



WALTER THOMPSON

Land off Leicester Road
Markfield
Leicestershire
LE67 9RE

3rd March 2026

Construction Environmental Management Plan
Planning: Decision No. P/23/2197/2
Condition 15

Construction Environmental Management Plan (CEMP)

1.0 Introduction

This Construction Environmental Management Plan (CEMP) sets out the environmental control measures, procedures, and responsibilities to ensure that construction activities are carried out in an environmentally responsible manner and in compliance with relevant legislation, standards, and project requirements.

The CEMP applies to all personnel involved in the project, including contractors, subcontractors, and visitors. It establishes systems to identify, mitigate, and monitor environmental risks and defines communication and reporting arrangements throughout the construction phase.

The project team is committed to:

- Protecting air, water, soil, wildlife, and cultural heritage.
- Preventing pollution and minimising nuisance to neighbouring properties.
- Promoting sustainable construction practices and responsible resource use.
- Ensuring works are carried out in accordance with best environmental practice.

2.0 Site Setup and Logistics

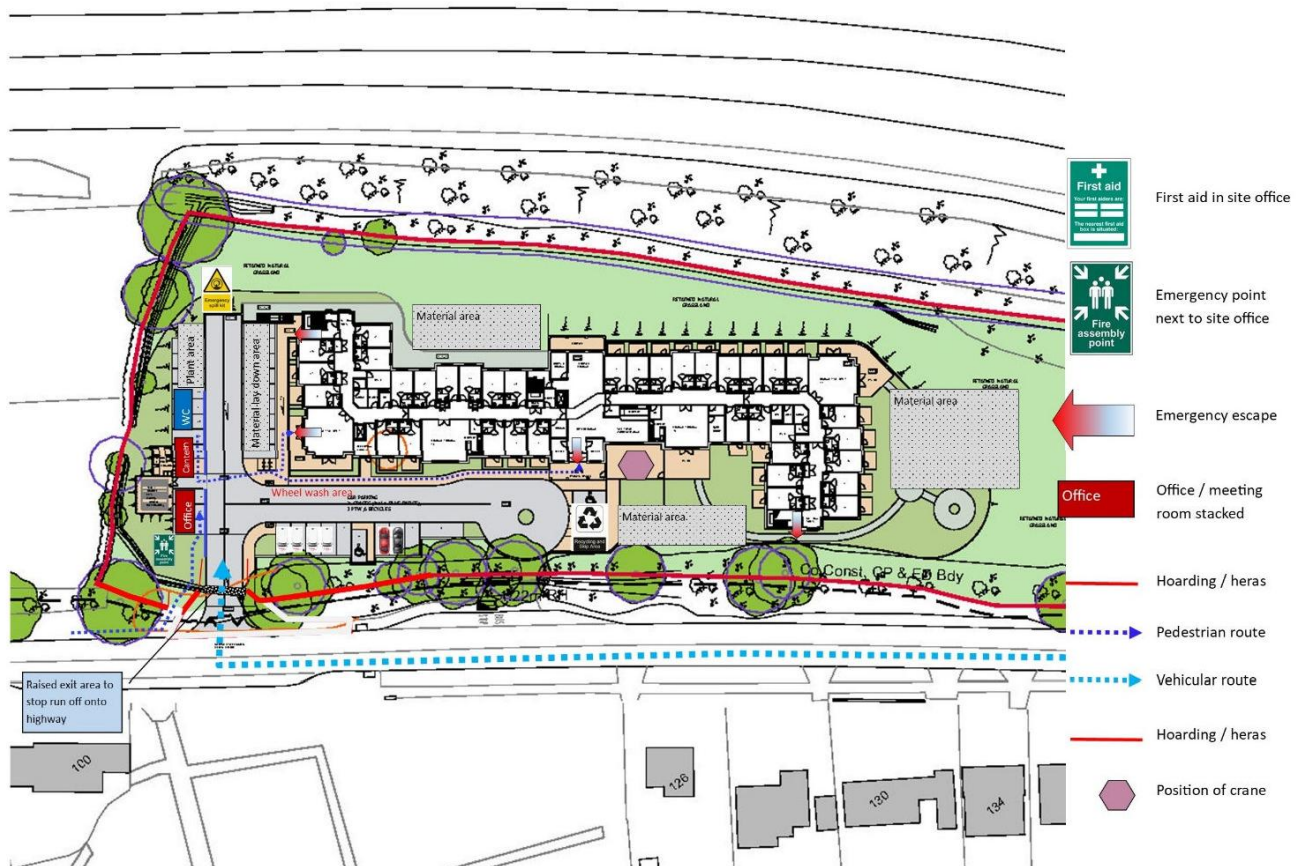
Site setup plans:

