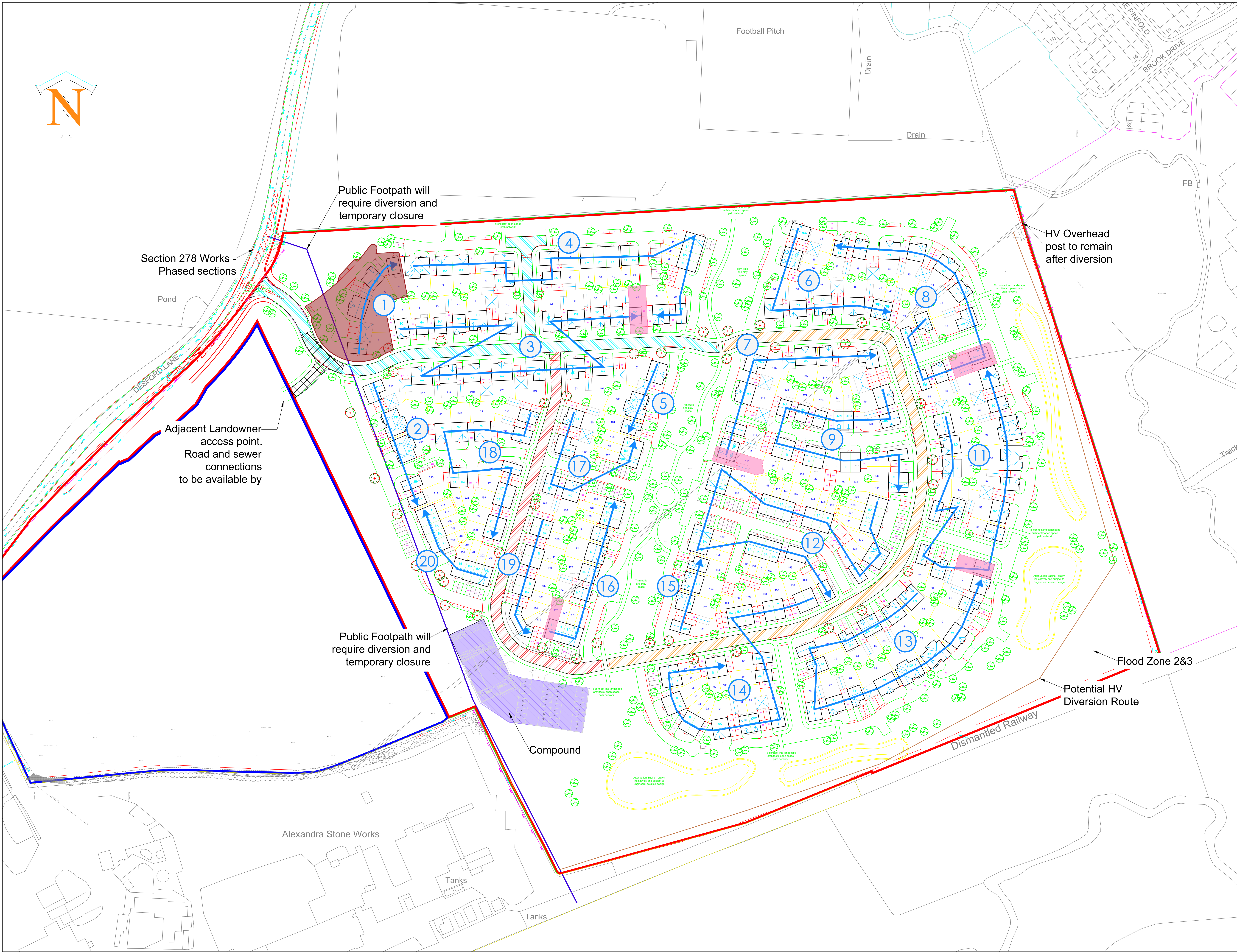
9.1. Contact Details

Chris Smith
Tel: 07973 943 930

Construction Manager for Bellway Homes.
Email: Chris.Smith3@bellway.co.uk

Lee Wilkinson
Tel: 01162820400

Construction Director for Bellway Homes.
Email: Lee.Wilkinson@bellway.co.uk



LEGEND

APPLICATION BOUNDARY

1.8M CLOSE BOARD FENCING

1.8M FENCING

1.2M METAL ESTATE RAIL FENCING

0.6M KNEE RAIL FENCING

PROPOSED HA UNITS

INDICATIVE TREES/LANDSCAPING

TREES TO BE REMOVED

PROW (Route Potentially Diverted)

