



**JONES HOMES (YORKSHIRE) LIMITED
RESIDENTIAL DEVELOPMENT OF LAND AT GOLCAR PHASE 2**

**CONSTRUCTION ENVIRONMENTAL
MANAGEMENT PLAN**

**30TH JANUARY 2024
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1 INTRODUCTION

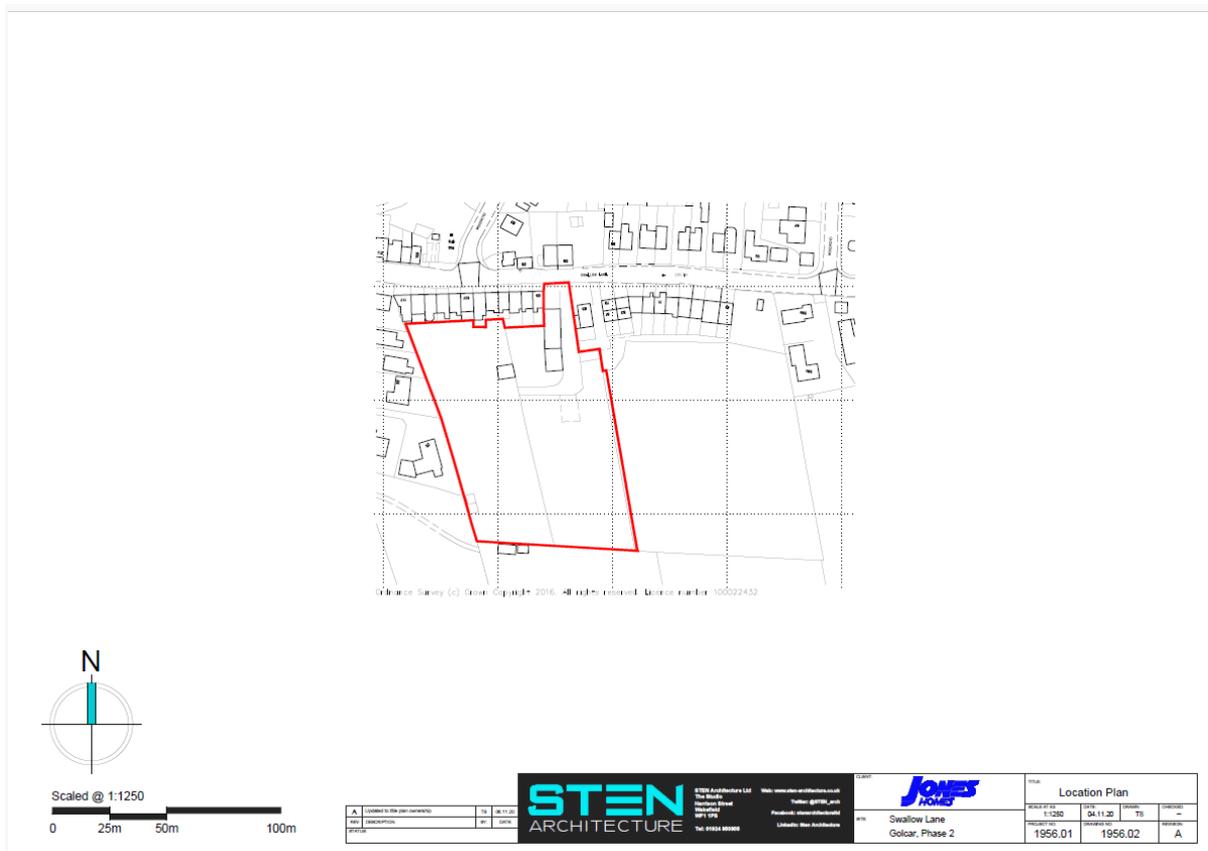
1.1 SITE DETAILS

Table 1-1 presents the site location and description.

Table 1-1 Site Location and Description

	SITE DETAILS
Site Address	Century View, off Swallow Lane, Golcar, HD7 4NB
Grid Reference	409300E 416000N
Approximate Size	The site of the proposed development covers approximately 0.741 hectares of land (1.83 acres)
Site Location	4 miles West of Huddersfield
Site Description	Works unit and rough ground Eastern half generally with eastern boundary adjoining our Phase 1 development, the western half is currently used as a residential garden with a number of garage type buildings and a large metal container
Surrounding Area Description	Bounded by existing residential and new residential North, East and West, open fields to the South

Figure 1 Site Boundary Plan



1.2 PROPOSED DEVELOPMENT

Outline planning permission has been granted (Planning Decision Notice 2020/62/94096/W. Erection of 21 dwellings and associated works. Expiry date is 6th March 2026).

