



Construction Environmental Management Plan

22/00648/OUT. Land South of Markfield Road, Ratby, Leicestershire

Revision 2
April 2025

Revision	Date	Description	By
Revision 0	April 2024	Report created.	DW
Revision 1	October 2024	Site Layout updated to current layout. Public Right of Way section added.	DW
Revision 2	April 2025	Compound position changed. Site Layout updated	DW

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1. Site Layout



2. Introduction

This Construction Environmental Management Plan (CEMP) has been prepared by Lagan Homes Ltd to enable the discharge of Condition 12 of Outline Planning Approval 22/00648/OUT which following the approval of the Reserved Matters Application will see the proposed development of 75 residential dwellings and associated access and landscaping and amenity areas.

The purpose of this CEMP is to avoid, minimize or mitigate any construction effects on the environment and surrounding community. Works on site will comprise of, but are not limited to:

Site establishment

- Installation of site security fencing and required tree protection barriers
- Permitted felling / pruning of existing trees and hedges
- Site stripping and storing of topsoil and the removal of vegetation
- Installation of site accommodation, welfare and contractor onsite parking

Ground works

- Excavations for new storm & foul water drainage both onsite and offsite (where applicable)
- Construction of new roads, footways and private driveways
- Excavations for and casting of concrete foundations
- Installation of suspended ground floors
- Excavations for installation and connection of new utility services

Superstructure works

- Masonry external wall construction
- Scaffolding
- Carpentry (to include floor joists, roof trusses and internal 1st & 2nd fix works)
- Roof tiling
- Rendering or cladding of facades (where applicable)
- Plumbing and Electrical installation
- Dry-lining internally

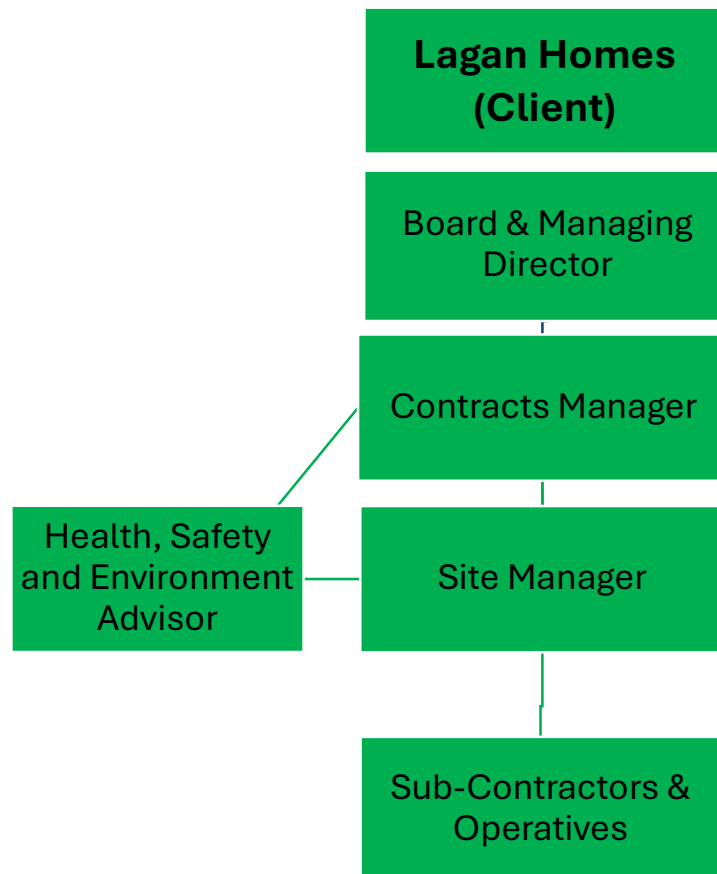
- Flooring
- Decoration

External works

- Fencing
- Construction of retaining features (where applicable)
- Landscaping to include grass-seeding to amenity areas, installation of Shrubs and Trees as per Landscaping Design
- Installation of any Ecological Features such as Bird Nesting Boxes, Bat Boxes or creation of Habitat Piles

3. Roles and Responsibilities

Project Structure



Persons Responsible

It is ultimately the responsibility of the Site Manager to ensure that the working methods identified are adhered to and monitored on site.