- Construction Phase

The site compound, offices, storage areas, and parking will be located away from sensitive receptors. Hoarding and exclusion fencing will be installed around active work areas to prevent unauthorised access.

The site will be totally fenced off using plywood hoardings and heras fencing.

Access for all construction traffic will be off Leicester Road. Deliveries will be managed to avoid peak traffic and school times.



3.0 Waste Management

A designated waste management area will be established on site, as shown on the site plan.

- Main skips will be supplied by a licensed waste contractor.
- Satellite skips will be positioned around the site to encourage segregation.
- Waste will be transported for treatment, recycling, and disposal in accordance with legislation.
- Monthly waste reports will be provided, detailing quantities and recycling rates.

4.0 Material Storage

All materials will be stored in designated areas shown on the site plan and kept clean and organised.

- Deliveries will be unloaded in a designated delivery zone near the site entrance.
- Distribution will be carried out using the tower crane in accordance with the lifting plan.
- Weather-sensitive materials will be stored under cover on impermeable surfaces and clearly labelled.
- Regular inspections will ensure compliance with environmental and health & safety standards.

5.0 Air Quality and Dust Management (General)

Dust and fine particles will be controlled at source wherever possible.

Dust and fine particle emissions arising from construction and demolition activities can be significantly reduced through the implementation of appropriate mitigation measures and effective on-site management. Once airborne, these particles are extremely difficult to contain, often dispersing into surrounding areas and impacting local air quality.

The most effective approach is to control dust at its source and prevent it from becoming airborne in the first instance. Suppression is far less effective once particles have become airborne, and therefore proactive control measures are essential.

The control guidance outlined in the following sections details a range of techniques and methods currently adopted across the industry. Many of these measures are versatile and can be applied to various dust-generating tasks to ensure robust and consistent management of particulate emissions throughout the project lifecycle.

Control measures include:

- Water spraying and misting during demolition, cutting, and material handling.
- Keeping stockpiles damp and covered.
- Enclosed chutes for waste transfer.
- Wheel washing facilities at site exit and indicated on site plan.
- Site speed limits of 5mph.
- Suspension of dust-generating activities during high winds if suppression is ineffective.

Daily visual inspections will be undertaken and recorded on the site daily record sheet.

6.0 Dust Control

A site-specific Dust Risk Assessment will be completed prior to demolition, identifying sensitive receptors within 250m and determining risk category (Low/Medium/High).

Daily dust risk assessments will consider:

- Weather conditions
- Type of activity
- Proximity to receptors
- Likelihood of dust migration

Controls will include:

- Mechanical demolition methods where possible
- Lowering debris rather than dropping
- Progressive sequencing of works
- Regular damping down of haul roads and stockpiles

Monitoring:

- Daily visual boundary inspections
- Continuous particulate monitoring where required

Objective

To prevent, minimise, and control dust emissions arising from demolition works, protecting the health of workers, the local community, and sensitive receptors, in line with the GLA Control of Dust and Emissions SPG (2014), IAQM Guidance on the Assessment of Dust from Demolition and Construction (2024), and the requirements of the Environmental Protection Act 1990.

Scope

This procedure applies to all demolition activities at The Southport project and covers material handling, waste removal, vehicle movements, and associated site operations.

Dust Risk Assessment

Prior to commencement, a site-specific Dust Risk Assessment will be undertaken – please see below. The assessment will identify nearby sensitive receptors within 250 m (residential, schools, healthcare, commercial premises, ecological designations like the culvert to the north) and determine risk category (Low / Medium / High). Controls will be scaled accordingly.