Temporary Farmers Access (Route TBC)

Bellway Site

Bellway Build Route

Build Route Numbers

Phase 1 Road Works

Phase 2 Road Works

Phase 3 Road Works

Haul Roads

Landscaping

Tarmac

Knee Rail Fencing

Tarmac and Timber Edging Hit and Miss Timber Fencing (3m)

Archaeology works - Topsoil strip extent Horse tail survey extent

Plot held watertight

Rev	Description	Date
07.01.25	NTS	CH
07.01.25	NTS	CH

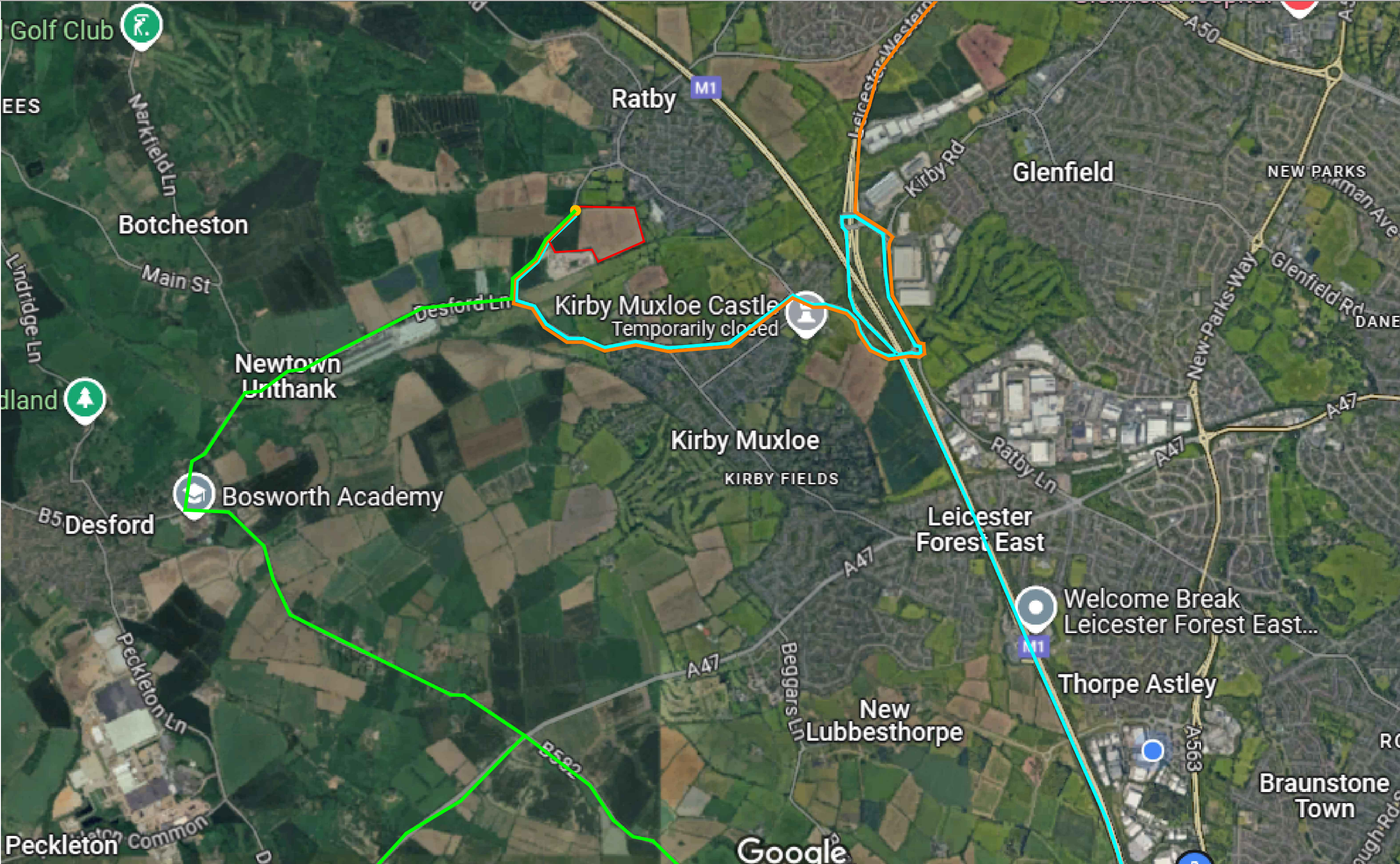
Bellway

Bellway Homes (EM) Ltd, 3 Romulus Court, Meridian East, Meridian Business Park, Braunstone Town, Leicester, LE19 1YG
Tel: 0116 282 0400 Fax: 0116 282 0407

