

Construction Environmental Management Plan

Malvern Cottage, Gorse Lane, Chobham GU24 8RB

December 2023

Introduction

This Construction Environmental Management Plan has been prepared for the redevelopment of Malvern Cottage to deliver 1no. new build dwelling house following planning consent granted on 20th September 2023 by Surrey Heath Borough Council (app ref: 23/0545/FFU). This report is designed to address Condition 7 attached to this consent.

Condition 7 attached to planning consent ref: 23/0545/FFU stipulates that:

“No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority, to include details of:

- a) Map showing the location of all of the ecological features***
- b) Risk assessment of the potentially damaging construction activities***
- c) Practical measures to avoid and reduce impacts during construction***
- d) Location and timing of works to avoid harm to biodiversity features***
- e) Responsible persons and lines of communication***
- f) Use of protected fences, exclusion barriers and warning signs.***
- g) Site operation time***
- h) Details of proposed means of dust suppression and emission control***
- i) Details of proposed means of noise mitigation***
- j) Lighting impact mitigation***
- k) Material and waste management***
- l) Procedure for implementing the CEMP***

Reason: In the interests of preserving and enhancing the ecological and biodiversity value of the area in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework”

The above items are addressed in turn below. The following documents have been taken into account when preparing this report:

- Tree Report, prepared by Marcus Foster dated April 2023
- Preliminary Ecology Assessment, prepared by Evolution Ecology dated April 2023
- Bird and Bat survey, prepared by Evolution Ecology dated August 2023

The measures set out within this CEMP have been reviewed by Marcus Foster BA (Hons) NDArb. TechCert (AA) MArborA.

a) Map showing the location of all of the ecological features

The Tree Report details the ecological features onsite from page 26 onwards. An extract of the existing tree survey plan is provided at Figure 1 below accordingly. This confirms the locations of 30 trees onsite.

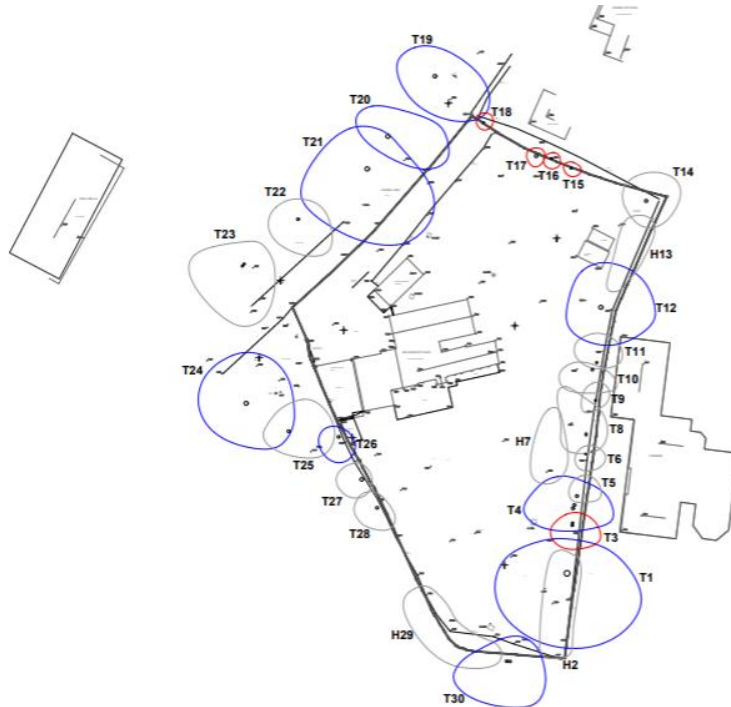


Figure 1. Extract of approved Existing Tree survey plan

An extract of the Natural England Habitat Database is provided at Figure 2 below. This confirms that there are no defined habitats onsite. There is an area of defined Deciduous Woodland Habitat to the south and west, however this is separated from the redevelopment site via Gorse Lane and Killy Hi Lane.