Daily Dust Risk Assessment

A written daily dust risk assessment shall be completed to ensure that appropriate and effective dust control measures are implemented at all times. The assessment will take into account the nature of site activities, the dust-generating potential of those activities, proximity to sensitive receptors, prevailing and forecast weather conditions (including wind speed and direction), and the likelihood of dust migrating beyond the site boundary. Control measures will be reviewed and adjusted as necessary in response to the findings of the assessment to minimise the risk of dust nuisance and environmental impact.

This will be recorded on the site daily record sheet various times throughout the working day.

7.0 Dust Control – Cutting, Grinding and Finishing Works

Measures include:

- Use of dust extraction and water suppression on tools
- Avoidance of dry sweeping (vacuum or damp sweeping only)
- Prefabrication where possible
- Use of appropriate mortar raking systems
- Maintenance of fans and filters

8.0 Stockpile Management

- Stockpiles will be located away from sensitive receptors and watercourses.
- Slopes will not exceed the natural angle of repose.
- Long-term stockpiles will be covered or protected with wind barriers.
- Controlled water spraying will be used where required.

9.0 Static and Mobile Plant Emissions

Engine exhaust emissions, especially from those operating on diesel fuel, can be a significant source of fine particle generation from construction sites. As the particles are small, they can easily be transported to beyond the site boundary and affect the local environmental air quality and health. Control guidance for these types of emissions are given below,

Potential dust source

- Visible exhaust smoke
- Maintenance
- Operating time
- Location of plant and equipment

Dust control guidance

Vehicles and equipment should not emit black smoke from exhausts systems except during ignition at start-up. ***Suspend operations until rectified to alleviate issue.***

Engines and exhaust systems will be maintained so that exhaust emissions do not breach statutory emission limits set for the vehicle/equipment type and mode of operation.

Internal combustion plant will not be left running unnecessarily.

Plant and equipment to be operated away from residential areas or sensitive receptors near to the site.

10.0 Noise Management

Construction noise will be minimised using Best Practicable Means (BPM) in accordance with BS 5228.

Predicted noise levels are below the 65 dB LAeq, T criterion.

Potential Construction Noise Impact

It is recognised that construction activities associated with a development of this scale may generate noise that could cause temporary disturbance to nearby residents and businesses. While such impacts are an unavoidable aspect of major construction works, they are localised and limited to the duration of the construction phase.

In general, only properties located within approximately 20 to 100 metres of the site boundary are expected to experience perceptible levels of construction-related noise. Every effort will be made to minimise disruption through careful planning, adherence to working hour restrictions, and the use of best practicable means (BPM) to reduce noise at source.

The BS 5228 guidelines provide guidance on construction noise levels. For the purpose of this assessment, the ABC Methodology in BS 5228 has been applied and a site noise limit of 65 dB LAeq,T has been adopted.

For the purpose of predicting the likely noise impact, our construction works have been divided into the following phases.

- Site preparation works – to include earthmoving, site profiling and landscaping works. The total sound power level for these items is assumed to be 116dB LWA;
- Foundation works – it is assumed that any concreting would require the use of a concrete pump and poker vibrators. The total sound power level for these items is assumed to be 113dB LWA; and
- Building works – to include the use of a static electrically powered tower crane. The total sound power level for these items of plant is assumed to be 75dB LWA.

Predictions have been carried out of the noise levels likely to be generated by each of the above phases of work of which we forecast;

Site Preparation	- 70dB
Foundations	- 30dB
Building	- 40dB

Taking the above values indicates that the predicted noise levels from construction operations at the development are below the 65dB LAeq,T criterion adopted for this assessment, where applicable.

1. Action and Trigger Levels

Define noise trigger levels (in dB LAeq) for different times of day. Exceedances trigger investigation and mitigation.

Period	Threshold (dB LAeq)	Response
Day (07:00–19:00)	75	Investigate source; implement additional controls
Evening (19:00–23:00)	65	Notify site manager; restrict activities
Night (23:00–07:00)	55	Cease noisy works; review schedule

2. Reporting and Review

- Reporting: Weekly or monthly summary reports:
 - Comparison against limits.
 - Description of any exceedances and corrective actions.
- Record Keeping: All monitoring data and reports stored for a minimum of 5 years.
- Review: Periodic review of monitoring results to refine mitigation measures.