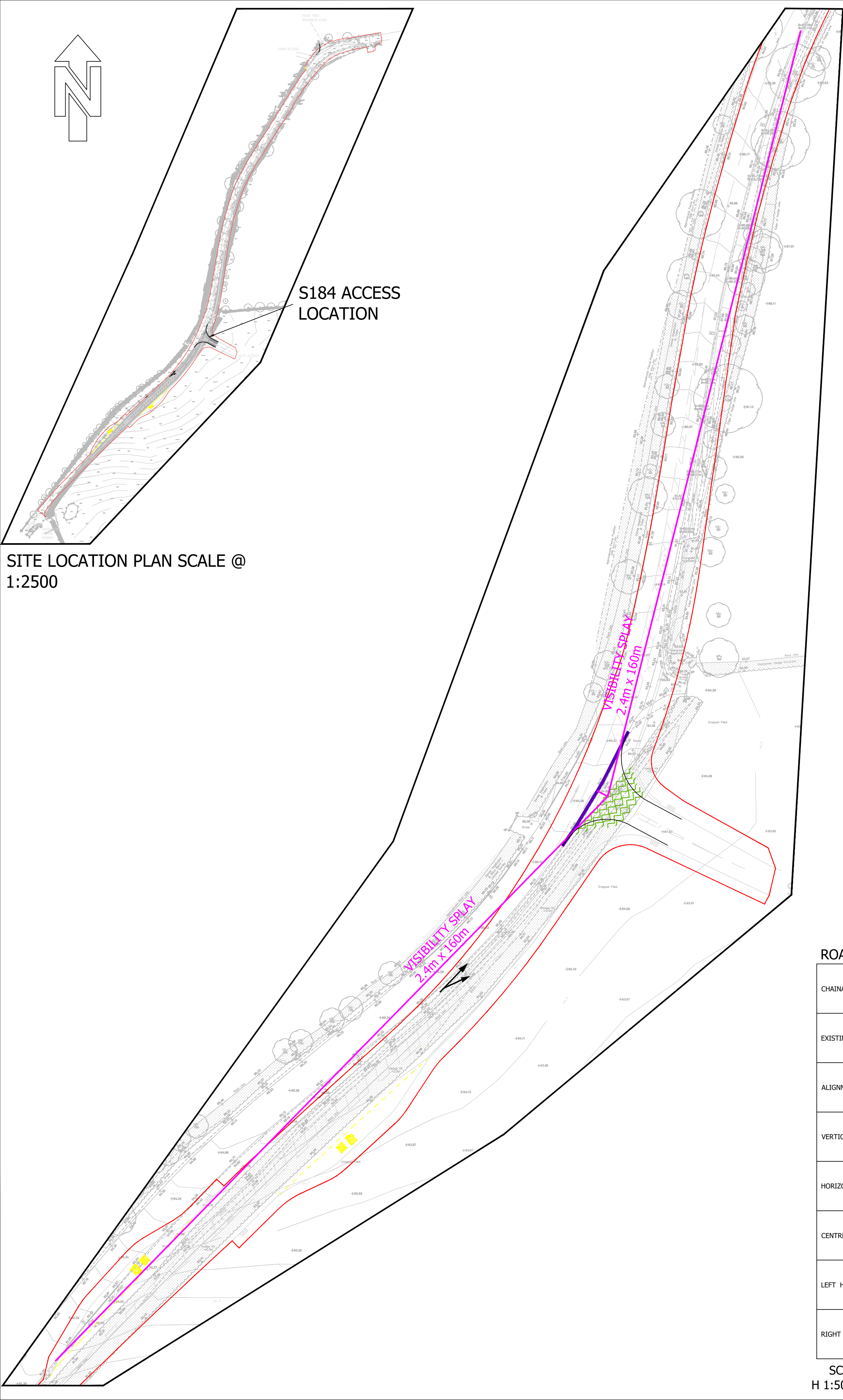
Desford Lane, Ratby

Infrastructure Plan

Rev	Description	Date
07.01.25	NTS	CH
07.01.25	NTS	CH

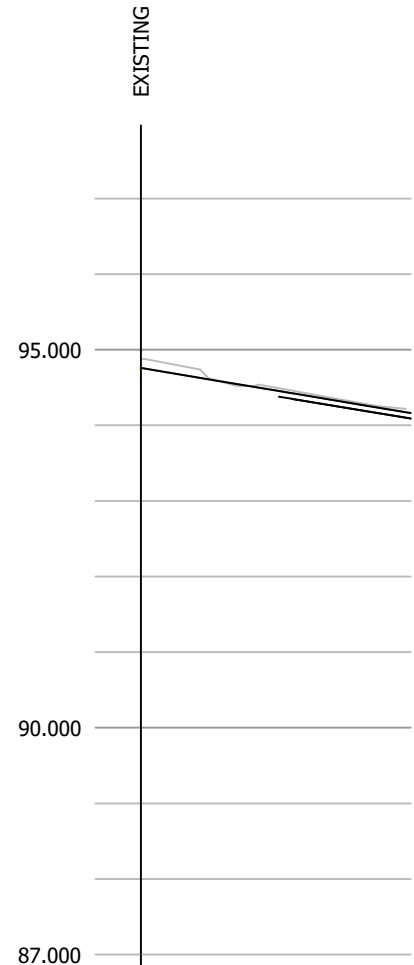


KEY OUTLINE OF SITE BELLWAY EAST MIDLANDS SITE ENTRANCE VIA DESFORD LANE ROUTE FOR BELLWAY EAST MIDLANDS CONSTRUCTION TO USE STATION ROAD (RATBY LANE) FROM THE A46 & KIRBY LANE VIA JUNCTION 21A OF THE M1 FROM THE SOUTH ROUTE FOR BELLWAY EAST MIDLANDS CONSTRUCTION TO USE STATION ROAD (RATBY LANE) FROM THE A46 & A50 MARKFIELD ROAD FROM THE NORTH ROUTE FOR BELLWAY EAST MIDLANDS CONSTRUCTION TO USE DESFORD LANE FROM THE B582 & A47 FROM THE SOUTH EAST Rev A - Updated following Comments from LPA.CW March 2025		Development Ratby Drawing Title Macro Traffic Routing Plan	Date 06.02.2025 Scale NTS Drawn CW Dwg. Ref. CW/RATBY-MTR-01	Bellway
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- KEY:
- EXISTING KERBING TO BE REMOVED
 - EXISTING HEDGE TO BE REMOVED
 - FUTURE PROPOSED S278 BOUNDARY

