



**LAND ADJACENT TO LAUREL COTTAGE
IVINGHOE ASTON, IIVINGHOE,
BUCKINGHAMSHIRE. LU7 9DF**

**CONDITION 5 CONSTRUCTION
ENVIRONMENTAL MANAGEMENT PLAN**

FEBRUARY 2024



the journey is the reward

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ENVIRONMENTAL MANAGEMENT PLAN**

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Prepared by: Andrea Hughes
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Land Adjacent to Laurel Cottage
Ivinghoe Aston, Ivinghoe, Buckinghamshire. LU7 9DF
Condition 5 Construction Environmental Management Plan

List of Contents

Sections

1 Introduction 1
2 Project Description 2
3 Site Environmental Constraints 4
4 Site Environmental Requirements 6
5 Ecological Mitigations 8
6 Planning and Control of Construction Works 11
7 Communication and Coordination 14

Tables

Table 6.1: CEMP Team and Responsibilities 11

Figures

Figure 2.1 Existing Site Layout 2
Figure 2.2 Proposed Redevelopment 3

Appendix

Appendix A – Surface Water Management
Appendix B – Method Statement: Air Quality Control
Appendix C – Method Statement: Noise and Vibration Control.....

1 Introduction

- 1.1 This Construction Environmental Management Plan (CEMP) has been commissioned by Philip and Jean Rayiru (henceforth known as the Site Owners) in response to appeal decision APP/J0405/W/3312749 and with reference to planning application 22/02291/AOP for:

“Outline application for demolition of The Barn on land adjacent to Laurel Cottage and erection of a dwelling with new access.”

- 1.2 It relates to the following appeal condition:

Condition 12

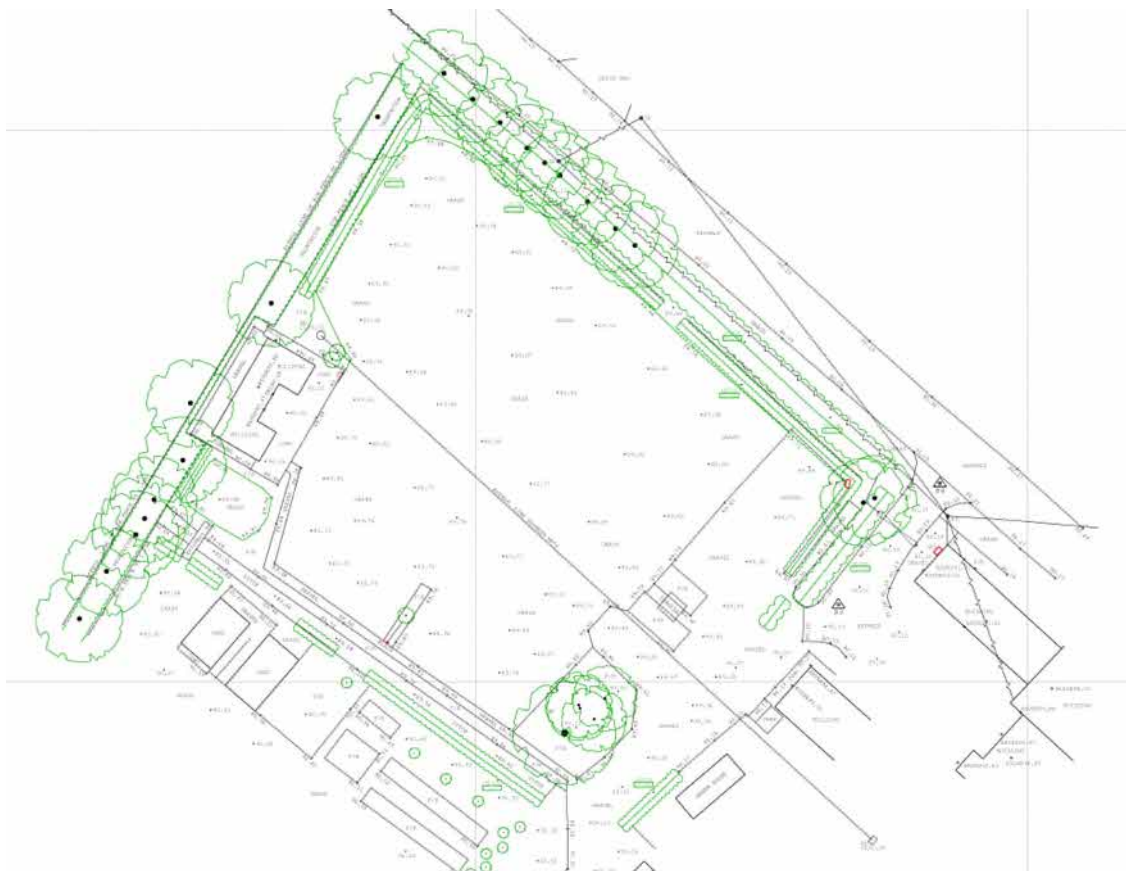
No development shall commence on site (including demolition, groundworks, site, or vegetation clearance) until a Construction Environment Management Plan (CEMP) and Habitat Management Plan (HMP) detailing, in full, measures to protect existing habitat during construction works and the formation of new habitat to secure habitat compensation and biodiversity net gain have been submitted to and approved in writing by the local planning authority. The details shall also include an implementation and maintenance strategy. The development shall thereafter be undertaken in accordance with the details as approved.