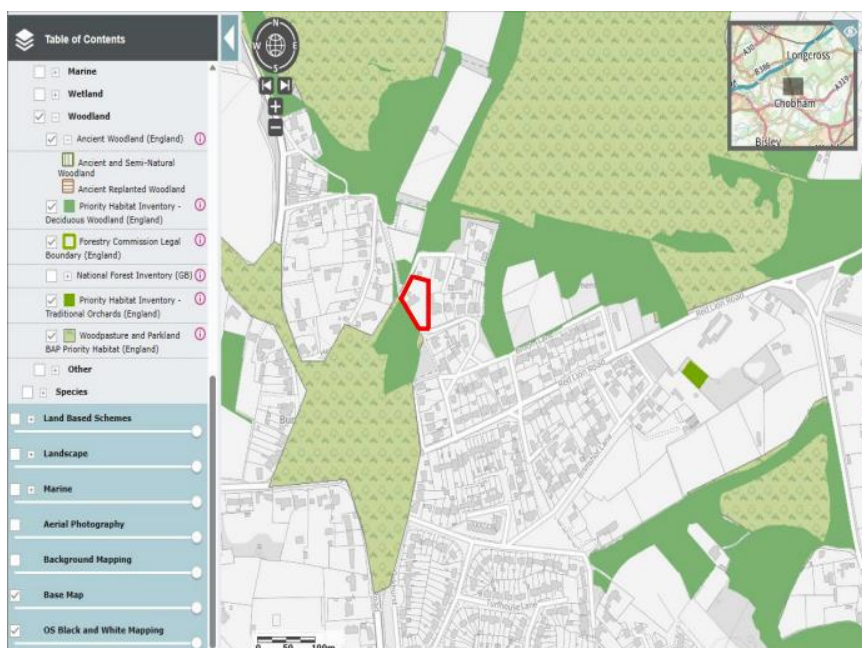


Figure 2. Extract from Natural England Habitat Database

b) Risk assessment of the potentially damaging construction activities

The Tree Report details the safeguarding measures required to protect the identified features onsite at Page 29. This is based on the site survey conducted by Marcus Foster.

No trees need to be removed as part of the works however a very minor incursion into the root protection areas of 2 trees in the northern area of the site (Trees T20 and T21) is required for access.

c) Practical measures to avoid and reduce impacts during construction

The proposed development will be built in accordance with the Tree Report, which details the practical measures identified to avoid and reduce impacts during construction. An extract of the approved Tree Protection Plan has been provided at Figure 3 below to confirm the measures used, which will include fencing, ground protection and cell webbing in the root protection areas at the entrance.