3. Mitigation Measures

If elevated noise levels are detected:

- Review construction methods or equipment.
- Increase use of acoustic barriers, silencers, or enclosures.
- Schedule high-noise activities for daytime.
- Notify affected receptors of planned noisy activities.

4. Communication and Complaints

- Maintain a **24-hour community contact number** for noise complaints.
- Log and investigate all complaints within 24 hours.
- Provide feedback to complainants and record actions taken.

Working hours:

- Monday–Friday: 08:00–18:00
- Saturday: 09:00–1300
- No work on Sundays or Public Holidays

No deliveries outside these hours.

5. Emergency or Critical Out-of-Hours Plant and Equipment

Construction activities and the operation of plant or equipment will not normally be undertaken outside the stated working hours. Works outside normal working hours will only be permitted in the event of an emergency or where critical operations are required and cannot reasonably be undertaken during normal working hours.

Where such circumstances arise, the use of plant or equipment, including generators, pumps or other essential equipment, will be limited to the minimum period necessary to address the emergency or complete the critical operation.

Where practicable, plant and equipment will be positioned to minimise noise impacts on nearby residential receptors. Appropriate noise control measures will be implemented, including the use of well-maintained equipment, acoustic enclosures or screening where practicable, and ensuring engines are switched off when not required.

Any out-of-hours works will be reviewed by the Site Manager, where practicable, prior to commencement, including the nature and duration of the works, plant and equipment to be used, location and potential noise impact. Appropriate mitigation measures will be implemented to minimise disturbance to surrounding receptors.

Mitigation Measures

- Modern, low-noise equipment.
- Acoustic covers and silencers.
- Engines switched off when not in use.
- Reduced drop heights.
- Prefabrication where possible.
- Temporary acoustic barriers where required.

11.0 Noise and Vibration levels

Vibration thresholds (PPV)

Vibration will be monitored and managed in accordance with BS 5228-2:2009+A1:2014. The guidance indicates that vibration levels of approximately 1 mm/s PPV should generally be tolerable where appropriate prior notification is provided, whereas levels approaching 10 mm/s PPV are likely to be intolerable except for short periods.

For site management purposes, the following vibration action levels will be adopted:

Level	PPV	Action
Green	≤4 mm/s	Continue works with normal controls and monitoring.
Amber	>4–<8 mm/s	Pause/review the relevant works, investigate the source of vibration and review plant, methodology and sequencing. Implement additional mitigation where required.
Red	≥8 mm/s	Stop the relevant vibration-generating works and investigate. Works should not recommence until the cause has been assessed and appropriate mitigation implemented.

The above action levels are precautionary site-management levels intended to provide a graduated response to vibration and minimise potential disturbance to surrounding receptors. They are not intended to represent statutory limits or specific vibration thresholds prescribed by BS 5228.

Prior to commencing activities with the potential to generate significant vibration, consideration will be given to the proximity of sensitive receptors, the proposed plant and equipment, the construction methodology and the duration of the works. Where appropriate, vibration monitoring will be undertaken during the initial stages of the works to confirm that vibration levels are being appropriately controlled.

Where vibration-sensitive buildings, equipment or receptors are identified, lower trigger levels may be adopted where appropriate.

Particular consideration will be given to activities with the potential to generate higher levels of vibration, including percussive demolition, hydraulic breaking, piling, vibratory compaction and the use of vibratory rollers. Where practicable, lower-vibration plant and construction methods will be selected.

Additional control measures may include non-percussive techniques where practicable, appropriate sequencing of works, maintaining suitable separation distances from sensitive receptors, avoiding unnecessary revving or idling of plant, limiting the duration of high-vibration activities, and ensuring plant and equipment are properly maintained.

Where the Amber or Red action level is reached, the relevant vibration-generating activity will be reviewed. The source and cause of the vibration will be investigated and appropriate mitigation measures implemented before the works continue. Where necessary, vibration monitoring will be undertaken at representative receptor locations to verify that the adopted action levels are being appropriately managed.