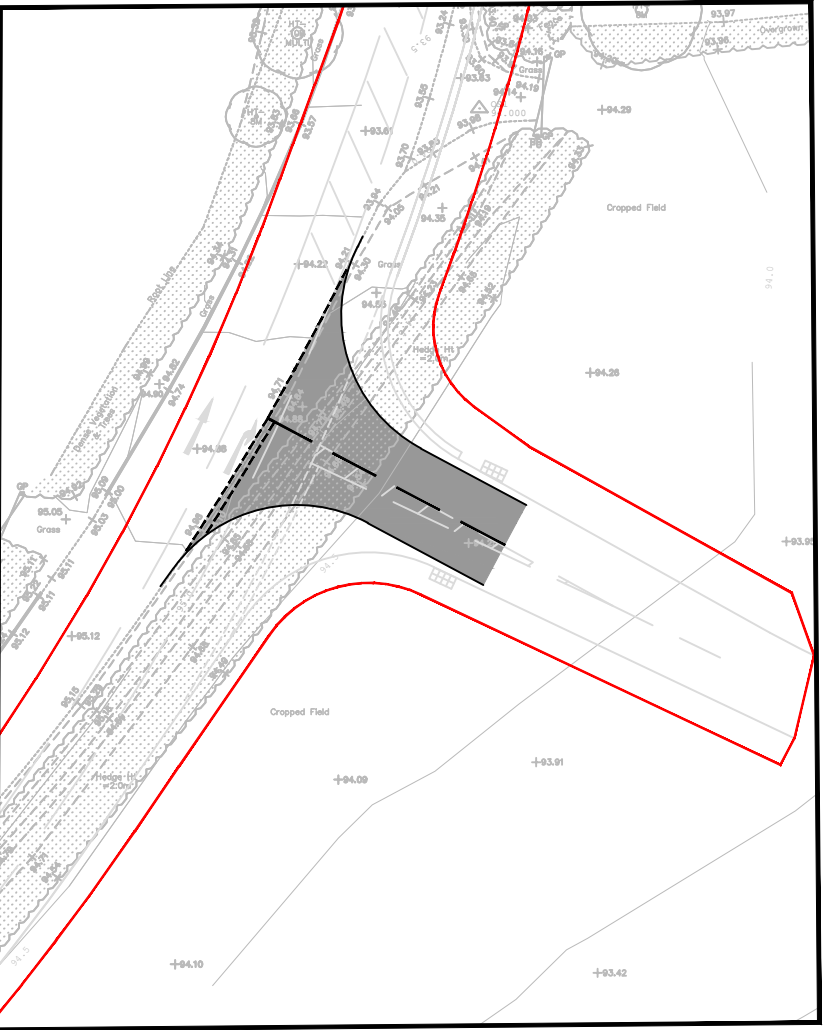
SITE CLEARANCE PLAN SCALE @ 1:500



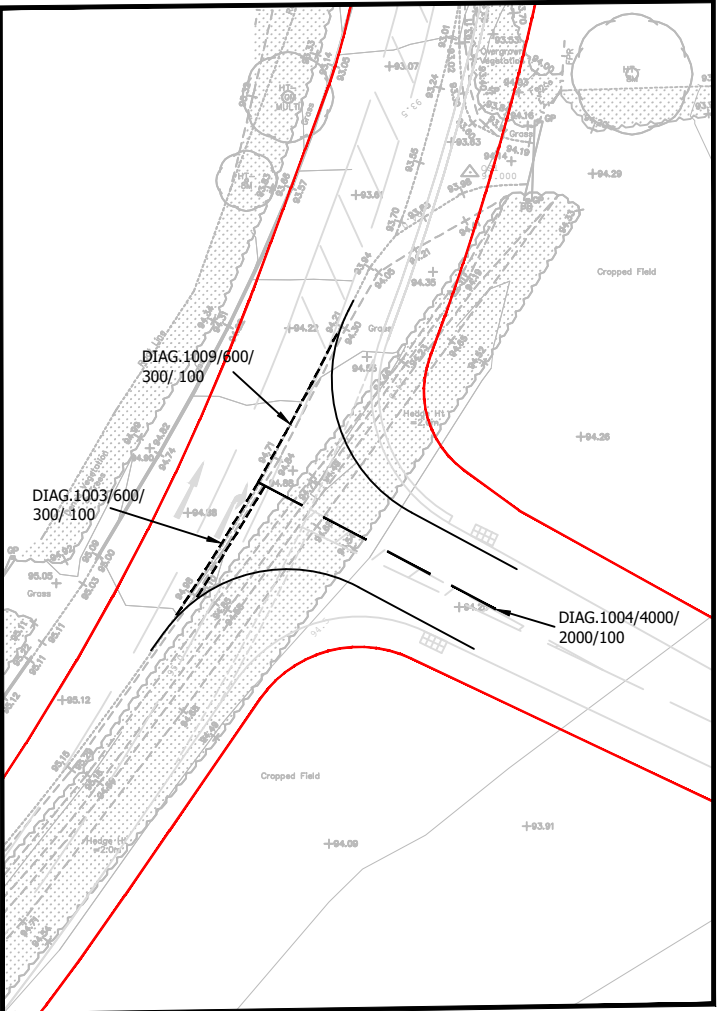
ROAD 1				
CHAINAGE	0.000	9.132	10.000	17.824
EXISTING GROUND LEVEL	94.873	94.458		
ALIGNMENT LEVEL	94.756	94.425	94.164	
VERTICAL ALIGNMENT	G= -3.333% 1: -30.0			
HORIZONTAL ALIGNMENT				
CENTRE LINE	94.756	94.191	94.164	94.164
LEFT HAND CHANNEL		94.351	94.350	94.183
RIGHT HAND CHANNEL		94.350	94.183	94.089