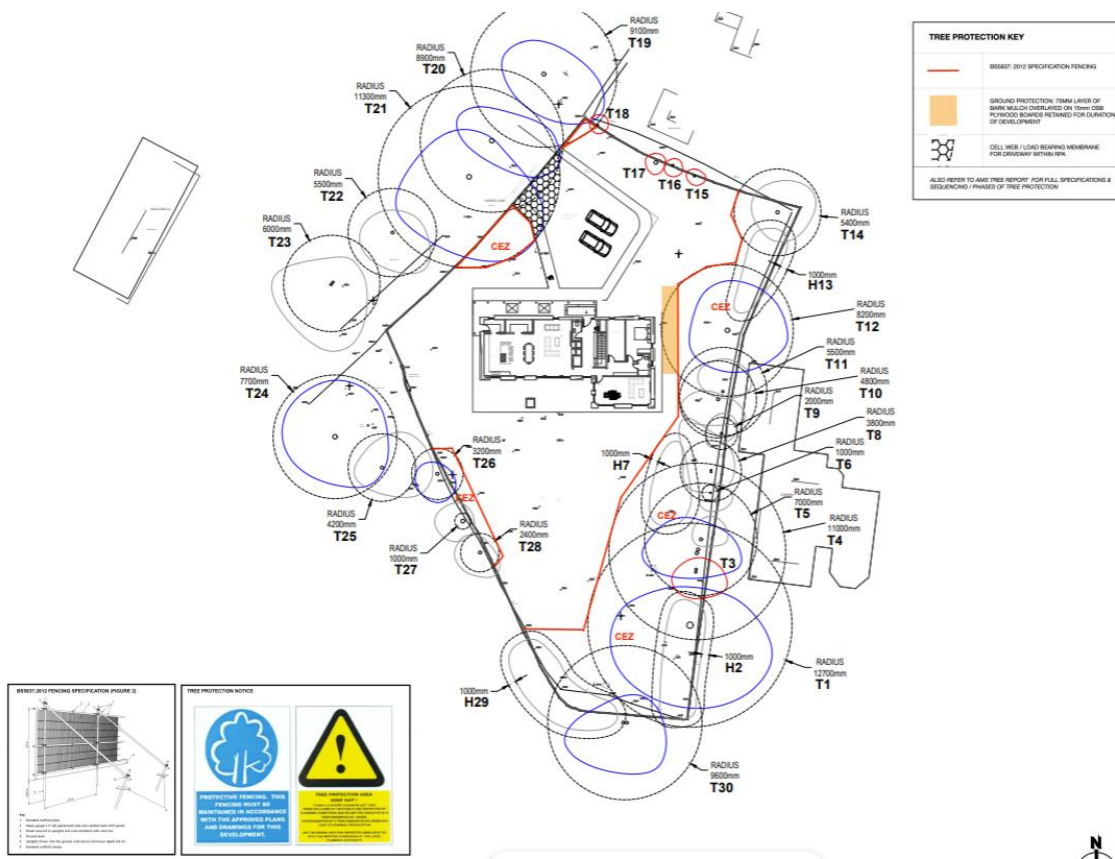


Figure 3. Extract of approved Tree Protection Plan

All works will be contained onsite. Due to the separation of the site from the defined Deciduous Woodland Habitat, there will be no impact of the development on this area.

d) Location and timing of works to avoid harm to biodiversity features

Figure 3 above details the location of the measures used to avoid harm to trees onsite. These will be installed prior to demolition works taking place onsite and maintained for the entire duration of the project.

The development will be undertaken outside of key nesting times to avoid impact on bats and birds in accordance with the Bat and Bird survey report. In this regard it is scheduled for works to commence in January 2024.

e) Responsible persons and lines of communication

Name	Spencer & Andrea Hayter
Contact email	adh0380@hotmail.com

f) Use of protected fences, exclusion barriers and warning signs

As identified at Figure 3 above and within the Tree Report measures will be used to avoid and reduce impacts during construction. This includes the use of protective fencing, notices, bark mulch and cell webbing.

g) Site operation time

All site operatives will carry out the works in such a way as to limit, as far as reasonably practicable, the adverse noise impact of the construction activities.

Control of working hours is a fundamental method of minimising the potential for nuisance from noise and vibration. Normal working hours will be as follows:

Working Hours		
Activity	Working Hours	Days
Construction operations and delivery hours	0730* to 1800 hrs	Monday to Friday
	0800* to 1300 hrs	Saturday
No works	N/A	Sunday & Bank Holidays

* Plant machinery will not be operational prior to 0800 hrs each day site is active.

No machinery will be operated, no process will be carried out and no deliveries taken at or despatched from the site outside the working hours, set out above.

h) Details of proposed means of dust suppression and emission control

i. Dust Suppression and Emissions Control

Impacts on air quality may arise from the operation of construction plant associated with on-site activities and from journeys to and from the site by construction related traffic and the construction workforce. Construction plant and road vehicles emit a mixture of exhaust gases, which could add to the level of air pollutants in the locality.