- 1.3 The relevant elements of the above condition are presented within this following CEMP and the associated Habitat Management Plan (HMP). This document provides the identification, control and management of environmental effects associated with the proposed works and provides a summary of the required constraints and mitigations presented within the supporting HMP. It is required that this plan is read in conjunction with all referenced documents.

2 Project Description

Overview

- 2.1 The site of the barn redevelopment is located in the village of Ivinghoe Aston, between Leighton Buzzard and Tring, in Buckinghamshire. The area surrounding the plot is largely rural in nature. The land is bordered to the north-west by arable land with grassed fields to the south-west. The north-eastern border is formed by Chapel Lane with residential dwellings to the north. The south-eastern border is formed by adjacent ancillary buildings with residential dwellings off Chapel Lane to the east. The existing site layout is illustrated in **Figure 2.1**.

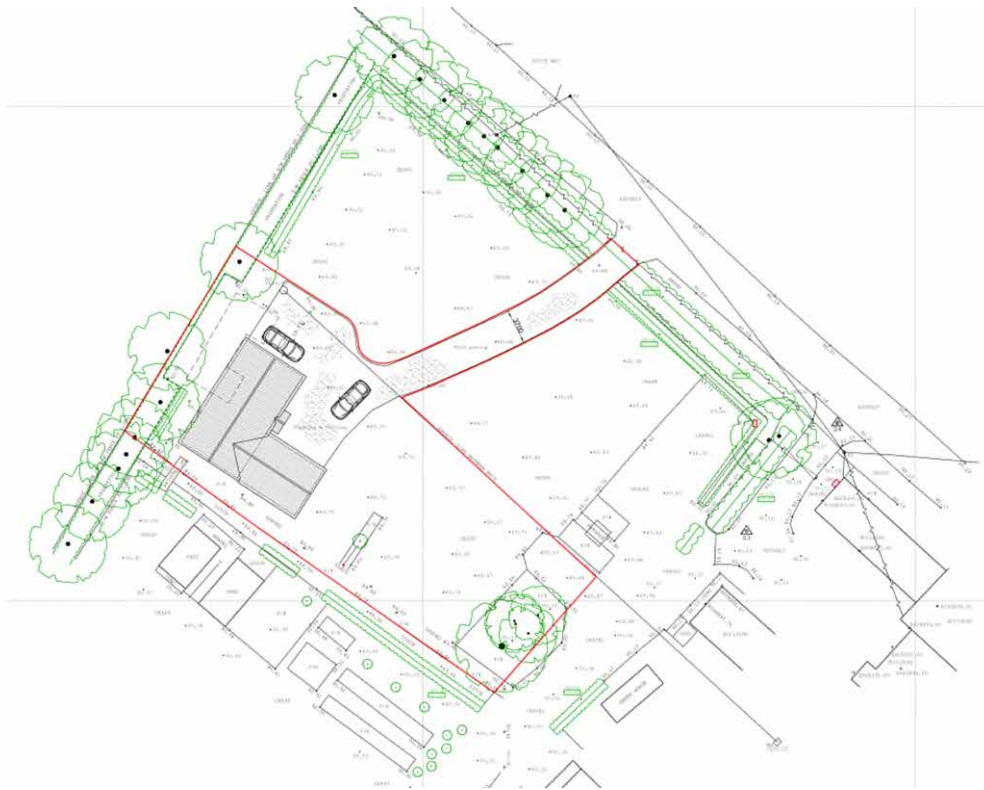


SOURCE: ADAPTED FROM Assure Surveying and Design ASD 2012/015 Drawing No: 01

Figure 2.1 Existing Site Layout

Proposed Works

- 2.2 The redevelopment works will be located at the site of the existing barn and are illustrated in **Figure 2.2** below.



SOURCE: ADAPTED FROM Assure Surveying and Design ASD 2012/015 Drawing No: 02 Rev A

Figure 2.2 Proposed Redevelopment

- 2.3 As discussed, the works to which this CEMP relates include for the demolition of the existing barn structure and the construction of a new building and access.
- 2.4 The following sections describe the nature of the site constraints and the mitigations identified to ensure that sensitive receptors and site ecology are protected from any potential impacts as a result of the works.

3 Site Environmental Constraints

3.1 The following summarises the site environmental constraints as identified within the supporting HMP.

Sensitive Receptors

3.2 A review of potential site constraints includes:

- local ecology:
 - flora and fauna;
 - arboriculture;
- local human receptors

