

Davidsons Homes

Location: Land at Ashfield Farm, Kirkby Road, Desford LE9 9JF

Application: APP/K2420/W/23/3320601

Document Issue History

Revision	Issue Date	Author	Comments
01		LLW	



This document is submitted pursuant to **Condition 8** of the Outline Planning Consent which states that:

Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA.

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 and include details in relation to the management of surface water on site during construction.

The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development.

Detailed response

Dust Mitigation Proposals

Topsoil will only be removed from the areas of the site that are under immediate development in each phase, it will be retained elsewhere to minimise the potential for dust to be disturbed by the wind and blown across the site. Similarly, the retention of the vegetation will also reduce the potential for the surface water run off to accumulate a high percentage of suspended solids that could enter the local watercourses.

Bulk earthwork operations will generally be undertaken over the late spring, summer and early autumn (traditionally known as the muck shifting season), although the precise timing is always weather dependant each year. This is to control the moisture content of the fill materials, as achieving an effective compaction density, is dependent on maintaining the optimum moisture content for each different classification of soil type.

Mobile water bowsters will be used to add water to each layer of fill material if required and to undertake water suppression duties on the temporary compound access. Whenever possible, the bowsters will draw water from the balancing pond constructed during the Stage 1 Enabling Works to minimise the need to use clean potable water for this purpose.

The permanent roads will be constructed up to basecourse level at an early stage, for this distribution of equipment and materials around the site. These roads will provide a solid sealed surface to minimise the amount of mud collected by the tyres, and also enable the road to be cleaned effectively by the road sweeper, the frequency of these visits will be adjusted to suit the ongoing site activities and the prevailing weather conditions.

The resident site management team (Site Manager and an Assistant Site Manager) on the development will oversee these measures daily.

Odour mitigation

Davidsons will ensure timely removal of waste, especially organic or chemical waste, to prevent decomposition and odour release. Odorous materials will be stored in sealed containers and away from sensitive receptors.

As with the Dust mitigation, use misting or water suppression systems to prevent the release and spread of odour.

The Site Management team, supported by our Health and Safety department will maintain a log of incidents and complaints related to odour, and consult the Environmental Health Officer if necessary.

Noise

Mitigation measures as defined in BS 5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise and vibration disturbance from construction works. Noise will be appropriately considered during the construction period.

Davidsons will implement measures to control noise including using modern, quiet and well-maintained plant and equipment, and shutting down plant when not in use to minimise noise disturbance. Plant and Equipment where it is stationary will be positioned as far as possible away from sensitive receptors. Other than potentially at the site set up stage (may need to use generators) we will endeavour to use mains electric supply which will ensure a quieter noise environment.

Deliveries will arrive during normal site hours and engines are to be switched off whilst unloading.

Contact with Environmental Health Officer will be maintained throughout the development to discuss and review the above mitigation measures as necessary.

Smoke

Davidsons will conduct a Fire Risk Assessment as part of our Construction Phase Plan (CPP), in line with the Construction (Design and Management) Regulations.

We will identify potential sources of smoke: such as Hot works (welding, cutting, grinding), Machinery and generators, and dust and vapour from materials.

Davidsons will implement preventative measures such as, ban open fires on site. Use low-emission equipment and ensure regular maintenance. Hot work permits will be implemented, and fire watches utilised if necessary for high-risk activities

Davidsons will ensure material handling is inline with recommendations. Storing flammable and smoke-producing materials in sealed containers, in ventilated areas. We will avoid stockpiling combustible waste—removing it regularly.

The site will be equipped with smoke detectors and fire alarms in key areas. Staff are to be trained in smoke hazard recognition and emergency response. The Site Management team,

supported by our Health And Safety department will maintain a log of incidents and complaints related to smoke.

Light

Davidsons will give due consideration to the location, and orientation of temporary lighting. Where possible, we will utilise low intensity warm colour lights, whilst avoiding Blue-rich white light.

Land contamination

Based on the evidence currently available the Phase 2 Site investigation report has concluded the site is assessed as being of low risk for geotechnical hazards and low risk for contamination hazards.

Our Workers are required to use PPE, hygiene facilities, and site-specific health and safety plans

If any unexpected contamination is identified or suspected during construction, works in that area will cease, and our Geotechnical Consultant will be engaged to notify and liaise with the LPA and EHO, and agree on next steps

Surface Water Managements

Davidsons Engineers have completed a review to identify existing drainage systems and natural flow paths. Due consideration has been to proximity to water bodies and ecological receptors

The general strategy to mitigate uncontrolled run-off across the stripped areas of the site is to divert run-off via bunds (and silt fencing if required) toward the constructed road surface water gulleys. Gulley protection will be installed in every road gulley as a primary mitigation measure to minimise sediment accumulation in the road drainage system. Secondary mitigation is provided by the installation of timber frame silt fence or gabion stone basket check dams (with silt matting) at the attenuation pond headwall.

On site we have emergency spill kits. Fuels and chemicals are stored in bunded areas where necessary and away from drainage systems. We prevent washout of concrete or tools into drains

The site management team will complete regular inspections and ensure frequent cleaning of drainage components. Especially following periods of heavy rainfall. We will also complete bi-monthly silt monitoring tests. Ensuring results are logged, and action taken in case of failure.

Complaints procedure

Details of the Site Manager and Assistant Site Manager will be provided once they are appointed in advance of works starting on site. Contact details will be provided at the site

entrance. Until such time please contact: Gareth Easom (Construction Director) on 01530 261444 or geasom@davidsonsgroup.co.uk in respect of any issues regarding the site.

Conclusion

The proposed measures, arrangements and practices described within this Construction Method Statement should ensure that the site is well managed and operated professionally daily. Accordingly, Davidsons Developments Ltd request that Condition 8 is hereby discharged