NEWETT
HOMES

# CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

## LAND OFF PENISTONE ROAD, FENAY BRIDGE

REVISION F | OCTOBER 2025

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# APPENDICES.

# 1. Introduction

1.1. This document outlines the Construction Environmental Management Plan for the construction of the proposed residential development at land off Penistone Road, Fenay Bridge.

1.2. The plan documents Newett Homes' overall construction programme and includes a brief description of the project, planned project sequencing, parking and traffic management, noise and vibration, and plot production.

1.3. This document should be read in conjunction with the Construction Management Plan, provided at Appendix A.

1.4. The development includes the construction of 68 dwellings consisting of two and three storey (split level) houses with associated access, parking, amenity space, landscaping and infrastructure works.

1.5. The development proposes two points of access, the primary access will serve the majority of the site, and the secondary access provides access to the remaining seven houses.

# 2. Programme and Phasing

2.1. Works are programmed to start as per the below, and more detailed phasing is provided on the Phasing Plan, provided at Appendix B:

- Archaeological investigation works to commence October 2023
- Site mobilisation works to commence July 2024, including site clearance, the erection of boundary fencing and tree protection fencing, and temporary compound set up;

**Phase 1**

- Cut & Fill - complete July 2024
- Roads & Sewers - complete October 2024
- Dwelling buildouts: Plots 1 to 16 - February to August 2025
- Surfacing - complete November 2025

**Phase 2**

- Cut & Fill - complete September 2024
- Roads & Sewers - complete January 2025
- Dwelling buildouts: Plots 17 to 32 & 45 to 56 - July 2025 to February 2026
- Surfacing - complete June 2026

**Phase 3**

- Cut & Fill - complete November 2024
- Roads & Sewers - complete March 2025
- Dwelling buildouts: Plots 33 to 44 & 57 to 65 - January to July 2026
- Surfacing - complete September 2026

# 3. Site Management

**Working Hours**

3.1. In accordance with planning requirements all construction works, and ancillary operations, including deliveries to and dispatch from the site will be restricted to:

- Monday to Friday - 07:30-18:30;
- Saturday - 08:00-13:00; and,
- No working on Sundays or Bank Holidays.

3.2. It is recognised that there may be exceptional circumstances where the restriction on hours of work cannot be adhered to. In these circumstances Newett Homes will provide advance notification and justification for any extension to the working hours to the local planning authority for approval and notify neighbours before works start outside normal hours.

**Roles & Responsibilities.**

3.3. Technical Director – Responsible for all technical matters / issues occurring during works.

3.4. Production Director – Responsible for site operations.

3.5. Production Manager – Oversee CDM requirements complied with (reporting to Production Director).

3.6. Site Manager – Day to day running of the site in accordance with construction procedures manual.

3.7. RG Wilbrey – External appointment to inspect Health & Safety implementation on site.

3.8. Public Liaison Person – responsible for communicating with local residents throughout the works. Contact: Andrew Clarke 07542 845757 and; Site Manager Carolyn Bradley-Winnett

# 4. Neighbour and Community Liaison & Management of Complaints

**Introduction.**

4.1. This procedure addresses neighbour and community liaison during the development works. Newett Homes is responsible for ensuring compliance with the procedure. In addition, all staff are responsible for adhering to its requirements.

4.2. A copy of this CEMP is available to view on the Council's website, navigating through to the planning applications page. A hard copy will be retained on site and available to view upon request.

**Procedure.**

4.3. Prior to commencement of the construction works, all neighbouring occupiers should be contacted by the Public Liaison Person (PLP), nominated by Newett Homes, to explain the activities to be undertaken, the duration of the works and the working hours. The PLP should also be introduced as the main point of contact and a contact telephone number provided.

4.4. A respectable standard of dress code will be maintained, and inappropriate behaviour will be addressed in the site induction.

4.5. The site reception should be clearly signposted, and staff present in reception should be able to direct unexpected visitors to an appropriate member of staff.

4.6. Neighbours should also be specifically informed about abnormal work or road closures proposed.

**Complaints.**

4.7. In the event of a complaint from a neighbour or a member of the public in relation to any activity, it must be recorded by the PLP in a designated logbook, stating the nature of the complaint, the cause, the time and date and, where appropriate, the remedial action taken. All site workers should immediately notify Newett Homes or Site Manager should they receive any complaints.