3.3 **Where documents are referred to in relation to the identification and control of construction impacts upon these receptors, the Site Owners will ensure that these have been reviewed by any site contractors prior to the commencement of works.**

Ecology

3.4 The list below includes summary ecological information derived from the **Habitat Management Plan¹** produced by **Holbury Consultancy Services**.

Site Flora

- Lawned garden with established flower beds.
- Double hedgerow along western boundary.
 - Outer – hawthorn
 - Inner - Lyelandi
- Trees along western and northern boundaries.
- Partial hedgerow adjacent to Laurel Cottage.

Site Fauna

- Bats
 - No surveys undertaken to date.
- Dormice
 - No surveys undertaken to date.
- Great Crested Newts (GCN)

¹ N, French. (2024) *Habitat Management Plan (HMP) Land adjacent to Laurel Cottage, Ivinghoe Aston, Ivinghoe, Buckinghamshire, LU7 9DF*. Holbury Consultancy Services, Romsey.

- Survey work for adjacent planning application has concluded that GCN were not present in 2022.
- Nesting Birds
 - Site habitats provide potential for nesting bird habitat.
- Reptiles
 - Site habitats provide potential for common reptile species.

3.5 The required ecological mitigations are provided within **Section 5**.

Trees

3.6 A line of trees is located along the north-eastern boundary of the property. A further line of trees is located along the north-western boundary, to the rear of the existing barn and proposed property location. All trees will remain in situ. Those to the rear of the barn will be protected for the duration of the works.

Surface Water

3.7 A drainage ditch is noted to run along the southern side of the property. However, topography of the site indicates that surface water tends to flow to the north. Notwithstanding this, all formal and/or informal surface water features on site will be identified and protected prior to commencement as described in **Appendix A**.

Local Human Receptors

3.8 Those local receptors with the potential to be affected by the construction works have been identified as residential dwellings to the on the opposite side of Chapel Lane to the north and adjacent to the site, to the south-east.

