

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

DOSWELL
PROJECTS

Coldharbour Farm Road, Emsworth

Construction Environmental Management Plan



Issue Number	Date of Issue	Reason for Revision and Comments	
1	March 2024	First issue	
2	June 2024	Revisions advised by Peter Cleveland	
3	July 2024	RJD amendments incorporating HBC ecologist feedback	
4	August 2024	RJD amendments following feedback HCC Highways	
Author:	Ryan Doswell	Checked by:	
Date:	28 th March 2024	Date:	

1. Introduction and Project Description

1.1 Purpose of the CEMP

Doswell Projects will be Main Contractor for the project and are therefore responsible for safeguarding the environment and for mitigating the effects of the proposed site clearance, S278 Main Entrance construction works at **the proposed development of 44 units at Coldharbour Farm Road, Emsworth**. To do this, Doswell Projects and all its subcontractors and suppliers will comply with the environmental requirements outlined in the contract documentation and the specific content of this Construction Environmental Management Plan (CEMP).

This CEMP details the construction operation in accordance with relevant legislative requirements and construction industry best practice. This document will form part of Doswell Projects Construction Phase Plan which will be developed and agreed with the client, the specialist consultant team and the Local Authority prior to commencement of any construction activity.

The Project has planning permission, reference APP-19-01226 and with the following description:

The Construction of 44 No. Dwellings with access, open space, landscaping, and the associated works on land

This CEMP has also been prepared to address the requirements of Condition 13, which reads:

No development shall take place until a detailed Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. This CEMP shall include details regarding:

- The proposed construction traffic routes to the site, to be identified on a plan and their management and control. Identified in section 5.0 of this report.*
- Construction Traffic Management Plan (to include the co-ordination of deliveries and plant and materials and the disposing of waste resulting from demolition and/or construction to avoid undue interference with the operation of the public highway, particularly during the Monday-Friday AM Peak (0800-0900) and PM Peak (1630-1800). Identified in section 5.0 of this report.*
- An estimate of the daily movement of the construction traffic, profiled for each construction phase, identifying the peak level of vehicle movements for each day, the hours of construction work and deliveries. Identified in section 5.0 of this report.*
- The provision of long-term facilities for site operatives, contractors', and visitors' parking, including on site turning provision; area(s) for the loading and unloading of plant and materials. Identified in section 2.0 of this report.*
- Measures to prevent mud being deposited on the highway. Identified in section 8.0 of this report.*

- Adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction. *Identified in section 5.0 of this report.*
- a programme for construction.
- Area(s) for the storage of temporary buildings, construction material and plants storage. *Identified in section 5.0 of this report.*
- Details of wheel washing facilities. *Identified in section 8.0 of this report.*
- The mitigation measures in respect of noise and disturbance during the construction phase including vibration and noise limits, monitoring methodology, screening, a detailed specification of plant and equipment to be used and construction traffic routes; a scheme to minimise dust emissions arising from construction activities on the site; The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. *Identified in section 3.0 of this report.*
- Details of waste management arrangements. *Identified in section 2.0 of this report.*
- The storage of materials and construction waste, including waste recycling where possible. *Identified in section 2.0 of this report.*
- The storage and dispensing of fuels, chemicals, oils, and any hazardous materials (including hazardous soils). *Identified in section 7.0 of this report.*
-  The proposed maintenance and aftercare of the site;
 - Details of drainage arrangements during the construction phase identifying how surface water run-off will be dealt with so as not to increase the risk of flooding to downstream areas because of the construction programme. *Identified within Appendix 2.0*
 - Risk Assessments and Method Statements for the works. *Identified in section 10.0 of this report.*
 - Contact of personnel responsible for the construction works. *Identified in section 9.0 of this report.*
 - The Mitigation of Construction Activities as set out in Table 16 of Air Quality Assessment of Lustre Consulting dated July 2019.
 - Soil movement, methods of tracking soil movement and details for demonstrating soil will be suitable for use. *Identified in section 6.0 of this report.*
 - Details of the size and location of the construction site compound to be established and the access arrangements to this. *Identified in section 2.0 of this report.*
 - Protection of pedestrian routes during construction. *Identified in section 2.0 of this report.*