A phased site wide earthworks scheme will be undertaken to achieve the development levels based on External Works Drawing in (**Appendix 1 – Proposed External Works**). There is an existing workshop to be demolished on site.

1.3 BACKGROUND

The Golcar site has been the subject of various environmental assessments including the following:

- Tree Surveys;
- Ecology;
- Design and Assessment (**Appendix 2 – Design & Access Statment**)
- Geo-environmental; and,
- Arboricultural.

The report references are provided in the Bibliography section at the end of this report, and this Construction Environmental Management Plan (CEMP) references the assessments where applicable.

1.4 PURPOSE OF THE CEMP

This CEMP has been prepared to discharge Condition 3. It is a document that provides the details and broad principles to avoid, and effectively manage, potential adverse construction impacts upon the environment, and to ensure activities comply with relevant legislation, government and industry standards, codes of practice and best practice guidance. It details the environmental controls, mitigation measures and safety procedures that will need to be adopted during construction of the Proposed Development. It sets out roles and responsibilities for the management of these controls and safety procedures.

It includes consideration of the following, as set out in Condition 3:

- Timetable of all works
- The construction access(es) and confirmation that adequate visibility splays shall be provided prior to the commencement of development including groundworks
- Vehicle sizes and routes, time of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas
- The parking of vehicles of site operatives and visitors
- Details and location of signage (**Appendix 3 – Sales Signage Location**)
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel wash facilities within the site
- Measures to control and monitor the emission of dust and dirt during construction
- A site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and constructions works
- Mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries)
- Artificial lighting used in connection with all construction related activities and security of the construction site

- Site manager and resident liaison officer contact details (including their remit and responsibilities); and
- Details of engagement with local residents and occupants or their representatives.

The Construction Contractor will have the central role in managing Health, Safety, Environment and Quality (HSEQ) issues during the construction of the Proposed Development, and will need to adopt and implement the environmental actions and controls set out within the CEMP. The Contractor will manage the environmental aspects of the works using an Environmental Management System (EMS) that complies with BS EN ISO 14001: 2004, and will take responsibility for the development, implementation and maintenance of this CEMP.

If minor amendments are required, the CEMP will be updated by the Construction Contractor's Project Manager, who will be competent to manage environmental matters and therefore act as the Environmental Co-ordinator.

1.5 OUTLINE PROGRAMME

The programme key dates are currently anticipated to be the following:

- Commence first phase infrastructure – Q3 2024
- Complete first phase infrastructure – Q4 2024
- Complete site wide construction works – Q4 2025

(See Appendix 4 - build programme)

1.6 ENVIRONMENTAL CONSIDERATIONS

The following outline the key environmental restrictions that could potentially affect the works and that will be considered within this CEMP:

- Potential presence of protected species including badgers, bats, birds and water voles;
- Tree Protection Orders (TPO)
- Retained trees and hedgerows;
- Archaeology;
- Existing adjacent private properties and accesses; and,
- Existing highways.

1.7 MONITORING AND REVIEW

The Contractor's Project Manager shall ensure that the CEMP is continually updated and reviewed, to ensure:

- The objectives and requirements of the CEMP are still valid, and are being met;
- Forthcoming activities are reviewed and any necessary amendments to the CEMP are put in place before the relevant work begins; and,
- Health, Safety, Environmental and Quality (HSEQ) processes shall be reviewed to ensure continuing suitability and effectiveness.

2 PROJECT TEAM ROLES AND RESPONSIBILITIES

2.1 RESPONSIBILITIES

This section sets out the roles and responsibilities of the Construction Contractor and provides details on their specific inputs and duties.

Site Contact & Resident Liaison Officer:

Contact Number:

Email:

Site Construction Manager:

Contact Number:

Email:

POSITION AREAS OF DESIGNATED RESPONSIBILITY:

Construction/ Contractors/ Project Manager

- Hold and maintain for the duration of the project, an Environmental Management System (EMS) certified to the international standard ISO14001.
- Co-ordination of environmental requirements into construction programmes.
- Support development and submission of Consents, Licenses or Authorisations.
- Integrate the environmental design and construction as a key part of the Proposed Development and ensure the core environmental commitments, statutory requirements and measures are implemented on programme and in accordance with the contract.
- Co-ordinating and arranging all the pre-construction, construction and post construction environmental survey and monitoring requirements.
- Check prior to the commencement of any element of the Works that the proposed mitigation measures are consistent with the CEMP.
- Co-ordinate the activities of, and liaise with the Contractor's Environmental Team.
- Arrange, chair and provide notes of regular environmental working group meetings throughout the contract.
- Discuss suggested changes to the environmental aspects of the works with the Contractor, the Contractor's Designer, environmental specialists and appropriate environmental bodies.
- Ensure integration of the mitigation measures being implemented.
- Take responsibility for investigating, mitigating and correcting any non-conformances noted or observed.