3.9 No specific air quality control measures have been required for this site, however the proposed dust and emission mitigation measures which will be in place prior to commencement are set out in the Air Quality Control Method Statement in **Appendix B**

3.10 No specific noise and vibration control measures have been required for this site, however the proposed mitigation measures which will be in place prior to commencement are set out within the Noise Control Method Statement in **Appendix C**.

3.11 In addition the Site Owners will ensure that any contractors on the property familiarise themselves with this CEMP and the associated HMP and that operatives will be required to be protected from any potential effects by the adherence to on-site health and safety protocols and the use of all necessary Personal Protective Equipment.

3.12 Measures to control the egress muds and silts from the site are set out within the Surface Water Management Method Statement in **Appendix A**.

4 Site Environmental Requirements

Site Environmental Standards

- 4.1 Inductions and regular toolbox talks will ensure that site environmental standards are achieved for general operations that fall outside the risk assessment/method statement procedure designed to cover the main construction activities. They will cover the following issues:
- Storage of materials;
 - Management of waste;
 - Water pollution;
 - Noise and vibration;
 - Air quality; and
 - Ecology
- 4.2 The standards will be used as a briefing tool on site.

Compound

- 4.3 The site compound will be located on the gravelled area on the immediate left after entrance to the site. This will contain:
- Welfare;
 - Contractor Parking; and
 - Appropriate Storage of:
 - Material;
 - Plant;
 - Fuel;
 - COSHH Supplies; and
 - Waste
- 4.4 Building materials will be ordered on a just-in-time basis to reduce the need for on site storage.
- 4.5 Any fuel storage will be sited away from any surface water drainage and contained within a double bunded container, on impermeable ground and with appropriate spill kit and fire extinguishers adjacent. A 'nappy' will be available for any refuelling activities which will only be undertaken by trained operatives.
- 4.6 Cement mixing stations and washing points will be self-contained located away from surface water drainage.

Construction Vehicle Speeds

- 4.7 Given the relatively short distance into and across site that construction vehicles will be required to travel, vehicle speeds will be set at 10mph. The contractor will ensure that all site operatives and delivery vehicles are aware of this requirement and will provide signage to this effect.

Working Hours

- 4.8 Working hours will be restricted to the following:
- Monday to Friday 08:00 hrs to 18:00 hrs
 - Saturday 08:00 hrs to 13:00 hrs
 - Saturday from 13:00 hrs No work where noise is audible at the site boundary
 - Sunday & Bank Holiday No work permitted.

Permits and Approvals

- 4.9 The Site Owners will retain a register of any permissions, consents and licenses required with responsibilities allocated. These will be retained on site for the duration of the works to enable third party inspection when required.

5 Ecological Mitigations

Project Ecologist

- 5.1 The project ecologist will be contacted in advance of any works with the potential to impact protected wildlife.

Protection Surface Water

- 5.2 Any on site, or adjacent formal or informal surface water features will be identified and protected prior to the commencement of works. All protections and managements required are set out in the Method Statement contained within **Appendix A**.

Protection of Habitats Trees and Hedgerows

- 5.3 The HMP states that protection measures will include:
- Dust management techniques, inclusive of, but not restricted to damping down as required (see **Appendix B**).
 - The shielding and careful siting of the site compound (see **Section 4**)
 - The implementation of a site speed limit within the development site (see **Section 4**).
 - Safe working methods and action plans to guard against pollution incidents (see Method Statements within **Appendices A, B and C**)
 - The briefing of site personnel the storage and location of materials (see **Sections 4 and 6**)
 - The location of compound cement mixing and washing points (see **Section 4**)
- 5.4 In addition to the above, the Site Owners will ensure that all trees and hedgerows with the potential to be impacted by the works or the compound area, will be protected in accordance with the requirements of BS 5837 Trees in Relation to Design, Demolition and Construction.

Protection of Great Crested Newts (GCN)

- 5.5 The HMP sets out the requirement for the identification of GCN prior to commencement.