- Details of how the footpath will be safely exercisable by the public after the footpath realignment and surfacing works but whilst the remainder of the site is being built out. *Identified in section 2.0 of this report.*
- A programme of and phasing of demolition (if any) and construction work – *No demolition required.*
- Details of methods for pollution control to ensure that no pollution, such as debris from dust or surface run off, can enter the water. *Identified in section 8.0 of this report.*
- Details on how sediment/concrete/other debris that may be accidentally released during construction will be captured to prevent entering the water debris from dust or surface run off, is able to enter the water. *Identified in sections 7.0 & 8.0 of this report.*
- Details of how noise, visual and vibrational disturbance will be controlled; and Any percussion piling or works with heavy machinery (i.e. plant resulting in a noise level of excess of 69dbAmaz - measured at the sensitive receptor) shall not be undertaken during the over wintering. (i.e. October to March inclusive). The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting sites). *Identified in section 3.0 of this report.*
- A list of defined potential impacts on the SAC, SPA & SSSI. *Identified within appendix 3.0 Lizard Ecological Impact Assessment.*
- The approved CEMP shall be always adhered to, unless otherwise first agreed in writing with the Local Planning Authority. – *Identified in section 10.4 of this report.*

1.2 Location

Coldharbour Farm Road, Emsworth, PO10 7XA

What3Words: ///misty.vibes.tasty

The site is located at the end of the residential road Coldharbour Farm Road, Emsworth. It is adjacent to the A27 headed east towards Chichester and is neighbouring the service station on the A27.

1.3 Scope of work/ Build Programme

The development comprises the site clearance, level build up and subsequent construction of 44 new dwellings, containing 6 flats and a variety of 38 detached, semi-detached & terraced houses, occupancy for these dwellings range from 1 bedroom to 4 bedroom. Within the scope of works there will be a new main entrance which will be formed under a section 278 application to Hampshire County Council this will lead into the site road which forms a one-way system around the development and will include the necessary drainage & utilities.

The sequence of construction is as follows:

- Erection of perimeter fencing
- Cut & fill exercise to form new levels.
- S278 Entrance Works
- Formation and installation of storm attenuation tanks.
- New main access road formation with associated drainage & services.
- Strip foundations.
- Beam and block flooring.
- Brick and blockwork superstructures

Trussed rafters

Roof tiling

UPVC windows and doors

Timber close board fencing.

Soft Landscaping

Construction Start Date	TBC
Programme Duration	104 Weeks
Programme Completion	TBC 2026

Management Structure

Description	Person(s) Responsible	
Role:	Name:	Responsibility:
Contracts Manager	Ryan Doswell	Overall responsibility for construction matters
Site Manager	TBC	Day-to-day responsibility for construction operations and site running
Contracts Surveyor	TBC	Day-to-day responsibility for procurement and site financials
Production and maintenance of CEMP	Ryan Doswell	
Site H&S Inspections	HCS Safety/Doswell Projects	
CEMP to be updated as appointments are made, and procurement progresses.		

General

Doswell Projects Ltd site management personnel will have responsibility for implementing all measures and for ensuring their effectiveness.

The Construction Manager has overall responsibility for construction activities including ensuring the safety and effectiveness of all operations and activities. The Contracts Manager will visit site once per week as a minimum.

The Contracts Manager will write to adjacent residential properties in advance of all key milestones and activities including Start on Site; the letter will also provide contact details for any comments, queries, or concerns to be raised directly with Doswell Projects Ltd.

The Site Manager has day-to-day responsibility for construction activities and the construction site. The Site Manager shall have responsibility for ensuring the implementation of specific measures and for monitoring these.

1.4 Regulatory Agencies and Interested Parties

Regulator	Responsibility	Contact Details
Havant Borough Council	Planning, Building Control Nuisance (Noise, Vibration, Dust Odours) Protected Trees & Hedgerows	Public Service Plaza, Civic Centre Rd, Havant PO9 2AX
Environmental Agency	Waste Management Water Pollution Surface Water Drain and Watercourses Discharges	General Enquires 03708 506506 Emergencies Only 0800 807060
Kelda Water Services	Sewer Discharges	01226 737317
Natural England	Protected Habitats and Species	300 3787

1.5 Working Hours

To minimise disturbance to local residents' construction activities will only take place between:

Monday to Friday	0800hrs and 1800hrs
Saturday	0900hrs and 1300hrs

2. Site Set-up

2.1 The location of the site compound for all contractors working at the site is shown on the plan at **Appendix 1**. Doswell Projects' standard site compound layout is also appended. It will remain in its current form and layout for the duration of the proposed development works until such time as, out if necessity, a new location is required to facilitate completion of the development. It will continue to be always kept secure and will be maintained in as clean and orderly fashion as possible.