Construction/ Contractors/ Waste Manager

- Ensure waste sub-contractors are licensed.
- Ensure waste disposal sites are licensed to accept relevant waste streams.
- Maintain site waste facilities.
- Establish and monitor recycling facilities.
- Monitor quantities of waste removed from the site.
- Maintain the waste file.
- Ensure the site registered as Hazardous Waste Producer if applicable.
- Ensure the Site Waste Management Plan is updated as required.

2.2 DETAILS OF ENGAGEMENT WITH LOCAL RESIDENTS AND OCCUPANTS

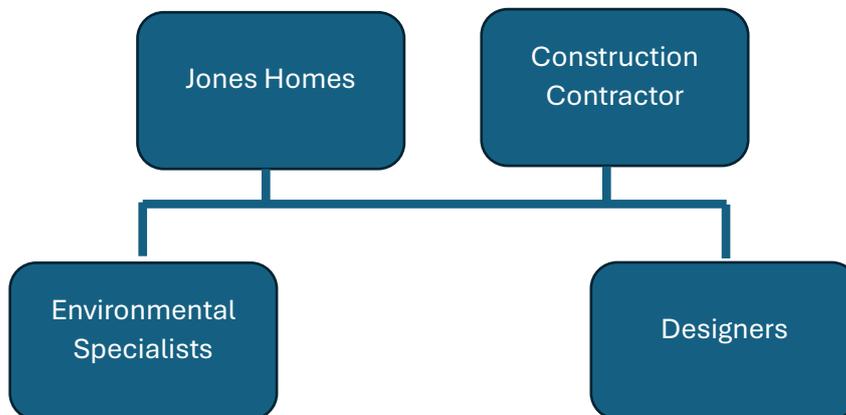
Letter drop will be done to inform local residents of major building works and potential disruption by construction traffic.

Note: This task has already been undertaken and will be continued periodically through the construction phase.

Local residents can access the CEMP on Jones Homes website: www.jones-homes.co.uk/new-homes/yorkshire/west-yorkshire/golcar-huddersfield/century-view/

2.3 PROJECT ORGANISATION CHART

Jones Homes will have Contractors who will adhere to this CEMP.



3 SUMMARY OF MANAGEMENT PROCEDURES

3.1 INTRODUCTION

This section identifies standard procedures and measures to be followed, and actions to be taken in the event of an emergency or breaching of the CEMP measures.

3.2 METHOD STATEMENTS

Risk Assessments will be undertaken by the Contractor, followed by Method Statements where risks that require control measures are identified. These will be completed to meet licence and planning conditions and requirements, for protected species, Discharge Consents and other statutory provisions. Environmental input should also be provided by the Contractor into all Method Statements for specific aspects of the construction works, for example relating to drainage and earthworks. A schedule of method statements will be prepared by the Construction Contractor when appointed.

All activities on site will be reviewed against the environmental requirements. The relevant construction teams will review environmental risks associated with the construction process and appropriate control measures included in method statements and field control sheets. Mitigation or protection measures that are agreed with statutory authorities would be implemented prior to the undertaking of any potentially polluting activities and would form the basis of the Supervisors' briefings.

All Method Statements will be approved by the appropriate management team and where necessary the relevant environmental specialist.

3.3 ENVIRONMENTAL CHECKLISTS

Construction teams and supervisors will carry out day to day monitoring of construction activities.

Environmental Checklist(s) shall be completed by the Construction Contractor, during weekly site inspections, to monitor environmental good practice and adherence with approved designs. A system for incident reporting shall be developed whereby any non-conformances or examples of bad practice shall be recorded, actioned and closed out. Environmental Checklists and completed incident reports will be held within the site filing system.

On a weekly basis environmental performance matters shall be monitored by the Contractor's Project Manager. Problems encountered in compliance with or achievement of the processes for direct work or for sub-contract work shall be recorded, e.g. in meeting minutes, complaints etc.

Requirements for the coming week shall also be considered to include improvements gained from the review, and noted to staff for action.

