

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Lychgate Lane, Burbage

REF: 3204-CEMP-01 – Rev B

The logo for Avant Homes, featuring the word 'AVANT' in a large, white, sans-serif font, with the word 'homes' in a smaller, white, sans-serif font below it. The logo is set against a dark blue background that is part of a larger abstract graphic design consisting of overlapping shapes in teal, dark blue, and maroon.

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Contents

- 1.0 – Introduction
- 2.0 – Site Management
- 3.0 – Community Liaison & Communication, including Complaints Procedure
- 4.0 – Site Operations
- 5.0 – Waste Management
- 6.0 – Appendices

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A	EVG	EVG/WW	14.08.2024
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C			
D			
E			

1. Introduction

1.1. Site Introduction

- 1.1.1. The following has been prepared by Avant Homes, which seeks to satisfy Condition 12 of the below mentioned planning application. The CEMP shall ensure that Lychgate Lane is protected from impacts such as damage by construction traffic, dust, pollution, and increased noise and lighting levels. The CEMP shall contain details relating to locations of protective hoardings around the site. It is proposed that the scheme will be constructed in one phase.

1.2. Planning reference number

- 1.2.1. Outline appeal reference – APP/K2420/W/23/3321670

1.3. Development site address

- 1.3.1. Land at Lychgate Lane, Burbage, Leicestershire

1.4. Site description

- 1.4.1. Development to comprise of 69 dwellings with associated infrastructure and public open space.
- 1.4.2. The development comprises a 2.76 hectare site located on the south-eastern edge of Burbage, consisting of one large agricultural field. The site is irregular in shape and largely bordered by mature hedgerows and in places by mature trees. The topography of the site consists of a slope from c.110m AOD in the west to c.105m AOD in the east of the site towards Soar Brook, located c1.5km to the south of the site.
- 1.4.3. The site is adjoined to the north of the site by Lychgate Lane which runs east to west parallel to the boundary. The site narrows in the eastern corner, beyond which is Lychgate Farm and its associated equestrian activities. To the south of the site and beyond are agricultural fields. To the west of the site are more fields and a housing estate that is the current edge of development of the village, with houses siding onto the boundary.
- 1.4.4. There are no designated heritage assets within the proposed development site. However, there is one non-designated heritage asset located within the site being a single furlong which is considered to be of local importance. This asset has been deemed to have no archaeological importance.



Figure 1- Site Location Plan

2. Site Management

2.1. Site personnel

2.1.1. The site management contact details will be made available on site and will be accessible to all staff, contractors, visitors and where applicable, existing residents.

2.2. Development Site Layout & Welfare Arrangements

2.2.1. Drawing Ref: BUR-CMP-001 comprises of the site Construction Management Plan for the development and includes details for locations of the site office, material storage areas, staff parking, vehicle access points, wheel wash locations, tree protection works.

2.2.2. Prior to commencement of any development works, the entirety of the construction site **MUST** be fenced in accordance with Drawing Ref: BUR-CMP-001 which consists of 1.8m high metal heras fencing secured to timber posts with clearly posted signage. It is vital that the correct fencing is provided to the locations shown along with the relevant signage.

2.3. Managing Materials, Site storage & Good Housekeeping

2.3.1. The following actions will be controlled at site level to protect the local environment;

- Fuel storage in propriety double bunded bowser to contain fuel in event of tank leakage.
- Drip tray to be used when filling plant to prevent spillage of fuel/oil onto the ground and subsequent contamination of ground and water courses
- All paints, solvents, chemicals, glues etc to be stored in designated COSHH store. Used containers to be disposed of in accordance with the Avant Group waste policy.
- All waste and by products of construction to be disposed of in the appropriate skips/containers as per the segregation systems appointed in the Avant Group waste policy
- Emissions of dust from plant/traffic movement and tool/equipment usage to be monitored by site management and operatives and dust suppression systems utilised where required.

- No plant / machinery to be operated outside the working hours of the site to minimise disruption by noise to neighbouring properties and general public
- All cement mixing activities to be carried out in designated mixing bays. All spilled cement products to be scraped up and deposited in designated skip.
- Emissions of mud etc. to be controlled on site by planning and limitation and control of traffic movement and the use of contracted road sweeping as and when required.
- Run off into road gullies is minimised by the placement of a filtering membrane beneath the gulley grate.