2.2 The site compound will not to be lit outside working hours. The lights inside the newly constructed buildings will be lit with low energy lights during the works. These will be switched to a minimum amount at night and left on for safety reasons.

2.3 Site compound lighting will be positioned to prevent intrusive light spillage towards site boundaries and existing properties. Cowls will be used as appropriate to further restrict light spill.

- 2.4 Where used, any security cameras will be located and directed so that they do not intrude into adjacent residential properties.
- 2.5 Temporary office buildings for supervisory staff, welfare facilities and secure storage units will remain in their current position within the construction compound. See the site set up plan.
- 2.6 Protective fencing, including tree and hedgerow protection fencing as required, will be erected around all construction areas prior to site work commencing and subsequently will be maintained in good condition. The site will be completely enclosed and secured.
- 2.7 The fencing will be removed and/or relocated to a new position only when safe to do so.
- 2.8 Prior to the commencement of works the Tree Officer shall be invited to a meeting to view the tree protective fencing.
- 2.9 Waste Management will be maintained within the storage, offloading & waste management compound on the project. All waste removed will be removed a fully licensed waste carrier.

3. Noise and Vibration

- 3.1 All contractors will be required to control and limit noise and vibration levels so that current legislative standards are not exceeded. A risk assessment considering noise will be provided for all planned noisy works including measures to reduce and control noise. The following methods will be followed to reduce noise and disturbance.
- Plant and construction methods will be selected to minimise noise.
 - Haul roads will be finished to base course tarmac and kept in good order.
 - No unnecessary revving of engines
 - White noise reversing alarms will be fitted to machines/ forklifts.
 - Site equipment will be sited away from boundaries wherever possible.
- 3.2 Where existing concrete hardstands need to be broken up, an oversized breaker will be used to minimise the blow rate and hence the percussive nature of the noise produced.
- 3.3 All materials will be handled, stored, and used in a manner that minimises noise.
- 3.4 Plant and equipment utilised during construction will conform to current legislation on noise and vibration levels and will be examined on a regular basis for defects prior to the start of works. Under no circumstances will defective plant be used.
- 3.5 Where practical equipment will be shut down when not in use. Engine compartments will be closed when equipment in use.
- 3.6 Semi-static equipment will be sited as far away as reasonably possible from residential dwellings adjacent to the development site.
- 3.7 All complaints received about noise or vibration will be investigated immediately and where necessary, work practices will be modified.
- 3.8 Proposed foundations are standard strip footings; no piling is proposed on site.

4. Task Lighting

- 4.1 External lighting is not anticipated other than limited lighting of the site compound during working hours. Otherwise, the only other potential source of external lighting will be task-specific lighting where external activities are undertaken during dark periods i.e. winter hours.
- 4.2 Again, it is not anticipated that any such activities will take place. As above, external task lighting will be task-specific with use to be discontinued as soon as the relevant task is completed.
- 4.3 Task lighting will be located and directed with cowls where necessary to prevent intrusive light spillage toward site boundaries. Works will be planned to ensure lighting spillage is limited to ensure no impact on trees and hedgerows as well as neighbouring properties, all of which occur at or outside of site boundaries.
- 4.4 Authorisation will be required from the Site Manager for any activities requiring task lighting.