It is expected that the Site Manager will liaise with the Contracts Manager and ultimately the board to ensure adequate controls and working methods are implemented.

Contracts Manager

- Review and approve Construction Phase Plans.
- Monitor and control the management of the Construction Phase Plans to ensure effective implementation.
- Set Safety, Health and Environment objectives and review performance against them.
- Ensure that work is carried out in a safe manner and that adequate resources are provided to carry out all operations with due regard to SHE and Welfare.
- Ensure that workplaces under their control are adequate with respect to Health, Safety, Welfare and the Environment.
- Ensure, so far as reasonably practicable that a suitable project specific Construction Phase Plan is prepared and implemented.
- Ensure, so far as reasonably practicable, employees and contractors are competent.
- Recommend training needs to suit individual and workplace requirements.
- Ensure that a mechanism is in place for effective consultation with Employees and Contractors.
- Hold regular meetings with the project team to review SHE issues.
- Review project management systems at regular intervals to ensure continued suitability and effectiveness.
- Assist in any regulatory, external or internal audit as required.
- Report any SHE initiatives that they consider could lead to improvement.

Site Manager

- Organise and implement the provision and maintenance of a working environment, and systems of work that are, as far as is reasonably practicable, safe and without risk to human health or the environment.
- Ensure that adequate monitoring and supervision arrangements are maintained and clearly defined areas of responsibility for Contractors are established and implemented.
- Approval of method statements and risk assessments.
- Ensure SHE notice boards display up-to-date information.
- Assist in any regulatory, external or internal audit as required.
- Report any SHE initiatives that they consider could lead to improvement.

4. Construction Activities

The following is to be read in conjunction with the Construction Management Plan (incorporating Site Traffic Management) for the project.

Site Establishment

The works will begin with site establishment works that will include the installation of temporary boundary fencing, removal of any hedgerows as required from the approved plans, stripping of topsoil and the construction of the permanent compound and parking area that is to be situated to the Southern end of the main spine road through the development. (See Cooper-Rogers drawing: 2311-CR-00-ZZ-DR-A-0220). The compound will consist of 30 temporary parking spaces, storage containers and temporary offices as required for the safe management of the development. Wherever practicable it will be encouraged with Contractors to share vehicles.

Codes of practice with regards to topsoil, as set out in the “Construction Code of Practice for the Sustainable Use of Soils on Construction Sites” document produced by Defra will be followed.

The site will be secured with a Heras type metal fencing that will remain in place throughout the duration of the project or until it is replaced by either permanent boundary fences or by any screen walls.

Fencing and other barrier systems will be used during construction to segregate the site/site activities from the general public and will be formally inspected on a regular basis by the Site Manager.

Site Access/Egress

The primary access to the site will be via Markfield Road. The construction of the proposed junction design as per Site Access Drawing 106232-PEF-ZZ-XX-DR-TP-000002 – Rev P07 prepared by Pell Frischmann and approved under Condition 15 of the Outline Permission: 22/00648/OUT will form the permanent access into the site with final designs and implementation falling under Section 278 agreement with Leicestershire County Council. From the entrance area the new onsite road network will extend Southerly in nature to include spur roads extending East/West as per the Site Layout design. The roads will incorporate the installation of new mains Utility supplies and gravity foul/surface water drainage. The drainage strategy for the scheme is to be gravity fed adjoining with the Storm/Foul water routes offsite for that of Phase 1.

Immediately to the South of the proposed spine road will be the site compound & welfare area for the development that will remain in place throughout the duration of the construction works. (See Cooper-Rogers drawing: 2311-CR-00-ZZ-DR-A-0220)

Suitable signage will be put in place to manage traffic and pedestrians on to/off the site as well as within the site confines.

A copy of the Construction Management Plan (incorporating Site Traffic Management Plan) will be sent to all Suppliers and Contractors. Signage will also be installed to meet necessary Health and Safety requirements and include relevant contact addresses and telephone numbers.