2.4. Parking for Site Operatives & Visitors

- 2.4.1. All cars to be parked within the designated areas which will be clearly signed within the Site Compound Area. No vehicles to be allowed to park off site. Strictly no parking for construction personnel signage **MUST** be displayed on Lychgate Lane and monitored by the “on site” team.

3. Community Liaison, Communication & Complaints Procedure

3.1. Notification

3.1.1. Prior to commencing works on site, contact shall be made with the applicable adjoining landowners to inform them of the forthcoming activities. We will confirm a point of contact and a variety of methods in which to notify both the site team and our office of issues or concerns during the construction. All enquiries will be recorded and can be made available to the Council where requested.

3.2. Communication

3.2.1. Ongoing communication will be maintained with local residents to keep them updated with activities.

3.2.2. A display board shall be prominent and shall detail the nature of the works being undertaken, a contact name and telephone number (including a telephone number to be used outside normal working hours)

3.3. Community Liaison & Complaints

3.3.1. Contact for Public Liaison & Liaison with the Council's Environmental Health Team: Tony Clarke (Construction Director)
tony.clarke@avanthomes.co.uk

3.3.2. A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints

4. Site Operations

4.1. Working hours

4.1.1. Working Hours are as follows (NOTE: deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed below):

- Monday – Friday – 07:30 to 18:00 Hours
- Saturdays – 08:00 to 13:00 Hours
- No working on Sundays and Bank Holidays.

4.2. Deliveries and Transport of Materials, Plant & Equipment to Site

4.2.1. Access & Egress;

All construction traffic will access the development via Lychgate Lane as shown on drawing reference BUR-CMP-001.

4.2.2. Site Entrance Direction Signage;

Site direction signage will be provided and be clearly visible along Lychgate Lane. Where applicable and necessary, signs/locations will be agreed with the local authority highways department prior to erection.

4.2.3. Onsite Traffic Management

Throughout the development all deliveries will be coordinated as far as practical to avoid any congestion in the surrounding villages. All suppliers, visitors and Avant Homes team members visiting the site will be informed of the site access requirements and deliveries will be managed on a daily basis by the Avant Homes site management team.

4.3. Noise & Vibration

4.3.1. Plant Operation will abide by the following;

- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available AND/OR in compliance with health & safety requirements) and shall be maintained in good and efficient working order.
- It is not envisaged that any mechanical plant and machinery used during the development should be used outside of agreed work hours for the site.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.

- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- The handling of materials shall be conducted in such a manner that minimizes noise, including minimizing drop heights into hoppers and lorries.
- No plots are to piled negating requirements for noise and vibration mitigation relating to piling installation.
- All plant used on site will be fitted with the manufactures recommend noise reduction equipment i.e. noise dampening jacket on jack hammers, silent running generators etc.
- All contractors and sub-contractors engaged in any form of construction work should employ the principles of current best practice including BS 5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites. This will be enforced at site induction and the policy is included within the Avant Homes H&S construction phase plan.

4.4. Implementation, Monitoring & Corrective Action

- 4.4.1. The Development will be visited by the Avant Area Contract Manager once a week to ensure compliance with the CMP & CEMP. The Site Manager will carry out the necessary due diligence and monitor compliance for all trades on daily. In addition, the Construction Director will visit the Development at least twice in any given month.
- 4.4.2. Monthly Project Meetings that will include personnel from all Avant Departments will take place to review the ongoing running of the development to ensure compliance. Any corrective action will be discussed and implemented within agreed timescales.

4.5. Dust & Air Quality

- 4.5.1. Avant Homes are aware that uncontrolled construction activities have the potential to generate levels of airborne dust that could be perceived by the public as a nuisance. The following reasonable measures will be used in order to minimise and control dust nuisance:
- Assessment of workload to determine those activities that may generate dust.
 - Use of exhaust ventilated tools.
 - Damping down before work or during cutting.
 - Wind-blown dust from large disturbed areas to be reduced by

damping down the surface and where possible restricting the extent or access to such areas.