5. Traffic Management and Public Access

- 5.1 All construction traffic will approach and leave the site via the newly formed entrance on Coldharbour Road, Emsworth.
- 5.2 All suppliers will be notified of their orders regarding delivery times, and the peak hours of 7:00 a.m.–8:00 a.m. and 4:00 p.m.–5:00 p.m. will be avoided. Other material deliveries will take place over relatively long periods during the contract, and these will be scheduled to avoid peak times where possible. All suppliers will also be asked to ensure their delivery vehicles are suitable for the road conditions of Coldharbour Farm Road.
- 5.3 Doswell Projects will seek to promote local labour, increasing the probability of using public services. In other instances, the main contractors will often use minibusses and tend to have a pickup and drop-off zone during the working day.
- 5.4 Car parking for 30 construction vehicles will be able to be provided on-site due to the size of the development.
- 5.5 An area of hardstanding will be formed on-site to allow deliveries to unload safely without blocking the adjacent road.
- 5.6 Before the works start, the surrounding roads will be surveyed to record their condition. Upon completion, any damage caused by the construction works will be checked, and remedial work will be made to make good.

5.7 While the construction works are ongoing, a jet wash facility will be available to clean the wheels of all outgoing construction vehicles. Should Coldharbour Farm Road become muddy during these works, a road sweeper will clean the road.

5.8 Special measures will also be introduced to ensure the safety of pedestrians on the public right of way adjacent to the site entrance.

6. Movement, Storage, and Treatment of Bulk Materials and Spoil

6.1 Construction materials and spoil will be stored in accordance with the Health and Safety plan at Appendix 1.

6.2 The spoil that is generated from the development proposals will be re-used on site wherever possible. All excess spoil will be removed and taken to an appropriately licensed landfill for disposal.

6.3 Subsoil and topsoil will be separated and stored correctly for use after construction. Subsoil will not be compacted, disturbed, or drained which could cause problems with its subsequent use.

7. Dust and Odour Control

7.1 Best practicable means will be used to control dust and airborne pollutants at the site including the occurrence of smoke and fume emissions.

7.2 Areas of hardstanding and associated with development will be constructed as soon as possible as well as extending the hardstanding to minimise the risk of mud being travelled onto the surrounding roads.

7.3 All plant and equipment will be checked prior to use to ensure that it is in good working order and repair and conforms to manufactures or statutory emissions standards. Any defective items of plant shall not be used.

7.4 All processing plant and vehicles carrying loose aggregate and workings will be covered or shielded to reduce/avoid dust emissions.

7.5 In periods of dry weather and where practicable, all soil stockpiles and surfaces will be dampened down with water to reduce dust emissions.

7.6 Where practicable, material stockpiles will be located away from the site boundary.

7.7 All earthworks will be sealed or re-planted as early as practicable to minimise dust.

7.8 Where practicable, on-site aggregate handling will be carried out in enclosed areas.

7.9 No materials will be burnt on site.

- 7.10 Proper consideration will be given to wind conditions and the location of sensitive receptors such as those dwellings beyond the development sited boundary when activities are likely to emit dust, aerosols, fumes, or odours.
- 7.11 Site toilets will be located well away from sensitive receptors and connected to the existing drainage system.
- 7.12 A speed limit of 10mph will be imposed on all construction vehicles at the site.
- 7.13 Any identified recurring generators of dust will be replaced or improved.
- 7.14 Soil stockpiles and the exposed excavation may generate silt run off which may harm animals and the existing water habitat. Discharge points will be identified, and water run off settlement system used. To help reduce silt the following measures will be taken:
- Minimise topsoil stripping on site and only in keeping to the construction areas.
 - Keep existing stockpiles covered.
- 7.15 Skips will be used to store waste until removed from site by a skip collection lorry. In the event of loose materials being stored in the skip they will be covered to prevent the waste being blown away.

8. Mud on Roads

- 8.1 There is potential during certain phases of the construction for vehicle washing and road sweeping to be required. Doswell Projects will therefore enforce strict measures, to avoid the environmental nuisance of mud on roads.
- 8.2 These measures will include, but are not limited to:
- Forming hardstanding areas for car parking, to be available for the duration of the works.
 - Use of a visiting mechanical road sweeper to clean the surrounding roads of any mud or debris deposited by site vehicles within the vicinity of the site. The road sweeper called on by the site team whenever needed and will be properly used and maintained.
 - Adequate sheeting of vehicles carrying waste materials.
- 8.3 The proposals for wheel washing are as follows.
- i. A tarmac hardstanding will be constructed as shown on the TMP drawing attached to the far end of the site, the compound, and the rear of the building.
 - ii. The hard standing will be constructed to fall to collection points or the tree protection fencing.
 - iii. A power washer will be used to wash any mud off the vehicle wheels if needed, this facility will be available on site during the extent of the ground works.