Any vibration-related complaints received from surrounding receptors will be recorded and investigated. Where appropriate, additional monitoring or mitigation measures will be implemented in response to the complaint.

Records of vibration monitoring, investigations, complaints and mitigation measures will be maintained as part of the site environmental records.

12.0 Site-Specific Equipment

Plant and vehicles include:

- 360° and 180° excavators
- Stihl saw
- Silent compressor
- MEWP
- Mantis crane
- Delivery vehicles (concrete, blocks, timber, plasterboard, etc.)
- Contractor personnel vehicles

Prefabricated materials will be used where possible to reduce noise and disruption.

- All Construction plant will be maintained in good working order and traffic routes sited away from sensitive properties.
- Drop heights into hoppers, lorries and other plant will be minimised to reduce noise.
- Acoustic doors and hoods on plant will be kept closed.
- Construction plant and lorry engines will be switched off when not in use.
- Only sound reduced compressors shall be used, with properly lined and sealed acoustic covers, fitting in accordance with manufacturer's instructions and kept closed wherever the machines are in used, and all ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufacturer.
- All works will be monitored for noise and vibration and any action that will be a source of noise
 - at the site boundary will be restricted to the hours quoted below.
 - Details of the intended hours of work during the construction period for activities that will cause noise audible at the site boundary are,
 - 1) 08:00 – 18:00hrs Mondays to Fridays;
 - 2) 09.00 – 13:00hrs Saturdays
 - 3) And at no times on Bank (or Public) Holidays or Sundays.
 - 4) These hours of work reflect the Councils standard hours of construction
- No deliveries or collections will be made out of these hours. Deliveries are also to be controlled to avoid peak / rush hour and school times.
- Noise will be minimised by the use modern equipment which is compliant with current EU standards and is the correct equipment for the task, that equipment will be regularly maintained to ensure its efficient operation.
- Regular noise monitoring on site will be carried out by the Site Manager, toolbox talks on noise will be held and he will ensure all equipment conforms to the relevant noise emission standards and reduce unnecessary nuisance, including shouting, bad language, radios and out of hours deliveries.
- The construction phase site compound area will be enclosed with hoarding on which the main site contact details etc are to be placed.
- Around the periphery of any area where any construction works are ongoing, 2.1m Heras and solid hoardings exclusion panels will be used, to exclude public access onto the any areas of the site where construction works are ongoing.

- Letter drops will be carried out to all local residents and businesses; this will include details of working hours, measure taken to protect their amenity and contact telephone numbers for all enquiries.
- In the event of a complaint or concern is raised, an immediate review will be completed by the contracts manager and site manager to remove the problem wherever possible or minimise the issue. The relevant parties will be notified of outcomes.
- The access to the site for all deliveries and construction traffic, will be from the existing road on Farnborough Road and into the site.
- The Compound Area, offices, site car parking and storage area will be located away from any sensitive receptors. The site will incorporate a traffic system allowing delivery vehicles to access the compound for unloading, thus taking them well into the site and off the main highway.
- Walter Thompson (Contractors) Ltd is a member of Considerate Contractor and will be monitored throughout the duration of the scheme.
- We will ensure that the contents of this noise management plan are clearly communicated with all operatives of both the directly employed staff and supply chain.
- We will ensure that the use of radios is strictly forbidden all in accordance with company procedures and site induction process.
- The contents identified in this document will be enforced by the site management team and any breaches to this will be dealt with appropriately to avoid any reoccurrence.

13.0 Roads and Public Highways

During dry and windy weather conditions, dust and mud from roads and haulage routes can become airborne through movement of vehicles, both on and outside the site, relevant control measures will be taken to minimise this problem by drawing on the guidance given below,

Potential dust source

Dust control guidance

- | | |
|--|---|
| • Major haul roads and traffic routes | Plan routes to be away from residents and other sensitive receptors, such as schools and hospitals. |
| • Public roads | Clean regularly by appointment of employing a <i>mechanical road sweeper</i> . |
| • Site traffic – management | Keep vehicle movements to a minimum and <i>schedule daily</i> to remove risk. |
| • Road cleaning | Approved mechanical road sweeper will be readily available. |
| <ul style="list-style-type: none">• Mechanical road sweeper employed regularly• Wheel wash facilities provided – as shown on site plan• Vehicle movements minimised and scheduled• Routes planned away from sensitive receptors | |

Formed access / crossings will be used to access the site and exit the site. We will raise these crossing points to form a bund to eliminate any water run-off. We have identified this area on the site plan as -

Raised

14.0 Burning of Waste

Open burning of waste or vegetation is prohibited under the Clean Air Act 1993.