- Extra care to be taken when loading materials onto trucks or when excavation is taking place.
- Prohibition of eating and smoking to be enforced in dusty atmosphere.
- Mitigations and monitoring listed within the Air Quality Assessment under Appendix H should be adhered to including the highly recommended and desirable measures for a medium risk site.

4.5.2. In addition the general strategy will follow the principle as follows:

- Normal Conditions;
 - o The Site Manager, or other nominated person, will take necessary reasonable precautions to minimize adverse dust emissions. Road sweeping is to occur minimum twice a week (or as and when required).
- Extreme Conditions;
 - o The Site Manager will consider the need for reasonable additional measures to be taken. These additional measures may include:
- Additional use of water bowsers or sprayers,
- The containment of restricted activities which create excessive dust sources.
- Proprietary dust suppression systems for specific tasks.
- The sheeting /covering of all large site wagons used to transport any material to and from the site.

4.6. Loading & Unloading of Plant Materials

- 4.6.1. The unloading of construction materials will always take place within the site confines and the local highway network will not be used to load/unload at any time during the construction phase.
- 4.6.2. Once the construction compound has been erected and the associated road to it formed, all delivery vehicles will be directed to this area so that they can be unloaded via forklift.
- 4.6.3. All Operatives of Plant must be adequately trained, competent and authorised.
- 4.6.4. Certificate of Training Achievements and Driving Licence must be provided to the site Construction Manager for inspection and inclusion on the list of approved operators prior to any machine being operated. A copy of both the certificate and any licenses will be maintained on site.

4.7. Site Security

- 4.7.1. Prior to commencement of any development works, the entirety of the construction site will be fenced in accordance with paragraph 2.2.2.
- 4.7.2. The compound will consist of a forklift bay combined with materials storage racking for timber etc. and a light materials storage and welfare area, utilising 3 secure steel containers, a site managers office combined with female toilet, a drying room and male toilet block, canteen block and a meeting room. A designated secure 'COSHH' store will be located in one of the steel containers. All elements of the compound are to remain clear for access at all time.
- 4.7.3. All site compound lighting should be low energy fittings and installed and managed accordingly to divert any light spillage away from existing residents and to accord with any specific ecological requirements. Site lighting should be non operational after working hours unless required as part of a CCCTV/security strategy.

4.8. Prevention of Mud & Debris on Roads

- 4.8.1. A wheel washing area will be established on site (location shown on CMP plan) to ensure that vehicle wheels are clean as they leave the development. This will be controlled on a seasonal basis by the site management team and will include a jet wash facility for drivers to use during the wetter months of the year. The location may move to suit build progress and relevant signage will be displayed throughout the construction phase to instruct drivers to “Clean wheels prior to leaving site”.
- 4.8.2. Avant Homes advocate a policy to keep highways free of mud by controlling delivery access and egress and keeping vehicle movements within clean areas on site.
- 4.8.3. Any material accidentally deposited on the public highway will be removed manually. If manual methods are not appropriate mechanical road sweeping will be utilised at periods deemed appropriate for prevailing weather conditions in addition to manual sweeping as condition, with the frequency of the road sweeps to be dictated by the state of the roads.
- 4.8.4. No site run-off will be allowed to enter the adjacent public highway or private highway during the construction phase. The site team to ensure that sufficient methods of controlling run-off are put in place and maintained in good working order.

5. Waste Management

5.1. Site Waste Management Plan

- 5.1.1. All paints, solvents, chemicals, glues etc to be stored in designated COSHH store. Used containers to be disposed of in accordance with the Avant Group waste policy.
- 5.1.2. All waste and by products of construction to be disposed of in the appropriate skips/containers as per the segregation systems appointed in the Avant Group waste policy
- 5.1.3. In addition, segregated skips will be provided by a specialist waste transfer and Management Company to ensure that all waste generated by the site is either recycled or disposed of correctly.
- 5.1.4. Reconomy are likely to be appointed to manage the waste on site and provide the necessary equipment to safely collect all waste. They will also collect and dispose all waste correctly.

6. APPENDICES

Appendix A

Construction Management Plan –
Drawing Ref: BUR-CMP-001

Appendix B

Avant Homes Midlands Standard Site Compound Arrangement –
Drawing Ref: MSC-001