The Construction Contractor will maintain a record of all environmental monitoring during the construction process, which should be made available for inspection by any relevant statutory bodies as required. Monthly reports will be submitted by the Construction Contractor, with relevant input from the Ecological Clerk of Works (ECoW), if required, to provide evidence that the monitoring has been undertaken.

The CEMP will be reviewed jointly by the Construction Contractor and ECoW every six months during the life of the project to ensure that it remains suitable to ensure the environmental commitments are being met. Any significant changes to the CEMP will be submitted to the Local Authority for review prior to the relevant construction activity commencing. Throughout the construction works, opportunities will be sought to deliver environmental enhancements where possible. Potential opportunities may include: materials re-use, recycling, reduced transport movements or habitat improvements. These enhancements will be recorded where relevant.

3.4 STATUTORY CONSENTS, LICENCES AND PERMITS

All operations shall be planned in close liaison with the statutory environmental bodies and other interested bodies where appropriate. The relevant consents, licences and permits shall be applied for as required. All copies of the application forms and consents shall be kept in the site filing system.

3.5 POLLUTION CONTROL PLANS

A series of pollution control plans (e.g. in relation to noise, dust and water) will be developed by the Contractor. The plans should include:

- Emergency contacts such as the emergency services, Environment Agency, waste management and spill management contractors and water companies;
- Site contact names and numbers;
- Site specific restrictions such as working hours, noise restrictions, protected and restricted areas;
- Site plan indicating main features of the site including the location of foul and surface water drainage, waste skips, sensitive receptors such as watercourses, protected or restricted areas and adjacent properties and also the location of the spill response equipment;
- Record of oils and chemicals stored on site including size, quantity, location, hazard and means of managing them; and,
- A pollution incident flow diagram indicating the steps to be taken should an incident occur.

The Contractor must have procedures in place for dealing with an environmental incident/emergency. All staff and operatives will be briefed on the procedures for dealing with an environmental incident. Appropriate steps will be taken to contain the incident and deal with the aftermath including notification of all affected parties and preparation of records. All incidents should be reported to the Contractor's Project Manager.

All waste management activities should be undertaken in line with a Site Waste Management Plan (**Appendix 6 – SWMP**) and the prevailing waste legislation.

A schedule of method statements will be prepared by the Construction Contractor when appointed.

3.6 INSPECTION AND AUDIT

On a frequent basis, the Contractor's Project Manager will carry out checks to ensure that the processes are being conducted effectively in accordance with the CEMP and approved designs. A record of these checks shall be maintained.

Inspections on site will be carried out on a regular basis, and reported to the relevant levels of management for review and action. Formal planned inspections / audits of the Systems shall be carried out, and reported to the relevant levels of management for review and action.

The System will be formally audited in accordance with the requirements of ISO 14001. Audits carried out on the Proposed Development by external bodies shall be recorded and held within the site filing system.

3.7 TRAINING

All members of staff and operatives (both the Construction Contractor's staff and subcontractors) shall be made fully aware of the environmental implications that their operations may have with reference to the CEMP.

Site management staff will undertake training on environmental management, and a number of the site team will be trained in emergency response for environmental incidents.

Environmental emergency plans will be prepared (including a Pollution Control and Contingency Plan), and regular checks will be made that the plans are effective by means of emergency drills. Site based training for staff and operatives will include:

- Site inductions, including the requirements of the CEMP;
- Method Statement briefings including operational controls and emergency procedures;
- Aspect and Impact Assessment briefings, including presence of protected species;
- Tool Box Talks; and,
- Project specific training.

4 ENVIRONMENTAL ACTIONS AND CONTROL MEASURES

4.1 INTRODUCTION

All works will be undertaken in a manner that minimises or removes potential adverse effects on the environment or on the occupants of nearby properties. There is the potential for vibration, noise, dust and odours and artificial lighting sources to be generated from the works that may impact local residents, passers-by, users of nearby amenities, and/or sensitive habitats and protected species.

The Construction Contractor will provide a method statement for the management and mitigation of adverse environmental impacts including those associated with vibration, noise, dust, odours, artificial lighting and ecology. A schedule of method statements will be prepared by the Construction Contractor, when appointed.

Specific procedures to manage the key environmental aspects of the project would be developed by the Contractor prior to work commencing. As a minimum, the mitigation measures discussed in the following sections will be put in place as part of the Construction Contractor's Method Statement and CEMP (including regard to CIRIA Guidance Note, C502 Environmental Good Practice on Site, 1999).