9. Communication with Local Authority and Local Residents

- 9.1 Havant Borough council will be notified of the Developers intention to commence development, letters will be issued to residents alongside the site boundary giving points of contact and brief details of the project.

- 9.2 At an appropriate location along the frontage to site mounted on the hoarding a contact name, telephone number and address for information or complaint purposes will be displayed.

10. Ecological Measures

As highlighted in the Lizard Ecological Impact Assessment all contractors and visitors of the project will be made aware of the following measures that are to be implemented.

- 10.1 *Designated Sites*; The development would provide public open space to provide recreation space for the residents. Developer contributions to the Solent Recreation Mitigation Strategy (SRMS) funds wardens, a programme of education, signage, bird refuges, strategic greenspaces and a monitoring programme to mitigate against adverse impacts from increased recreational disturbance. The scheme will include a large drainage basin which will retain water on site, reducing nitrate discharge from surface water run-off. All wastewater will be discharged to main sewers rather than into local watercourses to reduce any potential leaching of nitrates into The Solent or Chichester Harbour. All construction works will be undertaken in accordance with best practise with regards dust, noise and emissions. No water will be pumped into or taken from the eastern stream during the construction phase. Any fuel or hazardous materials will be stored in an appropriate compound a minimum of 5m from the eastern and northern boundaries of the site.
- 10.2 *Habitats*; Post-development, a landscape scheme would replace habitats lost with areas of grassland and introduced shrub with areas of wildflower meadow. Wildlife friendly planting will be utilised within the scheme. Works during the construction phase will be undertaken in accordance with guidance provided within The Control of Dust and Emissions During Construction and Demolition SPG (July 2014) to control any excess dust creation which may impact adjacent habitats. All adjacent hedgerows and mature trees will be retained and protected in accordance with BS5837:2012. Storage of all fuel and hazardous materials will be located in a secure area outside the RPA's of retained trees.
- 10.3 *Bats*; Tree T01 (categorised as offering 'low' bat roost suitability) is to be retained and protected during the development proposals through the use of weldmesh fencing securely affixed to a scaffold framework located outside the RPA. The exclusion zone will be clearly signed and all contractors will be made aware that storage of machinery, materials or fuel within this area is prohibited. A sensitive lighting scheme will be employed with lighting kept to the minimum levels and angled down and away from surrounding woodland, mature trees and ditches. No light spill will be permitted upon Tree T01 during the construction or operational phases.
- 10.4 *Badgers*; Trenches deeper than 1.0m will be covered overnight or have a ramp installed to avoid trapping any badgers or other mammals on site. Boundary vegetation around the site will be retained
- 10.5 *Nesting Birds*; The clearance of any hedges, scrubs or trees will be undertaken outside the bird nesting season. Should this not be possible, vegetation will be checked prior to removal by a Suitably Qualified Ecologist to ensure no active nests are present.

- 10.6 Throughout the construction process of the development Doswell Projects Limited will have access and contact with our own Ecological Advisor Davog McCloskey of Peach Ecology. www.peachecology.co.uk

11. General

- 11.1 All contractors will be made aware of their responsibilities and informed of the ways in which their actions can cause pollution and generate waste and how these can be prevented. They will also be encouraged not to use excess resources such as water and energy.
- 11.2 Construction plant/equipment and vehicles will be maintained to minimise emissions and maximise fuel efficiency. Hazard warnings will be attached to plant/equipment as necessary.
- 11.3 Construction work will be carried out so that, as far as reasonably practicable, disturbance to the environment is contained within defined limits and site restoration proposals are implemented in a timely fashion.
- 11.4 The measures set out in this Plan will be adhered to except where there is a demonstrable conflict with safety issues.
- 11.5 All contractors will produce site specific Risk Assessed Method Statements which will form part of the tendering and formal order placing procedure for this project.

APPENDIX 1 DP240 SITE COMPOUND LAYOUT

APPENDIX 2 JUBB DRAINAGE LAYOUT

**APPENDIX 3 LIZARD ECOLOGICAL IMPACT
ASSESSMENT**

APPENDIX 4 CONSTRUCTION PROGRAMME