4.8. Should complaints about noise, dust or vibration be received, the monitoring results at the time of the complaint should be reviewed.

4.9. The PLP or its representatives should call complainants within 24 hours of receiving the complaint for further discussion and identification of a mutually acceptable resolution. Where possible, measures should be put in place to avoid a recurrence of complaints.

**Documentation.**

4.10. All complaints should be recorded in a complaint logbook with details of remedial action taken.

**Evaluation.**

4.11. The following documentation must be retained on site for inspection:

- Environmental incident logbook containing details of environmental incidents and corrective action taken;
- Copies of discharge consents and licenses;
- Waste transfer notes, hazardous waste consignment notes and waste carriers' registrations;
- Any noise and vibration monitoring record sheets with details of corrective actions taken where the action levels are exceeded.
- Any dust monitoring record sheets with details of corrective actions taken where the action levels are exceeded;
- Records of waste produced, reused, recycled and disposed of to landfill;
- Records of monthly energy usage and water usage as required;
- Records of distances travelled by each type of vehicle associated with the redevelopment works;
- Plant maintenance and defect records; and
- Complaints log book with details of the response made to complaints received.

**Environmental Reviews.**

4.12. Environmental issues must be included as an item on the agenda at progress meetings, attended by Newett Homes, subcontractors, relevant trade contactors and other members of the project team where appropriate. Where relevant, the following should be discussed;

- Results of the monitoring;
- Complaints, including cause and remedial action;
- Neighbourhood liaison;
- Communications with Kirklees Council and other statutory bodies; and
- Incidents that have taken place.

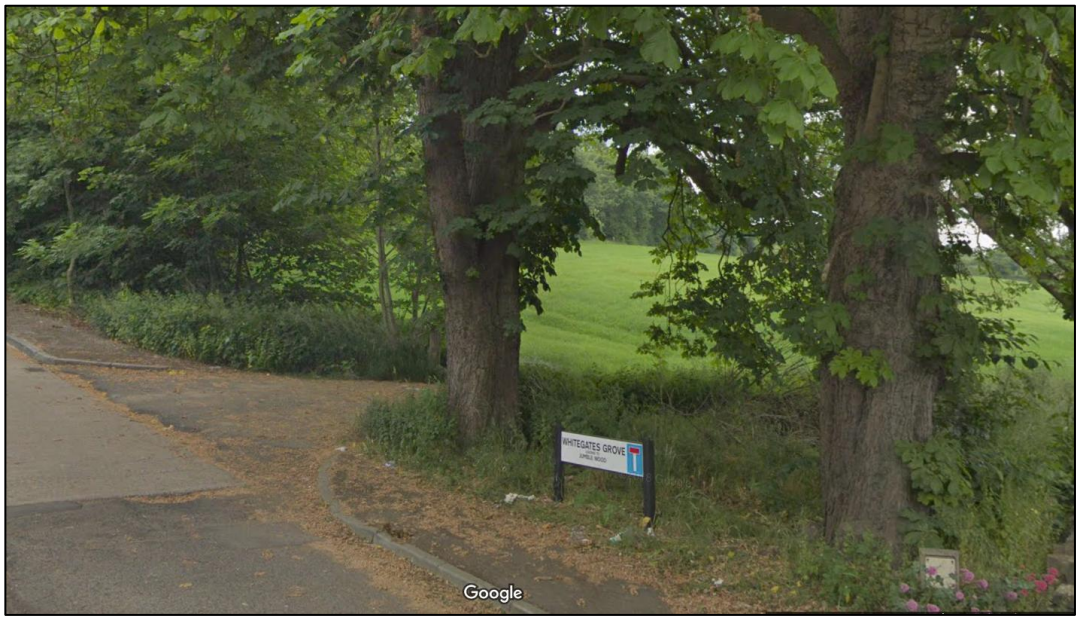
**Neighbouring Construction Sites.**

4.13. To ensure smooth operations and minimise disruptions during our construction period, we will actively engage with other developers in the vicinity. Recognising that HS2 and HS3 projects may commence concurrently, we will identify these builders and arrange meetings to discuss and agree on communication strategies. We will exchange contact details to facilitate prompt communication and address any matters as they arise. This approach aims to mitigate any adverse impacts within the area and ensure that all parties can work effectively towards developing out their respective sites.