4.2 SITE WORKING HOURS

Pursuant to Condition 3, no works relating to site preparation, vehicle movement or construction shall take place outside of the following permitted hours:

- 0800 to 1800 Monday to Friday;
- 0800 to 1300 Saturday; and,
- No working on Sunday or Public Holidays.

4.3 CONSTRUCTION ACCESS POINT

All construction traffic will access the site via our Phase 1 development Century Way, Golcar, HD7 4NB off Swallow Lane.

(See Appendix 7 – Construction Access)

4.4 VEHICLE PARKING

A vehicle parking area for the Construction Contractor's operatives, site management and visitors will be maintained within the boundary of the site for the duration of the Works as far as is reasonably practicable to ensure that parking on the public highway or surrounding residential roads is prohibited. This area will be demarcated from pedestrians and site vehicles.

(Appendix 8a – CMP & Appendix 8b – Vehicle Movement)

4.5 WHEEL WASHING FACILITIES

The purpose of a wheel washing facility is to ensure that loose material and spoil are not brought out onto the highway. The planned earthworks and stockpiling of materials will be designed to minimise the movement of vehicles on and off of the site for the duration of the Works and minimise contact between mud and dust and vehicle wheels. As such it is not considered necessary to immediately supply wheel washing facilities during the commencement of Works.

However, the Construction Contractor will confirm that suitable financial provisions exist for the immediate supply of wheel washing facilities and/ or mechanical road sweepers, should they be considered necessary by either the Site Team or Local Planning Authority.

Existing management facilities to prevent debris leaving the site are as follows:

- Materials required to be leaving the site will be minimised to the collection of recyclable materials and the limited disposal of hazardous materials under full duty of care;
- An earthworks balance is anticipated with all soils retained on-site and re-used during the phased development; and,
- Additional environmental controls as designated in the following sections will be implemented to minimise the generation of dust and mud debris.

4.6 NOISE AND VIBRATION MANAGEMENT

The following measures should be put in place during construction:

- Working hours would be restricted to those specified in **Section 4.2** and variations from the above would only occur with the prior written consent of the Local Planning Authority;
- Fixed and semi-fixed plant will be located away from site boundaries adjacent to residential properties;
- All plant items would be properly maintained and operated according to manufacturer's recommendations in such a manner as to avoid causing excessive noise. All plant would be sited so that the noise impact at nearby noise sensitive properties is minimised;
- Drop heights of materials will be kept to a minimum; and,
- Plant and equipment will be shut down when not in use.

The Construction Contractor shall employ the best practical means to minimise noise and vibration produced by his operations, and shall have regard to the recommendations in BS5228, Noise Control on Construction and Open Sites, the Noise Abatement Act (1960).

The duration of the works close to the site boundary is likely to be short in comparison with the total duration of the construction programme; hence the worst-case noise levels are likely to be less frequent than the average noise levels.

To reduce the potential of nuisance being caused by construction activities, the Construction Contractor will introduce control measures when developing construction programmes and methods of work. The Construction Contractor will develop controls on the sequencing of works and providing noise protection on an activity-by-activity basis.

The adoption of Best Practicable Means, as defined in the Control of Pollution Act 1974, is usually the most effective means of controlling noise from construction sites. In addition, the following measures will be considered, where appropriate:

- Compressors would be silenced or sound reduced models fitted with acoustic enclosures;
- Pneumatic tools would be fitted with silencers or mufflers;
- Deliveries would be programmed to arrive during the hours specified in **Section 4.2** only.

Care would be taken when unloading vehicles to minimise noise. Delivery vehicles would be routed so as to minimise disturbance to local residents. Delivery vehicles would be prohibited from waiting within the site with their engines running; and,

- Local hoarding, screens or barriers would be erected if required to shield particularly noisy activities.

4.7 DUST AND AIR QUALITY

Dust levels across the site are not expected to be problematic, particularly due to the lack of demolition required, although dust suppression may be required during dry conditions. Particular care is required to maintain dust emissions at a practicable minimum near sensitive residential and environmental receptors.

Appropriate regard to the control of dust and exhaust emissions during the construction works will be included within the Construction Contractor's Method Statements. The use of Best Practicable Means (BPM) (as defined in Part III of the Environmental Protection Act 1990) will be employed, examples of which are given below:

- Damping down and sealing of stockpiles by rolling, covering, seeding or other means following best practice techniques;
- Minimising drop heights and using chutes where practicable;
- Sheeting of vehicles transporting certain (loose construction) materials to and from the site as agreed;
- Limiting the speed of site vehicles to 20mph (not including dump trucks);
- Applying a coarse gravel surface (or similar) along the haulage road, where considered appropriate;
- Placing plant as far as possible from sensitive areas and switching engines off when not in use;
- When required, provision of wheel washing facilities and if required regular use of road sweepers at access points and on local roads (to remove mud from public highways);
- Damping down of haul roads; and,
- Visual monitoring at sensitive locations on a daily basis.