Protection of Nesting Birds

- 5.6 The following HMP requirement will be adhered to on site:

“Site clearance in advance of construction must be carried out to avoid disturbance to nesting birds. Vegetation clearance and building works should be conducted outside of the bird nesting season, considered to run from 1st March to end September. Where this

is not possible, a suitably qualified ecologist must check potential nesting habitat immediately prior to clearance. Where nesting birds are encountered, clearance must be postponed until the nestlings have fledged. The active nest should be protected by a buffer zone to ensure that it is not disturbed by surrounding activity. The supervising ecologist will advise on the size of the buffer on a case by case basis, which will vary with species and location of nest.”

Protection of Nocturnal Animals

- 5.7 The HMP sets out the requirement for the identification of roosting bats prior to commencement.
- 5.8 With regards to protecting any nocturnal animals from light egress during works, any construction lighting required for the site will be provided in accordance with the principles of ‘Bats and Artificial Lighting Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series by Bat Conservation Trust and Institute of Lighting Professionals 2018’, to ensure no light spill outside of the immediate area.
- 5.9 These measures comprise:
- Works will cease at least 1 hr before sunset;
 - Lighting will:
 - Only be present where necessary;
 - Directed away from vegetation and trees;
 - Set on motion sensors and short (1 minutes) timers;
 - Luminaries to be mounted on the horizontal i.e. not upward tilt;
 - Include use of hoods and cowls to minimise light spill;
 - Include the use of a light source with minimal ultra-violet light and be of a warm or neutral colour.

Protection of Reptiles

- 5.10 The HMP requires that the site will be made unsuitable for reptiles at the point that construction works are due to commence. All potential reptile habitat present on site will be made unsuitable through strimming. This is a precautionary approach to site clearance, and will ensure no reptiles are present within the works area during construction and will remove the risk of harm to individual animals. The works will be carried out as follows:
- The strim of potential reptile habitat will be carried out at an ambient air temperature above 10°C when reptiles are more mobile and will be carried out in a two strim cycle, with the first cut to 15 centimetres and the second to ground level. This cutting will take place in one direction towards the retained habitat.

- All arisings from the cutting and clearance will be immediately removed from the works area to prevent any reptiles sheltering within it.
- Once work is complete, the habitat within the works area will be maintained at a short sward height to discourage reptiles from entering the works area.
- Materials will be kept off the ground through the use of skips or pallets to prevent reptiles using for shelter.

Protection of Dormice

- 5.11 The HMP sets out the requirement for the identification of dormice prior to commencement.

6 Planning and Control of Construction Works

Organisation and Responsibilities

6.1 In order to enable efficient working practices on site, the Site Owners will provide contact details for CEMP team members and identify their responsibilities. These will be retained and displayed at the site office.

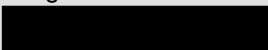
Title	Contact Details	Responsibilities
Project Manager	TBC	The Project Manager will act with responsibility for managing the works within the agreed environmental constraints and in conjunction with all other necessary management processes.
Site Manager	TBC	The Site Manager will ensure that all environmental policies addressed in the CEMP are adhered to by operatives and sub-contractors throughout the works. They will also provide a point of contact for any concerns raised by existing tenants.
Environmental Manager	TBC	The Environmental Manager will report to the Project and Site Managers and will be responsible for monitoring the works against statutory requirements and the agreed environmental standards.
Community Liaison	TBC	The Community Liaison contact will report to the Project and Site Managers. Their contact details will be available on site hoarding and they will be responsible for all communications with the community and investigating and managing any complaints made.
Ecologist Planning, Growth and Sustainability	Paul Holton Buckinghamshire Council  Paul.holton@buckinghamshire.gov.uk	A representative from the Buckinghamshire Planning, Growth and Sustainability can be invited to attend CEMP Team meetings to ensure that the project is addressing all environmental issues raised during the project planning stage

Table 6.1: CEMP Team and Responsibilities

6.2 Details for the Site Manager and Community liaison contact will be clearly displayed on any boundary hoarding along with any complaints procedure.

