



CANHAM
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Construction Environmental Management Plan

Land at Four Acres, Cranbrook Road, Frittenden,
Cranbrook, Kent, TN17 2DJ



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Introduction:

This Construction Environmental Management Plan has been developed in support of a planning application for the construction of 23 new residential dwellings, located at Land at Four Acres, Cranbrook Road, Frittenden, Cranbrook, Kent, TN17 2DJ. A Location Plan and layout of the proposed scheme can be found in the appendices of this document.

The aim of the CEMP is to identify the likely operations involved in the construction activities, to enable a suitable plan to be developed in the interest of ensuring a safe and environmentally responsible method of construction. A layout of the proposed development (subject to this construction management plan) can be found in the appendices of this document.

Development Description & Location:

The development proposal is for the erection of 23 new residential dwellings, with all necessary infrastructure including access located at Land at Four Acres, Cranbrook Road, Frittenden, Cranbrook, Kent, TN17 2DJ.

The location of the proposed site is at grid reference 581149, 140741 as shown in the location plans in the appendices.

Objectives of the Construction Environment Management Plan:

The planned works will involve clearance and topsoil to be stripped within the construction site, to make way for the construction of the new dwellings. This will include the installation of new drainage and infrastructure, detailed in the development drainage strategy. All phases of the site clearance and construction process will need special consideration to ensure a safe and environmentally responsible methodology has been adopted by the contractor and in their own site-specific method statements.

The general objectives of this Construction Environment Management Plan are:

- reduce or eliminate the release of pollutants to the environment;
- reduce waste and resource depletion by utilising recycling principles where practical;
- document all environmental management activities, including verification and corrective actions as required;
- implement an effective program for monitoring of environmental issues where needed;
- promote environmental awareness among contracting staff employees;
- support ecologically sustainable development;
- protect and enhance the aesthetic environment;
- minimise impacts on the local community during works.

Working Hours:

Normal working hours on this project are:

- Monday to Friday 0800-1730hrs
- Saturdays 0800-1300hrs
- Sundays & Bank Holidays Not Permitted



No construction works will be permitted outside these hours, with the exception of collection or strategic deliveries to site, where it may be deemed necessary to undertake these operations outside typical working times to avoid potential conflict with peak time traffic movement in the area. Any works or deliveries planned outside of these normal working hours, for the benefit of ensuring safe deliveries and collection will be notified to the Local Planning Authority, at least 48 hours prior to the planned operation, stating the reason why, as well as the local residents being informed in advance of the proposed activity.

Traffic Management & Parking:

The proposed works are being carried within the site boundary and will be accessed via a newly established site access entrance for the duration of the construction.

Access to and from the site for all types of vehicles can be from either direction, however, due to the width of the road leading to Frittenden, it is recommended that delivery vehicles are encouraged to approach and exit from the West. Access and Egress for heavy commercial vehicles is covered in more detail in "Transport Routes, Delivery, Loading & Unloading".

There will be parking made available for the site staff involved with the construction of the new dwellings. A large hardstanding compound will be formed within the site boundary which will also include the parking for a minimum of 10 spaces at 2.5m x 5m initially. As the site gets busier with more trades, parking will be increased to suit.

There will not be any off-site parking available for site staff or visitors to site. All parking must be accommodated on site in the allocated area.