4.8 ARCHAEOLOGICAL ASSESSMENT

A written scheme of investigation is being completed and will be submitted for review by the Local Authority. The Construction Contractor will undertake the agreed scheme of investigation during the topsoil strip.

The Chartered Institute for Archaeologists (CIfA) Code of Conduct and Standard and Guidance for Archaeological Excavations should be adhered to during construction.

4.9 WASTE MANAGEMENT

Nottinghamshire County Council Waste Core Strategy states developments should be 'designed, constructed and implemented to minimise the creation of waste and maximise the use of recycled materials.' The Construction Contractor's method statements will include a Site Waste Management Plan. The Site Waste Management Plan will identify how waste produced during construction will be managed in accordance with legislation and good practice, and will be the responsibility of the Construction Contractor throughout the works.

The Construction Contractor would be responsible for the setting and review of waste targets from the outset to ensure that high standards are maintained with the emphasis being on continual improvement.

Waste arising from the construction will be managed in accordance with the Site Waste Management Plan. Specific control measures for dealing with waste include:

- Storing and reusing earthwork materials (including topsoil and subsoil) and general arisings to negate the export or import of inert materials during the phased development;

- Reduction of site generated waste through waste minimisation and re-cycling initiatives, including the source-segregation of re-usable and recyclable materials;
- Appropriate methods of waste disposal linked to a robust waste disposal audit trail;
- All topsoil and subsoil would be handled and stored carefully to minimise the potential for damage to the soil structure. A detailed method statement would be produced, and approved by the Environmental Manager, clearly identifying correct stripping, soil handling, storage, placement and programming requirements to avoid compaction and moving the material in unsuitable weather conditions;
- Construction arisings being reused within the site as structural or non-structural fill;
- Any fuels, oils and chemicals would be stored in appropriate containers within secure bounded compounds in accordance with good site practice and regulatory guidelines and located away from sensitive receptors; and,
- Detailed procedures and guidance would be developed and implemented through the construction process to minimise the import of non-sustainable raw materials and for identifying opportunities for re-using or re-cycling waste.

4.10 VEGETATION/ECOLOGY

INTRODUCTION

The following information is pursuant to Condition 15 and Condition 17 of Planning Decision Notice 2020/62/94096/W.

TOOLBOX TALK & MONITORING

Prior to each phase all site workers will be briefed on the potential ecological constraints on site (**Appendix 9 – Ecological Report**), associated legislation and their responsibilities at induction by the ECoW. A copy of the Ecology Tool Box Information Sheets (**Appendix 10 – Toolbox Talks**) will be provided at this time and site workers will be expected to sign the Training Record Sheet. A copy of this CEMP and the Tool Box Information will also be held at the site office for reference.

The Construction Contractor will monitor ecological issues during the course of clearance and construction. Throughout construction all workers should work with due care and attention with respect to the potential presence of protected species on site. Any observations of protected species should be reported immediately to the Construction Contractor.

Weekly checks of the site boundary will be made by the Construction Contractor and this will ensure:

- The integrity and correct positioning of protective fencing;
- Repairs are made fencing as necessary; and,
- Particular attention will be made to possible signs of badger digging.

Further ecological advice will be sought from the Ecological Clerk of Works (ECoW) where necessary.

PROTECTION OF RETAINED HABITATS

The potential for impacts on retained habitats outside of the immediate working areas during construction activities will be minimised through the erection of protective fencing. The fencing will be located so that it prevents inadvertent damage to retained or created habitats throughout the construction, particularly in locations where vegetation is to be removed or during works close to retained habitat.

No temporary storage of materials, construction of haul routes, or site machinery would be sited within retained habitats or outside of the site boundary, and unnecessary or informal access to these areas by construction site personnel would be prevented.

Fencing will be inspected on a weekly basis by the site contractors and repairs will be undertaken as necessary.