Reversing by any vehicle is to be reduced as much as possible on this site. Where reversing has to be carried out, then this will be under the control of a banks man where the vehicle has not been fitted with 360-degree vision aids. Any reversing must only take place within the designated points as indicated on the Construction Management Plan.

Wheel washing facilities will be provided in the form of a jet wash at the vehicle holding point near to the site entrance area. Should any debris be deposited on the highway within the site, it will be cleared using a road brush as soon as possible to prevent the spread of debris onto Markfield Road. Regular road-sweeping will be undertaken in addition to brushing and jet washing to ensure that the onsite roads remain in a clean condition, particularly during adverse weather where the ground conditions on site will likely deteriorate.

In addition, regular monitoring of the entrance area and Markfield Road will take place to ensure no deleterious material enters the carriageway. Should any material enter the main carriageway this will be cleared immediately, and a Road Sweeper arranged accordingly.

Any loads leaving site likely to produce dust will be covered and on-site dust will be suppressed where necessary during warm or windy conditions.

Public Right of Way

PRoW R50 crosses diagonally across the site in the North-East corner alongside the location of proposed Plots 59-67. (See extract below)



Under Condition 19 of Outline Planning Permission 22/00648/OUT it states: -

'No development shall take place until a scheme for the treatment of the Public Right(s) of Way has been submitted and approved in writing by the Local Planning Authority. Such a scheme shall include provision for their fencing, surfacing, width, structures, signing, landscaping, and management during construction in accordance with the principles set out in the Leicestershire County Council's Guidance Notes for Developers. Thereafter the development shall be carried out in accordance with the agreed scheme and timetable.'

For the purpose of this Construction Environmental Management Plan (CEMP) it is to identify the requirements under the Planning Permission as noted above and to identify the potential management of the Right of Way during the construction phase of the development.

Please Note: A separate Discharge of Condition application will be made to the Local Planning and Highways Authority which will detail in full the provisions as required under the Outline Permission.

For the management of the Right of Way during the construction phase of the project, it is likely that Lagan Homes will engage with the Leicestershire County Council Network Management Team to place a temporary diversion order for Right of Way R50.

To divert the Right of Way temporarily would be based on Health and Safety grounds in order to segregate the construction works safely from users of the footpath, due to its existing approved route.

Full details of the diversion route along with all other required information relating to the path width, surfacing, landscaping, etc will be submitted in full as part of the Discharge of Condition 19.

Speed Limit

A speed limit of 5 mph will apply to this site; appropriate unambiguous signage will be displayed at the site entrance and at appropriate intervals on roads within the site.

Material Delivery and Storage

Loading and unloading of plant and materials shall take place only within the boundaries of the construction site.

Loading and storage areas will be created on site allowing sufficient area for the requirements of the project.

Lorry and other vehicular movements will be fully considered, ensuring safe reversing / manoeuvring, access and egress.

As materials are required and delivered to the work area, they shall be positioned so that they do not obstruct vehicular or pedestrian routes or reduce visibility of site traffic and pedestrians.

All materials shall be positioned outside of the root protection area of existing trees.

Storage areas will be identified and will be secure and tidy, and appropriate measures will be in place to prevent any spillages of polluting substances.

Construction Vehicles / Vehicle Movements

Only trained and qualified personnel are to drive and operate construction vehicles, evidence of accredited certificates of competency will be required and will need to be checked accordingly by the Site Manager

All owned vehicles are to be inspected and serviced at regular intervals. (Any hired-in equipment will be inspected and serviced by the relevant Supplier)

Regular onsite inspections of owned vehicles will be reported to the Site Manager and recorded in the inspection log.

Any defects identified with either owned equipment or hired-in must be reported immediately to the Site Manager and the equipment taken out of service until repaired.

All plant must be fitted with roll over protection and warning beacons. Cabbed vehicles must be fitted with 360° Mirrors /Audible Reversing Warning.

When a vehicle is left unattended, for whatever reason, both during and outside normal working hours, it must be switched off and keys removed (and locked if cabbed) to prevent unauthorised use. When not in use, any machinery is to be returned to designated parking area(s) or to the site Compound area.