# 5. Site Access, Storage & Movement of Materials

5.1. For the following, please refer to Construction Management Plan provided at Appendix A.

5.2. The main access to the site during the construction period will be via Penistone Road, located to the west of the site. However, initially and for a limited time only, access to the site will be taken via the existing bell mouth access located on Whitegates Grove to the north of the site, illustrated below.




5.3. This is due to the fact that during the S278 process, Kirklees Council confirmed that works to facilitate the main access of the site off Penistone Road will require advertisement for a period of 3 months prior to works commencing for this access. Given the resultant delays will construct a temporary access at the proposed site entrance under section 184 highways act.

5.4. Once the S184 access is constructed, the temporary access off Whitegates Grove will only be utilised for access to car parking for construction workers. All HGV's/construction traffic will only be allowed to use the main access off Penistone Road.

5.5. Whitegates Grove must be used to access the site initially, the site is not deliverable any other way due to the topography of the site. Due to site topography, the site entrance (via Penistone Rd) needs to be cut in and this needs to be done from within the site itself. This is because due to the steepness of the site and the quantity of the material, the cut material cannot be stored on-site, it needs removing straight away. To do this, you require HGVs (in this case circa 9m rigids) waiting on-site to take the material away.

5.6. Phase 1 of our cut and fill programme will see the formation of the access and the internal roads which, when services are lowered into the site, will then allow for the formation of the access road and consequently, allow access to be punched in through Penistone Road where construction vehicles can then access the site from Penistone Road directly. The use of Whitegates Grove is therefore temporary, envisaged for a period of 8 weeks.

5.7. We note Highways have raised concerns with the proposed use of Whitegates Grove as a temporary point of access. In response, we have worked with our contractors to understand what the largest vehicle they will be using for the works is, so we can then get vehicle tracking undertaken.

5.8. Our contractors fleet comprises the following, all 8-wheelers (axel set up 8x4):

- Volvo FMX 420 9.8m long, 2.5m wide
- Scania P410 9.2m long 2.6 wide
- MAN TGS 9.4m long 2.55m wide

5.9. We have had vehicle tracking done on the basis of the Volvo FMX 420 as the 'worse-case scenario' being the longest vehicle of the fleet at 9.8m long. The tracking is provided at Appendix F. We have provided commentary of the tracking movements below, which should be read in conjunction with the tracking drawing.

- 01 – This manoeuvre shows the vehicle turning right onto Whitegates Grove from Penistone Road, via the right-turn lane. The tracking shows that the vehicle fits in the right-turn lane and that the manoeuvre works using the existing Whitegates Grove access.
- 02 – This shows the truck exiting the site via Whitegates Grove and turning left to travel south on Penistone Road. As you can see – the vehicle overruns the right-turn lane. In the event the Highways Authority do not accept this, we can restrict the contractors trucks from turning left.

- 03 – This manoeuvre works when accessing.
- 04 – This manoeuvre works when egressing.
- 05 – This manoeuvre works when egressing.
- 06 – The Rigid truck overruns the central hatching, though this is considered acceptable.

5.10. Overall, the manoeuvres work and the only issue (turning left onto Whitegates Grove) can be prevented by restricting left-turning. This is a temporary access, envisaged for a period of 8 weeks, thereafter we would revert to accessing the site via Penistone Road.

5.11. Unfortunately, the use of White Gates Grove was utilised beyond the 8 weeks due to delays in opening up the new access off Penistone Road. The White Gates Grove access is now closed (February 2025), except for the contractor parking.

5.12. Travel routes to the development: When travelling North to South exit at junction 38 of the M1 and take the first turn off onto the A637 passing through West Bretton, Midgley and Flockton. Any vehicles over 7.5 tons are prohibited from travelling through Flockton. After approximately 5km turn left onto the A642. When passing Lepton avoid using Rowley Lane as this 'B' road is not suitable for large site vehicles larger than standard cars. After approximately 3.5km turn right onto the A629 Penistone Road and the development is situated 2km on the right-hand side.

5.13. If approaching the development from East to West exit the M62 at junction 24 and head southeast on Halifax Road towards Huddersfield. Follow the ring road round the centre of Huddersfield and then take Wakefield Road. After approximately 3km take the right turn onto the A629 Penistone Road and the development is situated 2km on the left-hand side.