Action Plans/Method Statements

- 6.3 Where required, an Action Plan or Method Statements will be prepared by the Site Manager and Environmental Manager to identify and sequence mitigation activities that may be needed in order to complete a required site works process.
- 6.4 Action Plans and Method Statements will include a review of the environmental risks and commitments, so that appropriate control measures can be developed and included within the construction process.
- 6.5 Where required, all plans and statements will be submitted to the enforcement agencies (Environment Agency, Natural England, and Local Authority Pollution Control Department), as appropriate.

Incident Response Procedure

- 6.6 The Site Manager will ensure that all staff are familiar with the details of the Incident Response Plan provided in **Appendix A** including the appropriate actions, relevant personnel and emergency contact numbers. The Incident Response Procedure will be communicated to all staff at induction and during relevant tool-box talks.

Waste Management

- 6.7 The Site Owners will ensure that:
- A Waste Removal Strategy will be developed and incorporated within all trade contractor orders;
 - Site waste is segregated into appropriate, secure and signed containers.
- 6.8 The Site Owners will review the resources available to establish the best local options for the re-use of site won materials.
- 6.9 All waste will be collected by service provider who are a Registered Waste Carrier and are certified to take all site waste arisings. The service provider will aim to recycle 100% of the waste they handle and be able to operate same day waste collections.

Training, Awareness and Competence

- 6.10 **The raising of environmental awareness is viewed as a crucial element in the appreciation and implementation of any CEMP. In order to ensure the environmental control measures are effective, all staff will be provided with appropriate training prior to starting work on site. This will include:**
- a site induction;
 - emergency response training;
 - familiarisation with site environmental controls; and
 - specific environmental training for relevant employees e.g. installing erosion and sedimentation controls, daily checks to maintain controls, cleaning up spills.
- 6.11 Managers and supervisors will ensure that all personnel engaged in activities that may have an impact on the environment are competent to carry out their duties or, where necessary, arrange for suitable training to be undertaken.

7 Communication and Coordination

Inspection and Reporting

- 7.1 The Environmental Manager will carry out regular inspections of the project's environmental performance. These inspections will be used to confirm that:
- construction works are progressing in accordance with the agreed environmental method statements;
 - agreed protection or mitigation measures are in place, prior to or during the implementation of construction activities; and
 - all mitigation measures in place are appropriately maintained.
- 7.2 Inspections will be carried out at a frequency of no greater than monthly intervals, but could be held more regularly depending on the nature of the construction activity. An assessment of the environmental performance will be made and discussed at progress meetings and inspections will be recorded.