Vehicle operators must be familiar with and use the designated on-site traffic system. Any changes to the traffic system must be clearly identified and communicated to all site personnel.

As construction proceeds, if any site vehicles are required to pass through occupied areas they are to be accompanied by a banks man. If this involves being on a public road, the vehicle must be suitably equipped with lights etc and all Highways Code rules must be followed.

Where specific hazards may produce additional risks to vehicular and pedestrian movement, they must be protected whenever possible by a physical barrier (vehicle barriers) and high visibility plastic netting and warning signs. (Examples are but not limited to, excavations close

to vehicle and pedestrian routes and scaffolding close to roadways which could cause restricted sight lines)

No materials will be carried around site where they are loaded in such a way as to cause restricted vision of the driver of the vehicle. All materials to be transported around site are to be suitably loaded and fully secure.

Additional Information regarding site traffic is provided in the Construction Management Plan (incorporating Site Traffic Management) and the Delivery Route Management Plan.

Site Working Hours

The Control of Pollution Act 1974 contains specific provisions for dealing with noise from construction sites.

To help protect residential amenity in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD 2016, the following condition set out by Hinckley and Bosworth Borough Council in Condition 13 of the Outline Planning Permission 22/00648/OUT will be followed:

Site preparation and construction work shall be limited to the following hours;

- *Monday to Friday: 07:30 – 18.00*
- *Saturday: 08.00 – 13.00*
- *No working on Sundays and bank holidays*

These hours are to apply at all times on site and no works should take place outside of these hours.

Protective Equipment

All contractors will be required to wear personal protective equipment in accordance with all current Health and Safety legislation and to conform to the Construction Phase Health and Safety Plan and Site Induction requirements.

Storage and use of Fuel Oils and Building Chemicals

A suitable secondary containment system (SCS) such as a bund or 'plant nappy' will be used for the storage of and use of oils and building chemicals so that any spillages are contained.

Waste Management

Lagan Homes are aware of the effects that the disposal of waste can have on the environment and company policy is clearly to reduce wastage in all possible areas.

One of the key principles of the approach is to make the operatives more responsible for waste and waste management. This is embodied in the preference for each Sub-Contractor

to be responsible for supplying its own materials where possible – this ownership results in the minimising of unnecessary waste.

These concepts will be incorporated within the Sub-Contract documentation, such that each Sub-Contractor considers the most environmentally acceptable solution to the packaging to their deliveries.

A management plan will be developed to organise the segregation of waste into separate containers so that recyclable items such as metals, timber and plasterboard can be recovered.

- Smaller waste skips will be located close to where the waste is being generated and then transferred to a larger skip for removal off site
- Implementation (where practicable) of a 'just-in-time' material delivery system will be employed to avoid materials being stockpiled, which increases the risk of damage and disposal as waste.
- Attention to material quantity requirements to avoid over-ordering and generation of waste materials.
- Re-use of materials wherever feasible. (i.e. re-use of excavated soil for landscaping)
- Segregation of waste at source where practical.
- All hazardous materials including chemicals, cleaning agents, solvents and solvent containing products will be properly sealed in containers at the end of each day prior to storage in appropriately protected and bunded storage areas.
- No waste shall be burnt on site.

5. Ecology

Recommendations from the FPCR Ecological Appraisal report dated June 2022 and Protected Species Surveys dated 27th July 2022 will be implemented.

The report recommends that a range of best practice measures are provided within a Construction Environmental Management Plan (CEMP)

Also, within the report it is noted that the arable fields offer low floristic diversity and overall are considered to be of low ecological value. Habitats of greatest value on site include the hedgerows and mature trees, which are largely proposed for retention.

Birds

It is recommended that any works to remove woody vegetation are scheduled outside the bird nesting season (normally considered to be March to August inclusive, although this can be extended with certain species and due to climate change factors).

If there is any doubt as to whether birds are nesting or the work is to be carried out within bird nesting season, it is advised that the area is checked by a suitably experienced ecologist. Should an active nest be found, the nest must remain untouched and suitably buffered from the works until all birds have fledged.