5.14. Prior to this temporary access being used, Newett Homes secured consent for works to the two TPO protected trees located at the junction of Whitegates Grove and Penistone Road under application reference 2023/91353. This was in order to ensure there was sufficient clearance under the tree canopies for construction vehicles and to ensure that vehicles wouldn't cause harm to protected trees. These tree works were completed prior to the use of this access.

5.15. No unauthorised access will be permitted. Deliveries will be scheduled to a time slot and a member of the site staff will meet the courier at the site entrance. Site vehicles will consist of pedestrian-size vehicles, such as cars and vans through to standard size HGV's. Should there be a requirement for any larger vehicles, such as abnormal loads, advanced warning will be given to the police, highways authorities and bridge and structure owners as necessary. HGV waiting areas on the development are highlighted on the Construction Management Plan. Thes areas will be managed by a site banksman accordingly.

5.16. A pre-development road condition survey will be provided to the Council in advance of site works commencing.

5.17. All deliveries will be deposited and stored within designated areas as identified on the Construction Management Plan and transported across the site as and when required. Storage of all plant and materials within the designated areas identified are segregated with fencing. During out of operational hours, these fenced off areas will be secured to avoid access by unprohibited personnel.

5.18. All deliveries of materials and plant will be scheduled to fall within the authorised working hours.

5.19. On-site parking for site staff is located in the 20no allocated parking areas identified on the appended Construction Management Plan. A total of 6no contractos are expected at on time on site.

# 6. Noise and Dust Management

**Noise Control Measures.**

6.1. Newett Homes will maintain objectives to minimise the impacts of noise on the construction site and surrounding areas. Construction activities will be undertaken in accordance with British Standards BS5228 2009 Noise and Vibration Control on Construction Sites standards. In addition, the contractors will be required to adopt the following more specific measures:

- Vehicles and mechanical plant will be maintained in a good and effective working order and operated in a manner to minimise noise emissions. The contractor will ensure that all plant complies with the relevant statutory requirements;
- HGV and site vehicles will be equipped with white noise reversing alarms;
- Compressor, generator and engine compartment doors will be kept closed when not in use and plant turned off;
- All pneumatic tools will be fitted with silencers / mufflers;
- Care to be taken when unloading vehicles to avoid unnecessary noise;
- The use of particularly noisy plant will be, limited, i.e., avoiding use of noisy plant early in the morning;
- Restrict the number of plant items in use at any one time;
- Reduce the speed of vehicle movements;
- Ensure that operations are designed to be undertaken with any directional noise emissions pointing away from noise-sensitive receptors;

- Drop heights will be minimised when loading vehicles with rubble;
- Vehicles will be prohibited from waiting within the site with their engines running or alternatively, located in waiting areas away from sensitive receptors; and,
- Local hoarding, screens and barriers will be erected to shield particularly noisy activities.

**Dust Control Measures**

6.2. The likely dust generation activities that are expected on site include:

- Enabling works (e.g., verge clearance);
- Unloading, movement and transfer of materials;
- Excavation and installation of drainage and foundations;
- Dust from wheels of vehicles;
- Surfacing works;
- Installation of verge furniture and planting vegetation; and,
- Stockpiling.

6.3. The above activities will be mitigated using standard mitigation measures along the scheme route, and all construction compounds. These standard mitigation measures are presented in the table in Appendix C.

6.4. Where standard mitigation measures may not be sufficient to minimise emissions of dust alone, additional mitigation measures are proposed and these additional measures are presented in the table in Appendix D.

6.5. The mitigation measures listed in Appendices C & D are based on those presented by the Institute of Air Quality Management in their guidance on the assessment of dust generation and construction sites.

6.6. The mitigation measures listed in Appendices C & D often include a range of approaches to mitigate dust generation. For example, the options for the management of stockpile dust emissions include:

- Covering stockpiles;
- Seeding stockpiles; or
- The erection of fencing around stockpiles.

6.7. Regular road sweepers will be on site accessing all vehicular routes throughout the development for the full duration of the phase of works on the development.

6.8. The final selection of the most appropriate mitigation measures will be for Newett Homes to establish dependent upon the operational needs of each location at the different stages of the works.

**Mud Control Measures.**

6.9. Mud and debris may potentially occur during site operations as a result of movement of vehicles on the access road within the site; mechanical-handling operations; wind action on dusty surfaces; and from on-site plant, delivery vehicles and staff / visitor cars.