15.0 Water Quality Protection

Fuel storage and refuelling will:

- Take place on an impervious base within double-bunded containers
- Be supervised by trained personnel
- Spill kits will be readily available.

Controls include:

- No pumping of contaminated water off site
- Concrete washout contained within lined skips
- Signage warning of sensitive watercourse
- Surface water retained on site to percolate naturally

Precautions are in place for vehicles to deliver fuels to a hard-standing area created for fuel storage and refuelling purposes. All deliveries will be supervised by a responsible person. Contingency plans (WT Emergency Response Plan and Environmental Method Statement) are in place to deal with any incident, and suitably trained employees know what to do in the event of a spillage and are advised of the requirements of the emergency plan.

Emergency spill kit identified on the site plan above.

Fuel deliveries will be made to a designated stoned area specifically constructed for fuel storage and refuelling operations. All fuel deliveries will be supervised by a competent and responsible person to ensure safe handling and compliance with environmental protection procedures.

Comprehensive contingency arrangements, including the WT Emergency Response Plan and the Environmental Method Statement, are in place to manage any potential incidents. All relevant personnel have been trained in spill response procedures and are fully aware of the emergency protocols to follow in the event of a spillage.

An emergency spill kit is located as identified on the site plan and is readily accessible for immediate use.

All fuel, oil and chemical storage is sited on an impervious base within a secured double bunded container. All valves and triggers are protected, as far as reasonably practicable, from vandalism and unauthorised interference and are turned off and securely locked when not in use. Spill kits are readily available in the fuel storage area, in accordance with the WT Emergency Response Plan (ERP/3). These spill kits will be readily available and shown on the site plan.

- Water runoff will not be tolerated to the adjacent highway as contaminants such as silt etc may enter the water course. Water being pumped from foundations / basements etc will be contained within the site and allowed to percolate over and within the site
- Water will not be pumped off site to aid building work.
- Washing out of concrete mixers will not be allowed but conducted in a safe manner i.e. lining out a steel skip and all wash out contained within the skip. Again, we do not want to contaminate the water course.
- Signage will be displayed warning of the sensitive area next to the watercourse on the northern boundary.
- Materials will not be stored adjacent to the northern boundary

16.0 Biodiversity, Lighting, Landscaping and Trees

Identification of Biodiversity Protection Zones

- Prior to the commencement of construction works, Biodiversity Protection Zones (BPZs) will be clearly identified and established to safeguard retained habitats and ecological features within and adjacent to the site. These zones will include, but are not limited to, areas of retained trees, hedgerows, watercourses, and any habitats identified as having ecological value during the ecological assessment process.
- The location and extent of all Biodiversity Protection Zones will be shown on the CEMP site plan and will be clearly demarcated on site using protective fencing, barrier tape, or other suitable markers. These protective measures will be installed before any site clearance, groundworks, or construction activities begin and will remain in place for the duration of the construction phase unless otherwise agreed with the project ecologist.
- No construction activities, storage of materials, plant movement, waste deposition, lighting installation, or ground disturbance will be permitted within these zones. Site personnel will be informed of the location and purpose of Biodiversity Protection Zones during site induction and through toolbox talks to ensure awareness and compliance.
- Regular inspections will be undertaken by the Site Manager and/or the project Ecological Clerk of Works (ECoW) to ensure the protection measures remain intact and effective. Any damage to protective fencing or encroachment into the zones will be rectified immediately.
- These measures will ensure that sensitive ecological features are protected throughout the construction phase and that works are carried out in accordance with ecological best practice and relevant planning conditions.