HEDGEROWS AND TREES

It is the responsibility of the Construction Contractor to ensure that the Tree Protection Plans relevant to the particular phase of development are implemented on site, maintained during the development process and understood by all site personnel and contractors prior to commencement of works. The Construction Contractor will notify the Local Authority Tree Officer of any programmed or unscheduled works within the Root Protection Areas or Construction Exclusion Zone

WATERCOURSE

There should be no uncontrolled run-off of water or mud from the site;

Once hard surfaces are constructed in the form of roads, silt run-off preventative measures in the form of metal plates secured to gulley frames with terram are to be utilised throughout the construction period;

During works machinery will not be refuelled within 30m of a watercourse;

- All machinery will be regularly checked for oil leaks or similar, which, if found, must be prevented from entering a watercourse either through immediate repair of the machinery or through use of a drip tray/spill kit or similar;
- Any spillages (e.g. diesel) should be cleaned up immediately. Efforts will be made to stop a spill at the source. If the primary container or secondary containment have been breached or failed for any reason, the spill will try to be contained at the source. This will reduce the quantity of material released, reducing spilt material that can cause pollution;
- If it is not possible to stop the spill at source, significant attempts will be made to stop it as close to the source as possible. If possible the spilling material will be safely moved into another container to limit the size of the spill. Use of a suitable container and pump may be required; and,
- In the event of a spillage on site, the material should be contained (using an absorbent material such as sand or soil or commercially available booms). Sorbents will be used to soak up a spill and stop it spreading on hard surfaces. Using sorbents generates waste and this method will only be used on small spills, or where a spill has been contained to stop further spread. All used sorbents will be disposed of at an accredited site for disposal. Construction of the access road may require direct works to the banks of the watercourse. In addition to the best practice measures outlined above, and mitigation that may be required for water vole (discussed below), the following precautionary measures will be adopted to minimise the risk of siltation:

GENERAL MEASURES FOR FAUNA

The following precautionary measures will be adopted to avoid potential for harm to protected species:

- Where possible material will be stored/stockpiled centrally within the site;
- Any on-site material that could be used by protected species will be raised on pallets; and,
- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling.

BADGERS

The following precautionary measures will be adopted to minimise the risk of accidental harm to badgers:

- Prior to each phase of construction the site, and an area of 30m around the site, will be reassessed by the ECoW for the possible presence of badger setts;
- During construction, pipes greater than 250mm in diameter will be capped if they are left open overnight, thereby preventing badgers (or other fauna) from becoming trapped;
- Pits or trenches will be similarly covered overnight, or left with a suitable means of escape, (e.g. a wooden plank); and,
- Soil stockpiles must be covered over or compacted down to minimise the risk of badgers digging in to create setts. If an active badger sett is identified during this pre-works inspection then works will take the relevant legislation into consideration, with appropriate mitigation to protect the area of badger interest. This may entail the use of buffer zones, badger fencing or undertaking works under the appropriate Natural England badger Licence to ensure this species is not directly impacted by the proposals. Works under a badger Licence that directly affect a sett or disturb badger occupying a sett may only be undertaken between July and November, inclusive.

NESTING BIRDS

The removal of woody vegetation or clearance of arable fields should be undertaken outside of the nesting season, i.e. March – September, inclusive. Where this is not possible, the site will be checked by the ECoW or a suitably qualified ecologist to confirm the absence of nesting birds, including ground-nesting species.

Where nesting birds are present an exclusion zone should be set around the nest (as determined by the supervising ecologist and suitable for the species nesting) within which no works can occur until the birds have fully fledged.

BATS

It is anticipated that all trees that have the potential to support roosting bats will be retained within the proposals. In the unlikely event that this changes, or if arboricultural works are required for 'pruning', it is recommended that an aerial inspection by an appropriately trained and Licensed bat worker of these trees is undertaken. The assessment of trees should follow the most up to date guidelines for bat survey. If during this pre-works inspection it is considered that a bat roost is present then every effort will be made to avoid effects to features that are used by roosting bats. However, if it is likely that a bat roost will be affected by the tree works, then additional surveys will be required in order to inform a European Protected Species Licence (EPSL) application which would likely be necessary to allow derogation from the relevant legislation and allow works to commence. As part of the Licence application a detailed mitigation strategy would be necessary in order to ensure the Favourable Conservation Status (FCS) of the species in question was maintained or enhanced.

During each phase of works the potential impacts associated with operational light spill on to potential bat flight-lines or foraging habitat will be avoided through the following:

- Avoid unnecessary lighting;
- The direct lighting of existing trees and hedgerows or proposed flood attenuation facilities will be prevented; and,
- Lighting should be directional and light spillage will be avoided.

DELAY TO CONSTRUCTION

If there is likely to be any delay prior to construction works, the area will be maintained as bare earth, and regularly monitored. Once construction is confirmed an additional survey will be conducted to ensure that no new field signs are found.