Appendix A – Surface Water Management

Method Statement

Surface Water Management

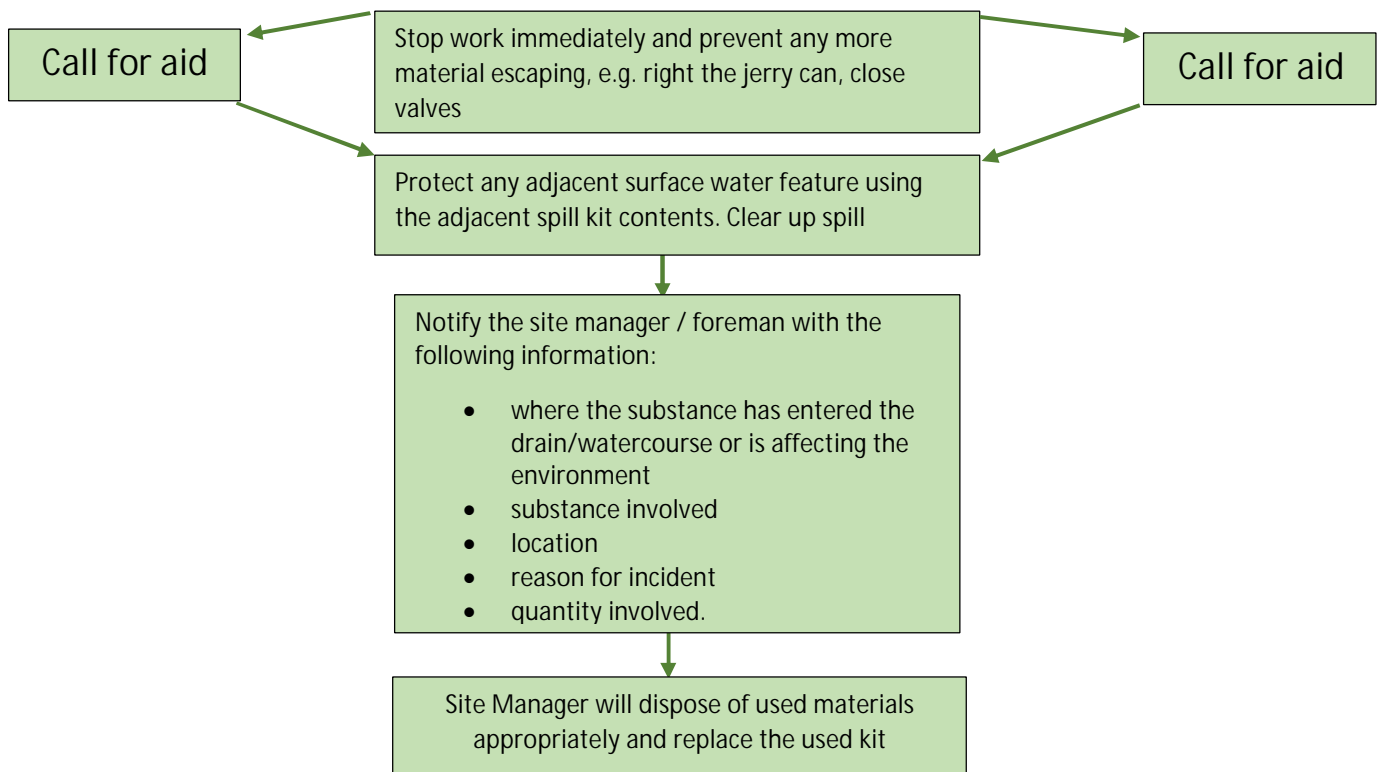
Completed by:

Andrea Hughes – Land Adjacent to Laurel Cottage, Construction Environmental Management Plan Author.

Risk Activities/Tasks
Pollution to water as a result of construction activities

Actions Required
<p>Prior to commencement</p> <ul style="list-style-type: none">• Contractor to be familiar with the provisions of CIRIA 'Environmental best practice on site guide (4th edition) re control of contaminated run off.• The contractor will be familiar with the Incident Response Plan below which will be disseminated to all appropriate staff as part of induction training.• Any live surface water drains in the compound area to be protected to ensure that no polluted surface water may enter them.• Fuel storage and delivery facilities to be on impermeable surface in a secondary containment system.• Fuels and chemicals to be stored in accordance within CIRIA 'Environmental best practice on site guide (4th edition).• Provision of spill kits at all fuel storage areas. <p>During Works</p> <ul style="list-style-type: none">• Site Manager to undertake daily checks to ensure that surrounding water environs are protected from silt ingress and that there are no potential sources of liquid pollutant (e.g. wet mortar) uncontrolled on site.• Sorted & screened material to be placed on a prepared clean surfacing;• Stockpiles of materials not suitable for on-site re-use to be removed as soon as is practicable in accordance with applicable waste management legislation.• All tanks and containers to be labelled with nature of contents and total volume secured.• Biodegradable hydraulic oil to be used for machinery/plant where possible.• All deliveries to be supervised and levels of tanks checked before delivery.

Stop – Contain – Notify Diesel Spills



Spillage type

Major: Cannot be controlled, pollution has entered, or could enter a drain or watercourse. Report to the foreman/supervisor immediately

Minor: Can be controlled, pollution has not entered, and cannot enter a drain or watercourse. Report to the foreman/supervisor immediately

Foreman/supervisor instructions

Major: Contain and report immediately

Minor: Clean up immediately using appropriate materials (granules, pads etc)

In Major instance report to EA (see contact below)

Contact

Environment Agency (EA) Emergency Spill Line 0800 80 70 60

Write up report of incident to be retained in site records including:

- date, time, location of spill
- substance(s) involved
- action taken to contain it
- lessons learnt.