Measures include:

- Sensitive lighting to protect bats and nocturnal species – it's not our intention to light external areas to carry out building work.
- Native and pollinator-friendly planting
- Tree protection in accordance with BS 5837
- Specialist ecologists will be present whilst existing bushes are cut back, particularly where the new site entrance will be.
- The site will be constantly checked for wildlife whilst the initial site strip works commence.
- Root protection zones and fencing
- Replanting where removal is unavoidable

17.0 Housekeeping

Good housekeeping will be maintained at all times.

Examples:

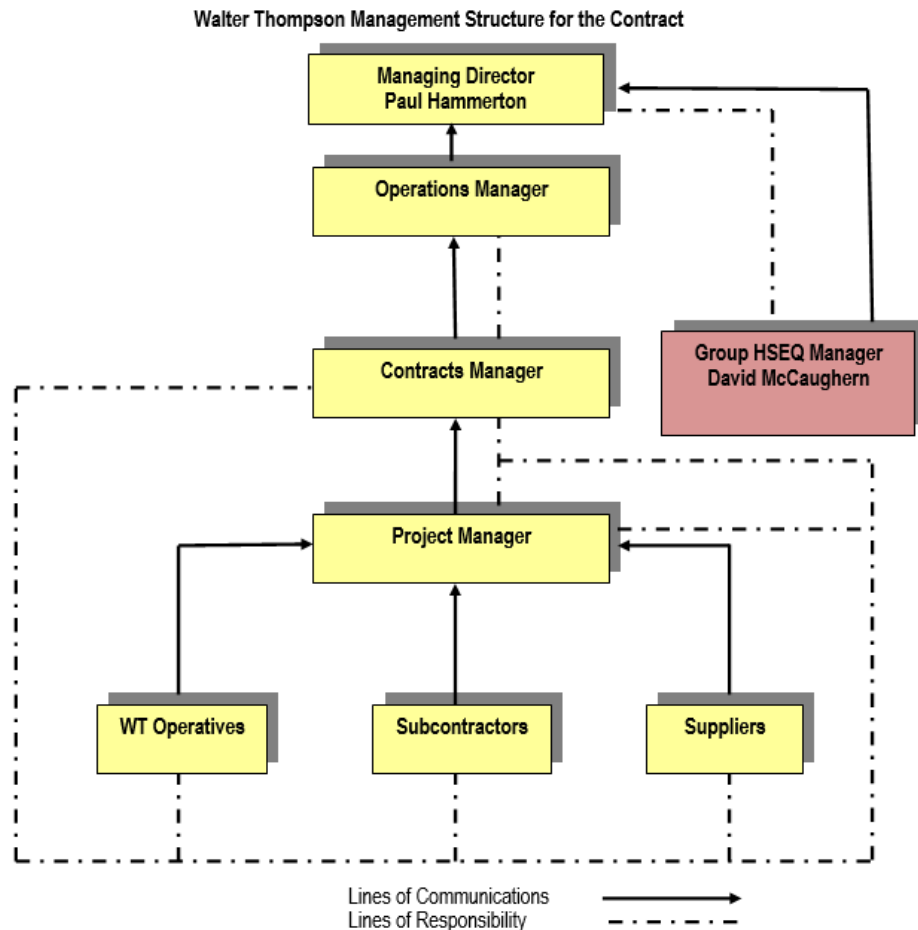
- Regular inspection of dust suppression equipment
- Maintenance of pumps, fans, filters, and water sprays
- Enforcement of site speed limits
- Proper sheeting of loads
- Adequate water supply available
- Planned disposal of wastewater

Poorly maintained or ineffective equipment will be taken out of service immediately.

18.0 Communication and Complaints

- Site Manager contact details will be displayed on the hoarding.
- Letter drops issued to local residents and businesses to inform them of the works and any upcoming works that may affect them.
- 24-hour contact number maintained.
- All complaints logged, investigated within 24 hours, and actions recorded.
- Toolbox talks and inductions provided to all operatives.
- Radios are prohibited on site

Site lines of communication -



19.0 Enforcement

The Site Management Team will ensure compliance with this CEMP. Any breaches will be dealt with in accordance with company procedures to prevent recurrence.

Construction Environment Management Plan Prepared by;

Kirk Howie

Senior Planner

Walter Thompson (Contractors) Ltd