The site is bordered by Gorse Lane to the north, Killy Hill to the south, with residential properties and associated gardens to the west and east.

The nearest residential properties are located to the east of the site with intervening barriers including trees, hedging and private gardens.

ii. General Provisions

The Site Manager will ensure that air quality impacts (principally dust) from construction-related activities and construction traffic are controlled through careful planning of works and effective site management. With respect to general provisions, the Site Manager will as far as practicable:

- ensure that the site is managed in accordance with the requirements of the CEMP and relevant legislation (including health and safety);

- ensure all operatives are aware of the sensitivity of land uses to dust emissions from the site activities, in particular the woodlands, drainage areas and adjacent residents. Works will be carefully supervised and designed to prevent significant fugitive emissions in these areas;
- control site activities and handle complaints – all air quality complaints will be recorded, investigated at the earliest opportunity and any corrective measures implemented; and
- operate a ‘no burning’ policy on site.

All construction traffic will access/egress the site via Gorse Lane.

iii. Dust Monitoring

Daily site inspections will be undertaken of potentially problematic areas (e.g. site compound and in particular the area for loading and unloading material), site area and boundary by site staff during normal operations. This will consist of visual inspections of areas adjacent to the works site.

In the unlikely event of ongoing dust emissions and substantiated complaints, the Site Manager will review the likely sources and implement suitable controls. In the unlikely event that these additional measures are not adequate then further controls, such as quantitative monitoring regime and action thresholds will be discussed and agreed with the Surrey Heath Borough Council Environmental Health Department.

iv. Dust Mitigation

Dust control within the site will incorporate the following measures:

- any stockpiles will not exceed 3 metres in height and will have a gradient of no more than 1:2. Stockpiles will be compacted once formed to minimise wind entrainment and located as far away as possible from sensitive land uses and the site perimeter. Water bowsers will be used to dampen stockpiles or stockpiles sheeted;
- double handling will be avoided wherever practicable;
- material drop heights from plant and equipment will be minimised during loading/unloading;
- if fugitive emissions are caused, the dust suppression systems will be operated;
- during dry periods, a misting system or suitable dust suppression will be deployed over the working areas to prevent the release of dust. Working areas include brick structures and the site compound area(s);
- vehicles carrying friable materials into or out of the site will be sheeted; and
- storage areas and hard surfaces will be swept regularly, as necessary.

To minimise emissions from construction plant and equipment, the following controls will be implemented, wherever possible:

- plant and equipment will be procured with the least potential for pollutant emissions, allowing for economic constraints and practicability;
- wherever practical, plant and equipment will be powered by mains electricity;
- all plant and equipment will be routinely serviced in line with the manufacturers’ guidance or in the event that either a site inspection or a review of an incident identifies a malfunction;
- no vehicle or equipment emitting visible black smoke from its exhaust system other than during ignition will be used on the construction site; and
- plant will not be left idling when not in use or, where this is not practicable, reduced to the lowest setting.

To minimise emissions associated with vehicle movements (from re-suspended road dust, spilling of materials and exhaust emissions etc.), the following control measures will be implemented:

- the site compound will have an appropriate surface to minimise dust generation;
- all haulage vehicles carrying friable materials will be sheeted or enclosed;
- drivers of vehicles will be required to switch off their engines whilst not in use, where practicable; and
- a speed limit of 10 mph will be established and enforced when entering the site.

With the implementation of the above mitigation measures, it is considered unlikely that there will be any significant dust or air quality issues associated during the works.

v. Management of Unforeseen Incidents

In the unlikely event that controls fail to be applied in an area of the site, there is a low risk that downwind properties and water courses would be impacted by dust from site activities.