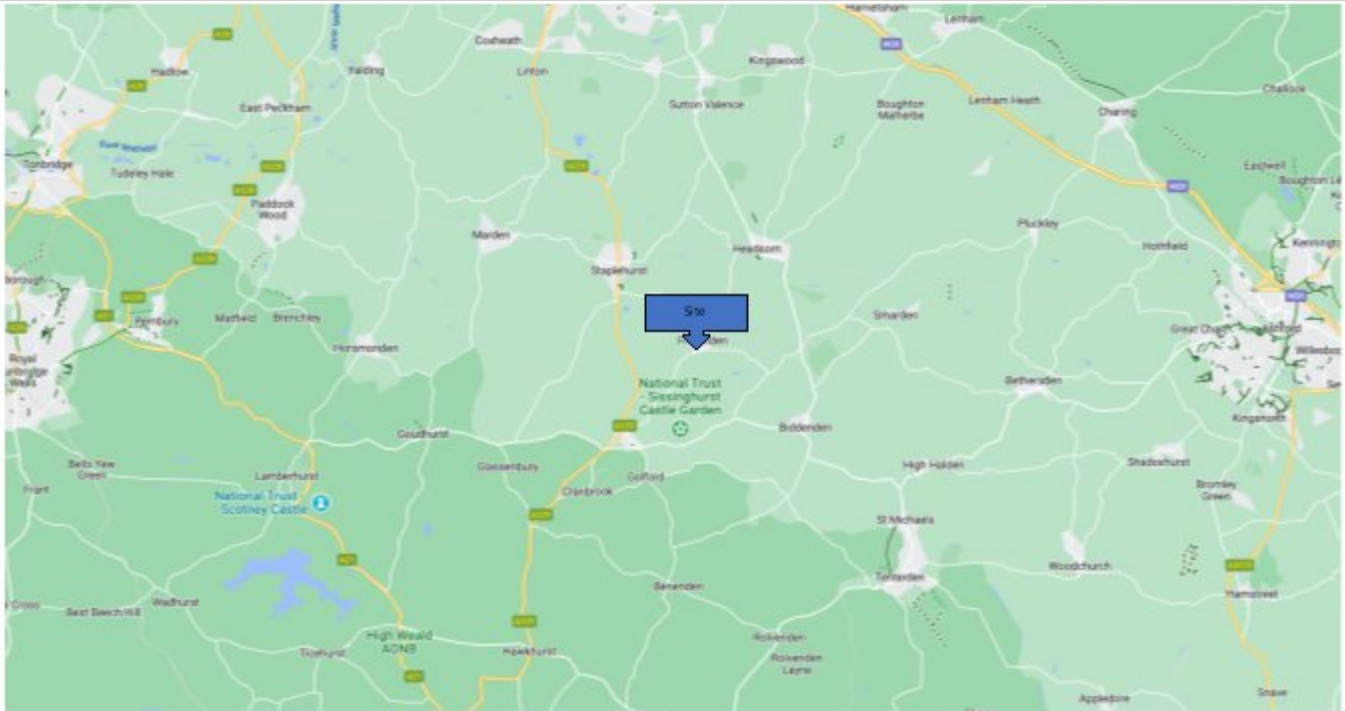
Road Cleaning and Wheel Washing:

The site access off of Cranbrook Road will be a tarmac surface and will remain in place for the duration of the works. The site working area will generally be isolated from the areas that site traffic will be passing through, which will greatly reduce the likelihood of picking up mud and debris on tyres. Although the risk of dirty tyres spreading or carrying mud onto the public highway is low, there will be provision for a jet washer to clean any vehicles that need it to ensure that there is no mud deposited onto the road. If any mud is carried on to the highway, regular road cleaning & sweeping will be commissioned.

Transport Routes, Delivery, Loading and Unloading:

It is recommended that deliveries to the site should approach from the West, using the A229 onto London Lane leading to Cranbrook Road and exit in the same way. This provides safe routes for all types of construction traffic and provides routes to the A21 and M20.

A map showing the site location and its proximity to the above-mentioned roads is shown in the figure below:



Any loading and unloading at the site will be able to be carried out safely within the confines of the site, in accordance with the contractors own risk assessments/method statements.

Site Security:

The works area will be protected by hoarding and fenced with Heras to keep the public and any other unauthorised persons out of the working area. This will need to be regularly checked to ensure the fencing systems are secure. Out of hours security measures will be the responsibility of the contractor and will be implemented on a risk assessment basis of site safety and crime prevention.

Site Lighting:

It is likely that security lighting may be installed and there may be a need for temporary lighting to be erected for the works, depending on the time of year and working hours. Any operational lighting will be switched off outside working hours, with the exception of any approved security lighting.