Appendix B – Method Statement: Air Quality Control

Method Statement

Air Quality Control

Completed by:

Andrea Hughes – Land Adjacent to Laurel Cottage, Construction Environmental Management Plan Author.

Risk Activities/Tasks
Pollution to air as a result of construction activities

Actions Required
<ul style="list-style-type: none">• Activities that have the potential to generate dust to be sited away from sensitive ecology such as trees and hedgerows.• Activities found to be generating dust in conditions where dust being spread may affect the public or sensitive ecology to be stopped, rescheduled or mitigated.• Dusty works to be undertaken behind screens where possible.• All muckaway and skip lorries will be fully sheeted to minimise dust pollution and the risk of any arisings spilling onto the highway – a fine mist spray will be used when necessary to suppress dust from vehicles leaving the site.• Site roads and areas to be swept and sprayed with water to prevent dust nuisance.• All supervisors to be familiar with the provisions of IAQM 'Guidance on the Assessment of Dust from Demolition and Construction'.• All plant to be fitted with diesel particulate filters.• Site vehicles to be preferentially sought to have vertical exhausts to limit surface dust re-suspension.• All vehicles leaving the site to be subjected to wheel washing where necessary.• Any materials and spoil to be stored on site to be sheeted or damped down as appropriate in dry weather to reduce dust.• Stockpiling to be in accordance with CIRIA 'Environmental good practice guide on site (4th edition).• Stockpiles of materials not suitable for on-site re-use to be removed as soon as is practicable in accordance with applicable waste management legislation.

Appendix C – Method Statement: Noise and Vibration Control

Method Statement

Noise Control

Completed by:

Andrea Hughes – Land Adjacent to Laurel Cottage, Construction Environmental Management Plan Author.

Risk Activities/Tasks
Noise pollution affects as a result of construction activities

Actions Required
<ul style="list-style-type: none">• This is a 'standard' build and therefore the machinery / plant used should not exceed over the total noise level of 70 dB (peak sound pressure) on a daily basis.• Where machinery / plant will be used which would risk noise levels being increased then it will be ensured that other tasks which contribute to the noise levels on site will cease to allow for minimal noise pollution. Where noise levels do increase the peak sound pressure of 70 dB, then a risk assessment for this task as well as a method statement will be implemented.• If required, the site manager will undertake regular sound tests at various locations on site. This will ensure that the noise levels will not exceed the stipulated 70dB.• The site manager will ensure that plant used is thoroughly maintained and serviced to ensure that minimum noise levels will be emitted from such plant and excess noise pollution will not occur.• Noise intensive tasks will be managed by a competent site manager who will only permit such tasks to be undertaken at certain hours of the working day. Noise from construction operatives and all other sources is to be kept to a minimum at all times.• All vehicle drivers to be advised of agreed access routes selected to minimise any noise impact arising from additional lorry movements.• Silencers or mufflers as appropriate to be fitted to plant and machinery.• A Prior Consent agreement with Buckinghamshire Council will be sought for any substantial or particularly noise-sensitive project. Under Section 61 of the Control of Pollution Act 1974 prior agreement can be reached on noise controls, which prevent the need for formal interventions, which may later be introduced without warning, with associated delays and

costs. Noise problems as far as is practical will be anticipated in advance and control measures will be agreed with the local authority to prevent problems later.

- Noise emitting equipment required to run continuously e.g. generators, will be housed in suitable noise reducing enclosures.
- Only “sound reduced” compressors shall be used. Models will be fitted with properly lined and sealed acoustic covers that shall be kept closed whenever the machinery is in use.
- Care will be taken when loading or unloading vehicles, or moving materials etc to reduce noise impact.