Badgers

A subsequent Badger Survey report by FPCR was completed 16th August 2023 relating to Condition 5 of the Outline Planning Permission as now discharged under application reference: 24/00041/DISCON. Approved: 15th March 2024.

The report noted within the Desk Study of five badger records returned within 1km of the site from Leicestershire Environmental Records Centre (LERC), the closest of which was located 310m from site.

During the survey no evidence of Badgers was identified within the site or accessible habitats within 30m.

The conclusion of the report it is recommended that the following precautionary measures should be taken. Measures suggested are due to the site and its surroundings providing suitable habitat for Badgers and to ensure no Badgers which may be present occasionally in the area are harmed during the construction phase.

- Open excavations on site should be covered over at night or a suitable means of escape must be provided (e.g. battered sides or ladder boards) to prevent the accidental trapping of badgers.
- Chemicals or materials which may be harmful to badgers should be stored away from areas of suitable habitat, ideally on areas of hardstanding or bare ground. Alternatively, these should be stored off the ground, raised on pallet.
- Works should be restricted to daylight hours where possible.

Reptiles (slow worms *Anguis fragilis*)

The appraisal returned five records of slow worm to the North and East of the site, the closest approximately 100m from the boundary. Most recent records (2019) was located 500m to the East. Under the Wildlife and Countryside Act 1981 (as amended) all common reptiles are partially protected. This legislation protects the species from intentional killing, injury or sale, offering for sale, or possessing, transporting or publishing advertisements for the purposes of sale.

For the purpose of this CEMP, it is recommended that the following reasonable avoidance measures are followed to ensure no protected species are adversely affected by the proposed development:

Grassland & Vegetation

Grassland and ruderal vegetation areas will be directionally strimmed in two stages to allow any reptiles or amphibians present to move out of the working area naturally.

All vegetation will be removed from the working area to prevent potential areas of refuge being created for reptiles to shelter in.

Vegetation could be used elsewhere on site to create artificial hibernacula away from construction activities.

Destructive search

Suitable refugia, for example brash, log or rubble piles, will be dismantled carefully by hand under the supervision of a suitably experienced Ecologist.

Suitable refugia could be moved to elsewhere on site to create artificial hibernacula away from construction activities.

On-going advice

Should any protected species be found on site during the development, advice should be obtained from a suitably qualified Ecologist.

Monitoring

Regular monitoring will be carried out by the Site Manager and implementation of avoidance measures will be ensured through the use of toolbox talks and method statements.

6. Environmental Controls

Noise

Noise levels will be controlled as reasonably as possible to ensure that the development occurs in way that is not detrimental to the amenities of neighbouring properties.

Should there be any noise risk then the “best practice recommendations of noise control” as outlined in BS5228-1: 2009 + A1:2014 will be followed.

Vibration

It is considered that vibration impacts will be minimal during the construction of the development.

If a complaint is received regarding vibration during the works and is established then remedial measures will be proposed, agreed and implemented.

Air quality/Dust

Construction works will be carried out in such a way as to limit the emissions of air pollution by employing the best practical means.

Any necessary stockpiling will be minimised during the groundworks phase. Should there be any risk of dust generation from stockpiles these will be covered and/or damped down. Cutting of materials will be carried out in a controlled measure, adopting best practice principles (e.g. the use of extracted cutting enclosures, self-extracting tools and damping down and offsite pre-cut items such as bricks).

The specific method for each task will be described in the method statement and approved by the Site Manager in advance of the work being carried out.

Surface Water Run-off

Provisions will be implemented across the site to manage surface water run-off following the development.

Gullies across the site, susceptible to contamination (wheel wash areas) will receive silt trap gully bags to filter out sediments from the gully inlets. Surface water run-off collected by the gullies from hard paved areas, along with run-off from roof areas, will be disposed of through the installation of the infiltration based Sustainable Drainage System (SuDS) located in the South-East edge of the development North of the existing attenuation pond created for the previous section of development.

If necessary additional filtration such as silt fencing and straw bales will be installed around the inlet pipe to the attenuation pond(s).