6.10. In order to control mud and debris from the site during the construction and operational phases, a mud and debris control scheme has been prepared in order to provide further confidence that adverse impacts will not occur and the spread of mud from the site prevented. See Appendix E Controls are included for all identified significant sources, with the aim of preventing mud and debris at source.

6.11. The measurements taken above are in line with the guidance and recommendations detailed in the Institute of Air Quality Management – Guidance on the assessment of dust from demolition and construction 2014.

6.12. Mud and debris activities will occur throughout the construction and operational phases of the proposed development. During site operations, initially muck away lorries will remove spoil and materials from site. Further to this, site deliveries will be carried out by lorries on a daily basis. Site transport will mainly consist of forklifts, dumpers and other minor wheeled transport.

6.13. Vehicle movements to and from the site will vary as construction progresses, however for a typical site of this scale, it is anticipated that site operations will involve approximately 12 to 20 vehicle movements each working day.

6.14. Site operations may be associated with a limited range of potential mud and debris including:

- Mud and debris generated by the movement of vehicles on access within the site;
- Mud and debris generated by machinery operating on the site;
- Mud and debris generated by wind action on dusty surfaces.

# 7. Temporary Drainage

7.1. Temporary drainage arrangements on the site will be designed to effectively manage surface water runoff during the construction phase, minimising the risk of flooding and silt. A temporary surface water management plan has been submitted via condition discharge to address temporary drainage arrangements.

# 8. Signage

8.1. Construction site safety signage should be regularly maintained and updated throughout the construction phase to ensure it stays relevant and effective. Additionally, it must be clearly visible and easy to interpret, even from a distance. Please refer to the Construction Management Plan for signage details and locations situated on site.

# 9. Lighting

9.1. During the construction phase, temporary site lighting will follow best practice guidelines. Lighting will be turned off when not needed for safety or security, and directed into the site to minimise impact on nearby residential areas and the public highway. Wherever possible, lighting will be aimed downwards to focus on the work area and reduce spill light.

# 10. Waste Management

10.1. The site team will implement a waste management plan to ensure that all waste materials are handled, stored, and disposed of in an environmentally responsible manner. This includes segregating waste at the source into categories such as recyclables, hazardous materials, general waste, and construction debris. Waste will be stored in clearly labelled containers to prevent contamination and reduce the risk of accidents. Regular waste audits will be conducted to track waste generation and identify opportunities for recycling and waste reduction. Where possible, materials will be reused on-site, and contractors will be encouraged to minimize packaging and select sustainable materials. All waste will be disposed of through licensed waste carriers, ensuring compliance with local regulations and minimising the environmental impact.

# APPENDIX A

**Construction Management Plan**

# APPENDIX B

**Phasing Plan**

# APPENDIX C

## Standard Mitigation Measures

| Mitigation | Mitigation measure |
|---|---|
| Mitigation for all Site: Dust Management | Develop and implement a series of dust management measures and monitoring measures. The level of detail should include as a minimum the measures set out in this table. Monitoring may include monitoring of dust deposition, dust flux, real-time $PM_{10}$ continuous monitoring and/or visual inspections. |
| | **Monitoring** |
| | Undertake daily on-site and off-site inspection, where receptors are nearby, to monitor dust, record inspection results, and make the log available to the local authority etc. when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100m of site boundary, with cleaning to be provided if necessary. |
| | **Preparing and Maintaining the Site** |
| | Fully enclose site or specific operations where there is a high potential for dust production and the site is actives for an extensive period. |
| | Keep site fencing, barriers and scaffolding clean using wet methods where there is the risk of dust accumulation. |
| | Remove materials that have the potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below. |
| | Cover, seed or fence stockpiles to prevent wind whipping. |
| | **Operating Vehicle/Machinery and Sustainable Travel** |
| | Impose and signpost a maximum-speed-limit of 15mph on surfaced and 10mph on un-surfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided). |
| | Ensure all vehicles switch off engines when stationary - no idling vehicles. |
| | All construction plant should use fuel equivalent to ultra-low sulphur diesel ("ULSD") where possible. |