Dust Suppression:

- Control measures being:
- Damping down construction traffic routes, storage areas etc.
- Earliest implementation of hard surface areas to ease cleaning.
- Regular cleaning by brushing.
- Stockpiles of dusty materials to be covered or wetted to prevent dust blow.
- Vehicles carrying waste material off-site to be sheeted if there is a risk of dust blow.
- Provision of wheel washing facilities.
- Burning of waste material not permitted on-site.



Fuel and Chemical Storage:

During the process of refuelling, a fuel spillage kit must be available in order to contain any spillage and to prevent contamination. For the construction phase of the project, the appointed contractor shall be responsible for an appropriate bunded fuel storage unit on an impervious base, in accordance with best practice. The fuel storage area will be surrounded by a secure impervious bund providing a containment capacity of at least 110% of the largest tank. All associated valves and pipework are to be contained within the bund.

Emergency Response Procedures:

All environmental incidents are to be dealt with promptly to minimise any potential impacts. Unexpected or accidental environmental incidents will be managed in accordance with the contractor's own incident response and reporting procedures.

Likely emergencies and incidents may involve:

- fuel or chemical spills;
- unlicensed discharge of pollutants to environment (air, water, noise, soil).
- dumping of waste to an unauthorised site.

The contractor on site is responsible for undertaking the incident response according to their own procedures. Any incidents on site, which are likely to cause material harm to the environment, will be immediately reported to the Site Management Team who will advise the client and contact the local Environmental Agency (EA) regulator Pollution Hotline Phone 0800 807060 (for England and Wales). They will be notified of pollution incidents on or around the site which have occurred in the course of the works, in the following instances:

- The actual or potential harm to the health or safety of human beings or ecosystem.

Emergency contact numbers will be displayed at the work site.

Other Environmental Factors:

In line with standard ecological expectations and any approved documents pertaining to this development, the following mitigation measures should also be followed:

During the construction phase, formally instruct contractors and site personnel on agreed policies, recommendations and requirements to maintain environmental quality and minimise impacts during any proposed construction, generally avoiding unnecessary disturbance and pollution.

It is recommended any existing and new fencing should be installed with gaps underneath to allow mammals and amphibians to traverse the site into other areas.

As the site is clear of any overgrown vegetation and subject to regular maintenance any regrowth should be maintained to discourage any potential colonisation of reptiles and amphibians. Avoid creating potential refuges. Amphibians and reptiles will utilise stacked materials such as wood, stone, boards, or metal sheets as refuges. Keep the site tidy and stored materials off the ground – for example on pallets where possible. Should it be necessary to store materials such as topsoil on site then the



stockpile should be either smoothed or covered to prevent access by amphibians into potential cavities. Accumulations of building materials should be dismantled by hand.

Excavations should be backfilled before nightfall should this not be possible a ramp will be left to allow fauna to easily exit.

In compliance with National Planning Policy Framework paragraph 125, avoid unnecessary negative impacts of new lighting at night, e.g. on bats, invertebrates, plants, astronomy. Minimise the hours when lighting is used, avoid "spillage" by using directional down-lighting, reduce brightness of necessary illumination and keep light from shining on bat roost entries, mammal holes, etc."

There are no other known environmental considerations, however the Contractor should ensure that they have checked local constraints and carried out appropriate risk assessments and method statements prior to undertaking their work.

Public Liaison:

The Site Management Team is the contact point to deal with all environmental and construction issues, and emergencies on site. Contact information will be displayed at the site entrance.

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Conclusion:

This Construction Management Plan has demonstrated that:

- Impacts associated with construction activities will be kept to an absolute minimum.
- It is acknowledged that small variations to the Construction Management Plan may be necessary as the project progresses and may have to be subject to appropriate alterations due to ongoing developments on the ground. This can be addressed through an "open book approach", for the full benefit of the LPA and local residents.
- The applicant and contractors' commitment to this Construction Management Plan demonstrates consideration, structure and robustness to the process. The flexibility of the Construction Management Plan provides the ability to deal proactively during the construction process through an efficient, well-managed regime to the benefit of all parties involved.



Appendices:

- Appendix A: Site Location Plan
- Appendix B: Development Proposal
- Appendix C: Site Set Up Plan