The construction of the SuDS basin and associated drainage to connect onto the existing offsite storm water route will take place early on in the construction phase to facilitate this. The extension of drainage across the site will progress as per the civil engineering construction programme. It is intended for this drainage to be installed to the plots prior to the superstructures being completed so that it can be used immediately.

Previously unidentified Matters

If one or more of the following is discovered, work in that location must stop immediately and the Site Manager be informed:

- Contaminated soils
- Archaeological remains or features
- Suspicious objects
- Underground storage tanks
- Invasive species, i.e. Japanese Knotweed, Himalayan Balsam
- Protected species, i.e. badgers, bats, amphibians, reptiles and plant life

Emergency and Incident preparedness

Given the nature of the works and although suitable controls will be put in place it is possible, although unlikely, that environmental incidents could occur. Such incidents could include:

- Hydrocarbon spillages into surface or groundwater
- Silty contaminated runoff into surface or groundwater
- Fires; and / or
- Extreme dust events

To minimise the risk of a pollution incident, subcontractors must ensure all operatives understand the environmental risks associated with their work activity and what control measures are in place to eliminate or reduce negative environmental impact.

Should an environmental incident occur the Site Manager will be informed, and appropriate measures be taken.

Where necessary in the event of a pollution incident the Environment Agency will be contacted. The hotline number is 0800 80 70 60.

7. Monitoring, Control and Communication

It shall be the responsibility of the Site Manager and Contracts Manager to monitor and control the Construction Environmental Management Plan and ensure its implementation.

Updating of both this written Plan, together with the Construction Management Plan (incorporating Site Traffic Management) displayed in the Site Office and Site Notice Board, will be the responsibility of the Site Manager.

Contractors must ensure that they are familiar with and observe this plan and will be provided with a copy of this document.

Communication methods will include inductions, toolbox talks, briefings, Letters/memos and review meetings.

Site inductions will include relevant environmental issues, such as waste management, noise & dust management and ecological risks.

The relevance of CEMP elements will be routinely reviewed by the Site Manager and Contracts Manager. This review will focus on the need for the type and level of monitoring and the appropriateness of management measures, monitoring methods and reporting systems.

All construction activities shall be carried out in compliance with this Construction Environmental Management Plan a copy of which shall be kept within the site office along with the Construction Health and Safety Plan for the lifetime of the development.

8. Communication with the Public

A pre-commencement letter drop shall be carried out notifying all direct neighbouring properties of the site start date – this will include to any newly occupied properties immediately adjacent to the site within the Phase 1 area.

Suitable out-of-hours contact arrangements shall be in place in the event that an incident occurs outside of normal working hours (e.g. an alarm sounds, or a break-in is reported).

Contact details shall be displayed outside the site.

The Project Team will communicate proactively with any local residents / businesses and other members of the public that may be affected by construction activities.

Where activities could cause nuisance to the local community, Lagan Homes shall contact local residents prior to the activity taking place.

Lagan Homes shall then ensure that all parties are kept up to date with the progress of the works and the measures that will be put in place to minimise any potential nuisance that may arise as a result of these.

Lagan Homes shall provide the potentially affected parties with contact details of a member of the management team, should they have any issues or complaints they wish to discuss.

Lagan Homes staff are encouraged to build and maintain a positive relationship with the Local Community to avoid the need for nuisance related complaints.

All subcontractors are expected to minimise the impact of their works on the Local community.

Lagan Homes will identify potential nuisance issues at pre-order and pre-start meetings and ensure that they are included in site inductions, but these should also be covered in the subcontractor's conditions.

9. Further Reading

- Coper-Rogers Construction Traffic Management Plan (2311-CR-00-ZZ-DR-A-0220)
- Delivery Route Management Plan
- FPCR Ecological Appraisal – June 2022
- FPCR Badger Survey – August 2023
- FPCR Protected Species Survey – July 2022
- FPCR Arboricultural Assessment – May 2022
- Pell Frischmann Drainage Statement 100032-PEF-ZZ-XX-RP-C-0500 – April 2024