INVASIVE SPECIES

The Arboricultural Assessment (**Appendix 11a – Arboricultural Implications Assessment & 11b – Invasive Plant Survey & Report**) has been completed and note considerations below to be taken in addition:

- Spraying or spot-treatment with glyphosate in August / September or 2, 4-D amine in May;
- Where appropriate injection of live stems may also be used to avoid drift of herbicides on to the adjacent sensitive woodland habitats;
- Removal of previous year's dead plant material prior to treatment;
- Treatment can be made more effective through careful rotoation following the initial application and re-treatment when stands reach a height of 1 – 1.5m;
- Appropriate fencing should be installed at least 7 m away from the stand edge prior to works (exact area to be determined by an appropriately trained professional) to ensure the stand is not spread throughout the site by uncontrolled movement of plant;
- In the event that treatment with spraying is not possible then the following alternative methods may be considered;
- Digging, wholesale removal and appropriate disposal of the plant material. Disposal may be achieved through (i) on-site burial in an impermeable membrane or (ii) disposal to a licensed tip;
- 'Bunding', which involves the digging and storage on site above ground in low bunds, followed by treatment with appropriate herbicide; and,
- On-site burial or bunding of material will not be carried out near the watercourse W1 or within 15m of the ancient woodland habitats.'

4.11 COAL MINING

If any coal mining feature is encountered during development, these should be reported by the contractor to the Coal Authority and Local Planning Authority.

4.12 UNEXPECTED CONTAMINATION

The Geo-environmental Desk Study (**Appendix 12 – Site Investigation Report**) concluded that there is a low risk of contamination being encountered at the site. However, pursuant to Condition 9, if land contamination not previously identified is encountered during development, then the District Planning Authority should be notified immediately and no further works carried out within this area until a method statement detailing a scheme and timetable for dealing with the contamination has been submitted and agreed in writing with the Local Planning Authority. The mitigation measures identified by the investigation shall be carried out in full and in accordance with the previously agreed timetable.

4.13 SPECIFIC ENVIRONMENTAL ACTIONS

A register of other specific environmental actions, if required, will be developed by the Construction Contractor to ensure that all relevant environmental actions are managed appropriately and in a structured and auditable manner.

The specific actions included in the Register should take account of applicable Planning Conditions.

The Register should identify the significant environmental actions and controls, subdivided into environmental topics and grouped into pre, during and post construction phases. The Register should provide the following detail:

- The site specific actions and associated controls that need to be taken (including monitoring equipment / methods where appropriate);
- The individual responsible for implementing that action;
- The hold points i.e. when construction activities need to cease or cannot commence unless the Contractor's Project Manager approves or the relevant approval/consent is in place;
- The achievement criteria which demonstrate that the particular action has been successfully implemented;
- A reference to the relevant planning condition;
- The date the action is complete; and,
- A comments column for further detail (including details, if applicable, of the relevant deliverable reference e.g. a Method Statement).

The Register of Site Specific Environmental Actions should be continually reviewed and updated throughout the duration of the works.

5 REGISTER OF VARIATIONS AND ENVIRONMENTALLY SIGNIFICANT CHANGES

The following procedure will be followed if any environmentally significant changes or variations are encountered once the Proposed Development commences, which would result in a change to the CEMP, e.g. the use of alternative construction methods, design or mitigation:

- The Construction Contractor shall inform and seek approval from the Contractor's Project Manager;
- The Construction Contractor's Project Manager will be responsible for reviewing the proposed variations to the CEMP, recording the proposed changes and if necessary, contacting the key stakeholders to obtain agreement (Local Authority, Environment Agency etc); and,
- The Construction Contractor's Project Manager shall be responsible for implementing the instructions and ensuring that site staff are aware of the proposed variations and how these may affect the Proposed Development.

A record of changes to construction methods, design and mitigation and the CEMP will be recorded by the Construction Contractor.

Appendix 1- Proposed External Works

Appendix 2 – Design & Access Statement

Appendix 3 – Sales Signage Location

Appendix 4 – Build Programme

Appendix 5 – Site Contact & Resident Liaison Officer

Appendix 6 – SWMP

Appendix 7 – Construction Access

Appendix 8a – CMP

Appendix 8b – Vehicle Movement

Appendix 9 – Ecological Report

Appendix 10 – Toolbox Talks

Appendix 11a – Arboriculture Implications Assessment

Appendix 11b – Invasive Plant Survey & Report

Appendix 12 – Site Investigation Report