If significant fugitive dust emissions are being generated at the site, monitoring indicates elevated standards, or a complaint is received, the following corrective measures will be implemented:

- the cause of the elevation will be immediately identified and reviewed;
- relevant operations will be suspended whilst control is applied;
- appropriate corrective measures will be applied. This may include, for example; the use of bowsers or misting system for dampening, replacement of faulty machinery or compaction of stockpiles;
- visual inspection frequency will be increased to twice daily to assess whether the measures are effective and will not be reduced until measures are successful.

i) Details of proposed means of noise mitigation

Noise and vibration are key issues associated with construction works. The extent of noise and vibration impacts will vary throughout the construction period and will depend on the appointed contractor's chosen methods of working as well as the timing and phasing of certain operations. This CEMP establishes the framework within which noise and vibration from the works will be controlled.

The appointed contractor(s) will adhere to British Standard BS 5228: Part 1: 2009 and the 'Control of Pollution Act 1974'. In the event that substantiated complaints are received, the Local Authority will determine whether best practicable means are being applied. The following measures will be implemented to ensure that noise levels are attenuated as far as is reasonably practicable:

- low noise emission machinery will be used where feasible;
- machines which are used intermittently will be shut down between periods of activity;
- all machinery will be well-maintained (abnormal increases of noise are often associated with wear and tear or are indicative of mechanical failure); and
- all construction work will be undertaken in accordance with codes of practice as outlined in BS 5228.

j) Lighting impact mitigation

Temporary lighting may be required for site safety and security. The Site Manager will ensure that lights are managed to avoid any direct beams towards sensitive properties and land uses. Lights will be directed as such that light does not spill into the onsite or adjacent Deciduous Woodland HPI. Where lighting is necessary at the edge of the site, baffles will be fitted to ensure there is no light

spillage outside the site boundary. In the very unlikely event of lighting required adjacent to the site, the Site Manager will notify and gain any approvals needed.

k) Material and waste management

All material generated from the works will be segregated to maximize re-use and recycling opportunities, where possible. Control measures may be required for the storage of material which is contaminated. Liquid wastes/materials will be stored appropriately and clearly labelled. Liquids of a hazardous nature will be controlled in accordance with Control of Substances Hazardous to Health (COSHH) Regulations. The following waste types are anticipated to be segregated for recovery or disposal:

- top soil and sub soils; and
- mixed waste from demolition and construction operations.

As far as practicable, the site will be kept clean and tidy with all litter/rubbish collected on a regular and systematic basis. Suitable bins will be provided for general waste and will be regularly emptied. The Site Manager (or his/her representative) will complete daily site inspections with any litter collected and disposed of appropriately.

l) Procedure for implementing the CEMP

Nuisance can arise from a range of issues including noise, vibration, dust and loss of amenity due to the operation of plant or from the movement of construction traffic. Construction activities can impact on routes utilised by wildlife, as well as different types of user, including pedestrians and cyclists. There is also the potential for impacts on the natural environment through disturbance to wildlife and biodiversity, pollution of controlled waters or by the storage of materials near to ecologically sensitive areas. Impacts may be related to the construction programme, methods of working and numbers and types of machinery and plant. For the purposes of this assessment the types of activities that might give rise to significant effects have been considered and recommendations made as to how these can be avoided or mitigated to minimize the risk of nuisance or impact on sites or features of interest.

This CEMP describes the measures that will be undertaken to minimise the potential environmental and biodiversity impacts of the project during construction. The CEMP covers the period of all construction works until completion.

A Site Manager will be appointed to manage the works at the site and to ensure that the measures detailed within this CEMP are implemented in full and throughout the construction phase.

The site and this CEMP will be periodically audited and reviewed by the Site Manager every two months. In the event of any significant amendments, the Local Planning Authority (Surrey Heath Borough Council) will be notified.

This CEMP will be submitted to Surrey Heath Borough Council to discharge Condition 7, with any measures implemented prior to commencement of the development and any additional controls required, agreed and implemented.

The Site Manager (or his/her representative) will notify all neighbours and relevant authorities prior to commencement of works.

The site will be manned 24hours a day to ensure a key contact for any enquires is available.