



CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Lutterworth Road, Burbage

August 2023

Revision	Comments
A 21/08/23	Initial issue
B 13/10/23	Additional notes added to sections 'Noise Control Measures', 'Dust and Other Emissions' and 'Complaints', in line with the Compliance & Monitoring Officer's comments dated 19/09/23.

Introduction

This document is submitted pursuant to Condition 25 of the outline planning consent approved by appeal ref: APP/K240/W/20/3265143, which states that:

Prior to commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The CEMP will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development.

The following headings deal with the requirements of the condition.

Site Compound and Site Procedures

The site will be managed by a Site Manager along with an Assistant Manager who will be responsible for the operation of the site.

It is proposed that all works & deliveries/collections will be on Mondays to Fridays between 08:00am to 6:00pm. On Saturday's, hours of operation would be 8:00am to 1:00pm. No work is proposed on Sundays or on Bank Holidays unless required.

The site compound is located as shown on the attached plan and is served via the spine road of the development originating from the existing Lutterworth Road (which will operate for duration of the development of the site). This access is to be used for contractors parking only. No construction traffic will be permitted for this access.

The compound which is served from the access/road operates on a loop or turning facility to ensure traffic can enter and leave the site in a forward gear.

The compound will be made up in cabins, some of which will be up to two storeys in height (served by stairs) and the compound will be provided with lighting columns on the perimeter. The main compound will be enclosed by Perimeter metal panels (painted Davidsons Red) which measure up to 3 metres min in height.

There will be provision on site of at least 2 mortar silos see example photos attached.

The main site access will be put in September 2023, subject to an approval of Traffic Management.

Car parking is available for staff and contractors on site outside the main compound cabins/material storage area (see plan). Davidsons will not tolerate contractor/staff parking outside the site on the public highway.

All waste will be controlled by Ecoefficiency.

A dedicated point of Contact for site and Davidsons Office Telephone numbers and e-mails) will be provided to the Council to ensure that any matters arising can be promptly addressed. Local residence, LPA & the parish council will be notified when significant operations are due to take place.

At the time of producing this report, there are currently no site manager contact details. For any queries please contact head office on 01530 261444 and ask for Ray Whitmore – Contracts Manager. Once the site team have been identified the report and contact details will be submitted and sent to the relevant personnel.

Example photos are attached showing the nature of a typical compound set up which will be used on site.

Construction Traffic Routes

Davidsons will seek to agree construction delivery routes with suppliers to ensure impacts on the local highway network are managed accordingly. This matter will be stipulated when orders are placed.

Construction Traffic from the North:-

M1 – Junction 21, take the third exit onto M69 heading to Coventry, at J1 take the 1st exit and follow the A5, at the roundabout take the 2nd exit and stay on A5, turn left onto Lutterworth Road/B578.

Construction Traffic from the South:-

M1 – Junction 20, at Misterton Interchange take the 1st exit onto Lutterworth Road/A4303, at Sir Frank Whittle Roundabout take the 2nd exit and stay on Lutterworth Road/A4303, at the roundabout take the 2nd exit and stay on Coventry Road/A4303, at Cross in Hand roundabout take 4th exit onto A5, turn right onto Lutterworth Road/B578.

Muck Control Measures

A dedicated area is provided with a site operative available to ensure any loose material is removed prior to vehicles leaving site and joining the public highway. Once the development has established access road sweeper visits will be scheduled.

Noise Control Measures

We will endeavour to control construction noise by taking the following 'good housekeeping' measures as follows:

- All site boundaries to residential properties to be provided with solid hoarding to a height of 2m to screen on-site activity from the dwellings
- The site access route is positioned away from dwellings and fully screened

- All ICE powered plant will be operated and fitted with exhaust silencers in accordance with the manufacturer specification
- Where particularly noisy activities are to be carried out near to residential boundaries, the residents will be informed beforehand and advised of the duration of these works
- Any fixed plant including pumps and generators will be located away from residential boundaries and, where appropriate, screened from the nearest dwellings
- The Site Induction procedure will incorporate instruction to all site personnel of the need to minimise noise emissions from the site in general and particularly near to the residential boundaries
- Site management will be provided with a sound level meter to carry out periodic checks on sound levels adjacent to residential boundaries
- Where measured levels exceed the specified limit level (65dB Laeq(t) using the ABC method in BS5228), measures will, where practicable, be implemented to reduce levels to within the limit level.
- It is proposed that piling will be used on the development, however no plant is to be used outside of the operational hours stated.

Lighting and Security

The compound will be provided with lighting columns on the perimeter (with directional cowls) to ensure that the site is appropriately lit when required (particularly in the winter months when the site is operational). The site compound would not normally be lit during the evening periods once the site closes for the day. The lights will be switch operated and turned on/off as necessary by the site manager. Lighting will be positioned in a sensitive way so as not to be a nuisance to neighbouring properties.

The site perimeter will be herras fenced. Furthermore, the compound itself will be contained within metal panels (Up to 3 metres in height) to ensure the site compound and materials storage areas are secure. A vehicular access gate will be provided to allow vehicles to access the materials store in the compound. Pedestrian access points on the compound perimeter will be provided to allow access into the wider site

Dust and other Emissions

The site will be monitored, particularly during earthworks phase, to ensure no excessive dust from the site. If required Davidsons would take measure such as bowser spraying of the site during the earthworks phase to minimise any dust rising. Davidsons will also employ other dust mitigation measures such as sheeting dusty stockpiles, installation of hard surfaced site roads as soon as possible to reduce vehicle tracking of dust, training and toolbox talks. These will be used as required and at the discretion of the site team.

The site will also be monitored daily in winter months, ensuring that excessive mud transfer in and adjoining roads to the site is kept to a minimum by using such measures as road sweepers and forklift brush systems.

It is not anticipated that there will be any particularly harmful emissions outside that normally associated with a construction site. Should any issues arise during works, Davidsons will endeavour to deal with the matter accordingly.

There will be no burning of any materials on the site.

Land Contamination

Davidsons will mitigate potential land contamination, as a result of our construction activities, by implementing strict material handling and disposal protocols. We will ensure that hazardous substances are managed responsibly and employ proper containment systems for construction chemicals and fuel storage. These will be inspected regularly to ensure they remain fit for use. In addition to this, silt management practices will be employed to minimise soil runoff and protect the environment, including any nearby water bodies.

Complaints

Complaints can be made by writing to us at:

Davidsons Homes
Customer Service - Complaints
Rickyard Barn
Blisworth Hill Farm
Stoke Road
Blisworth
Northamptonshire
NN7 3DB

or by email to southmidlandscomplaints@davidsonsgroup.co.uk

Please note that we cannot accept complaints raised using any other method, for example, on social media.

All complaints are initially referred to the Manager responsible and will be acknowledged within 24 hours during normal working hours (9.00am to 5.30pm Monday to Friday, excluding Bank Holidays and Christmas/New Year Company closure). When we have reviewed the nature of the complaint we will give you a timescale for a response, normally within 10 working days, at which time you may be requested to provide further information and evidence.

Conclusion

The proposed measures and practices detailed within the CEMP should ensure that the site is well managed and operated professionally on a daily basis. The monitoring and review of the construction process will be ongoing during the development by the site team. The traffic management plan is displayed in the site managers cabin for the duration of the construction and regularly updated as required to ensure a safe working environment for both site operatives and visitors. We also have our own internal health & safety advisors who regularly attend site and refer to the TMP to ensure that our high standards are adhered to in full.

Example Compound Photographs