## Appendix C continued…

| Mitigation | Mitigation measure |
|---|---|
| | **Operations** |
| | Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods. |
| Measures Specific to Demolition | See Table 6.1.2. |
| Measures Specific to Surfacing Works | Surfacing equipment (e.g. planer) only to be operated with any manufacturers dust abatement measures in place. |
| Measures Specific to Construction | Avoid scabbling (roughening of concrete surfaces) if possible. |
| | Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place. |
| Measures Specific to Trackout | Use water-assisted dust sweeper(s) on access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use. |
| | Avoid dry sweeping of large areas. |
| | Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. |
| | Record all inspections of haul routes and any subsequent action in a site log book. |
| | Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site) where reasonably practicable. |

# APPENDIX D

## Additional Mitigation Measures

| Mitigation | Mitigation measure |
|---|---|
| Mitigation for all Sites: Communication | Develop and implement a stakeholder communications plan that includes community engagement before work commences on site. |
| | Display the name and contact details of person(s) accountable for air quality and dust issues on the construction compound site boundaries. This may be the environment manager/engineer or the site manager. |
| | Display the head or regional office contact information. |
| Mitigation for all Site: Dust Management | **Site Management** |
| | Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. |
| | Make the complaints log available to the local authority etc. as soon as reasonably practicable. |
| | Record any exceptional incidents that cause dust and/or air emissions, either onsite or offsite, and the action taken to resolve the situation in the log book. |
| | Hold regular liaison meetings with other high risk construction sites within 500m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. In particular, it is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes. |
| | **Monitoring** |
| | Carry out regular site inspections to monitor the effectiveness of mitigation measures, record inspection results, and make an inspection log available to the local authority etc. promptly upon request. |
| | Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions. |

## Appendix D continued…

| Mitigation | Mitigation measure |
|---|---|
| | Undertake dust deposition, dust flux, or real-time $PM_{10}$ continuous monitoring. Wherever possible commence baseline monitoring at least three months before work commences on site or, if it is a large site, before work on a phase commences |
| | **Preparing and Maintaining the Site** |
| | Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible. |
| | Erect solid screens or barriers around particularly dusty activities or the site boundary that are at least as high as any stockpiles on site. |
| | Avoid site runoff of water or mud. |
| | **Operating Vehicle/Machinery and Sustainable Travel** |
| | Ensure all on-road vehicles comply with the requirements of the London Low Emission Zone and the London NRMM standards, within Greater London. |
| | Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable. |
| | Manage the sustainable delivery of goods and materials through careful programming of delivery. |
| | Implement a travel plan that supports and encourages sustainable travel (e.g. public transport, cycling, walking, and car-sharing). |
| | **Operations** |
| | Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction (e.g. suitable local exhaust ventilation systems). |
| | Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate. |
| | Use enclosed chutes and conveyors and covered skips. |

# APPENDIX E

## Mud & Debris Controls

| | Source of debris and mud | Control methods |
|---|---|---|
| CONSTRUCTION PHASE | Construction Traffic | • Sheeting/containment of aggregates delivery vehicles<br>• Access to site on paved access road<br>• Regularly sweeping access road, as necessary<br>• Early provision of designated internal haul routes and dampening down during dry/windy conditions, as necessary<br>• Provide vehicle wheel wash at site exit point<br>• Limiting vehicle speeds<br>• Switching off all engines when not in use |
| | Site Activities | • Provision of effective barriers around dusty activities or site boundary<br>• Minimising dust generating activities<br>• Dampening down of dusty surfaces during dry/windy conditions, as necessary<br>• Regularly sweeping hard-standing areas, as necessary<br>• Securely covering skips<br>• All muck away vehicles to designated hard standing areas only |
| OPERATIONAL PHASE | Delivery Vehicles | • Hard-surfacing of on-site areas and access road<br>• Regularly sweeping access road and on-site hard-standing areas<br>• Limiting vehicle speeds |
| | Off-site mud and debris dispersal | • Regularly sweeping access road and on-site hard-standing areas; as necessary<br>• Road sweeper on a week bases more if required |
| MONITORING | All site-related activities | • Visual monitoring of site boundary by site manager or appointed person on a daily basis or immediately following complaint<br>• Implementation of appropriate mitigation measures if visible mud or debris detected (e.g. sweeping dusty surfaces road sweeper wheel wash)<br>• If problems persist, review and if appropriate, revise debris & mud control measures |

# APPENDIX F

**Vehicle Tracking**