SCALE @
H 1:500 V1:100

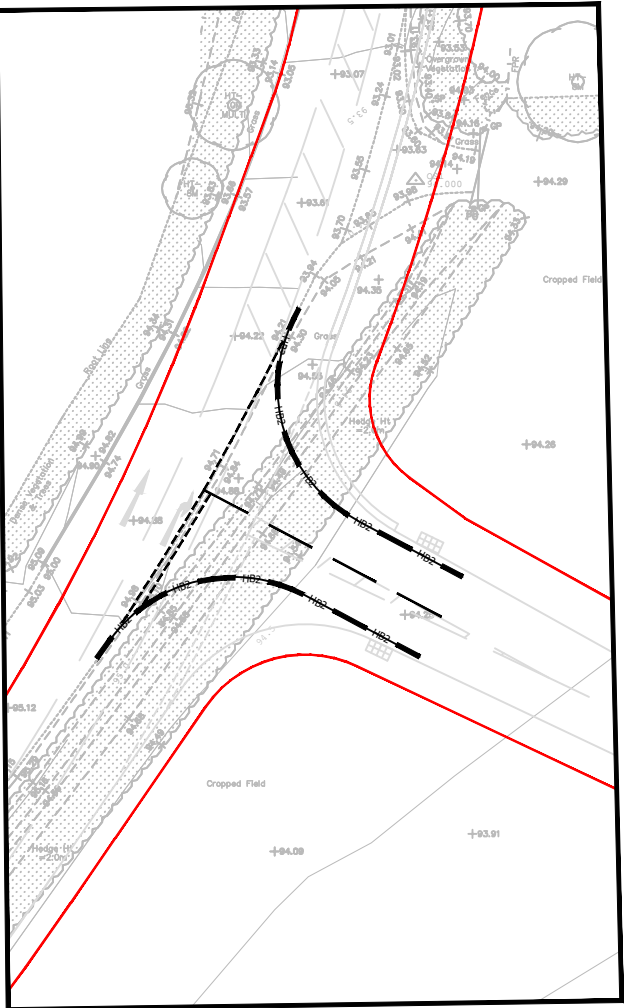
- KEY:
- CARRIAGEWAY
 - GENERAL ARRANGEMENT SCALE @ 1:500



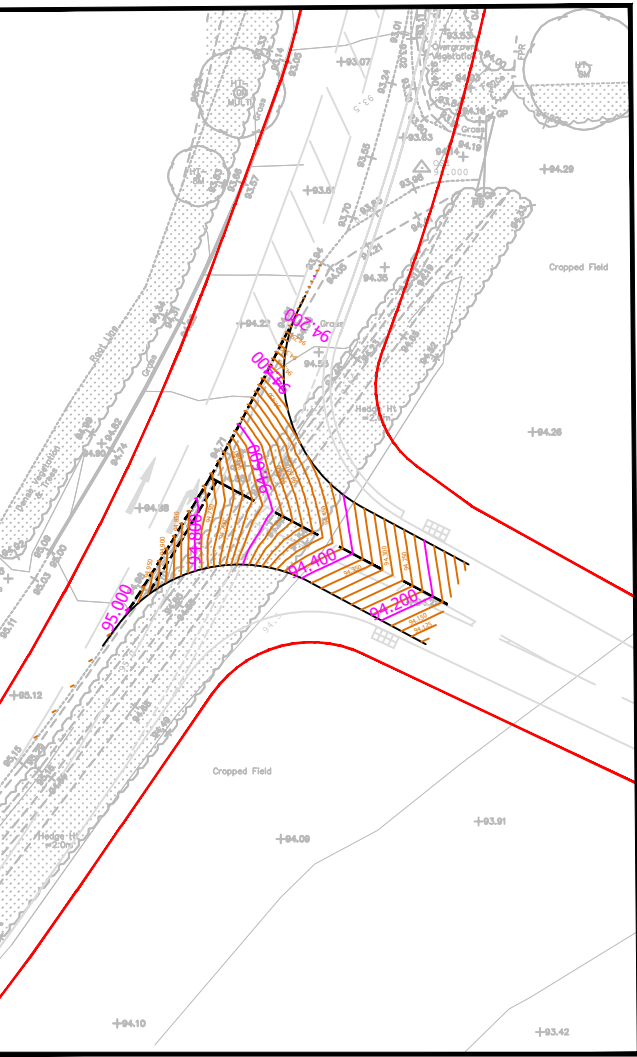
SIGNING AND LINING SCALE @ 1:500



- KEY:
- HB2 KERB
 - KERBING PLAN SCALE @ 1:500



- KEY:
- MINOR CONTOUR
 - MAJOR CONTOUR
 - CONTOUR PLAN SCALE @ 1:500



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REV	DESCRIPTION	DATE	BY	AUTH
B	AMENDED LOCATION OF ENTRANCE	07.03.25	AG	AG
A	AMENDED KEY ON CLEARANCE PLAN	17.02.25	AG	AG

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CLIENT
**BELLWAY HOMES,
EAST MIDLANDS**

PROJECT
DESFORD LANE, RATBY

TITLE
S184 - NORTHERN ACCESS PLANS

DRAWN AG	AUTHORISED AG	SCALE AS SHOWN@A1	DATE 05.02.25
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PROJECT NO. 24161	DRAWING NO. 920	REV B
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STATUS:
PRELIMINARY/FOR APPROVAL