

Proposed Holiday Let at;

PARTRIDGE COTTAGE, AMAGE ROAD, WYE, KENT, TN25 5DF

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN



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01 INTRODUCTION & OBJECTIVES

This Construction Environment Management Plan (CEMP) has been prepared to support the Planning Application (ref: 19/03025/FULL), seeking permission for a proposed holiday let at Partridge Cottage, Amage Road, Wye, Kent, TN25 5DF.

This document has been informed by the *Preliminary Ecological Appraisal and Biodiversity Net Gain Calculations* provided by KB Ecology (2025).

Site Location

The site is located to the South of Amage Lane, on gradient land that forms part of the slope of the North Downs. The site is served via a field gate and is defined and bounded by mature trees to the north and hedgerows to the east and west.

The application site lies outside of the built confines of the village of Wye, Ashford.

Purpose And Conservation Objectives For The Proposed Construction Management

The purpose of a CEMP is to identify the likely operations involved in construction activities and use this to devise a suitable plan that ensures construction is safe and environmentally responsible.

Every phase of the demolition and construction process will need special consideration to ensure the methodology adopted by the contractor is safe and environmentally responsible.

The measures detailed in this document have been designed to;

- Reduce or eliminate the release of pollutants to the environment to ensure minimal harm to the surrounding environment and minimise impacts to the local community during the construction process;
- Reduce waste and resource depletion by implementing recycling principles where appropriate and practical; and
- Document and implement an effective programme for monitoring and managing environmental issues where necessary to support ecologically sustainable development and protect the aesthetic environment.

The CEMP is a working document and is to be updated as necessary.

02 SCOPE OF WORKS

Scope Of Works

The planned works will include the site enabling works, where topsoil will be removed within the construction zone to allow for the erection of any new buildings on site. This will also include the installation of new drainage assets and utilities.

The contractor will need to plan their works safely and effectively, whilst ensuring compliance with their obligations under planning, health and safety law and local constraints.

Working Hours

Normal working hours on this project are:

- Mondays - Friday 08:00 - 18:00
- Saturdays 08:00 - 13:00
- Sundays & Bank Holidays Not permitted

No construction works will be permitted outside of these hours, with the exception of collection or strategic deliveries to site, where it may be deemed necessary to organise these outside of normal working hours to avoid conflict with peak time traffic movement.

Any works or deliveries planned outside of working hours will be notified to the Local Planning Authority, at least 48 hours prior to the planned operation. This will include the reasons for the decision and advance notification to the local residents.

Responsibility

The Site Management Team is the contact point to deal with all environmental and construction issues, as well as emergencies on site. Relevant contact details will be displayed at the site entrance.

Any change to the site working hours, for the purposes set out in the Deliveries section, will be notified to the local residents prior to the temporary changes coming into effect.

Emergency Response Procedures

All environmental incidents are to be dealt with promptly to minimise any potential impacts, and will be managed in accordance with the contractors own incident response and reporting procedures.

Likely emergencies and incidents may include; fuel or chemical spills, unlicensed discharge of pollutants (air, water, noise, soil), and the dumping of waste in an unauthorised site.

The contractor on site is responsible for undertaking the incident response according to their own procedures and emergency contact numbers will be displayed at the work site.

Any incidents on site which are likely to cause material harm to the environment will be immediately reported to the Site Management Team who will then advise the client and contact the local Environment Agency (EA) regulator Pollution Hotline Phone 0800 807060 (for England and Wales). This includes notification of pollution incidents on or around the site which have occurred during the course of the construction project and have caused actual or potential harm to the health and safety of human beings or the local ecosystem.

03 TRAFFIC MANAGEMENT & SECURITY

Traffic Management and Parking

The proposed works will be carried out within the site boundary associated with Partridge Cottage and will be accessed via the existing and established entrance for the duration of the construction. Due to the nature of the development, it is likely that the a temporary haul road and area of hardstanding will need to be installed within the curtilage of the site, to ensure appropriate running surfaces for construction traffic, site parking and deliveries.

Access to the site for all types of vehicle can be from either direction as many of the surroundings roads are similar in nature.

Please refer to the Construction Management Plan on page 9 for further details.

Delivery, Loading and Unloading

Any deliveries, and loading and unloading of goods at the site will be able to be carried out safely within the confines of the site, in accordance with the contractors own risk assessments/method statements.

Deliveries will be managed to run with the progress of works so that material storage is kept to a minimum, and delivery vehicles must contact the Site Manager to confirm acceptance prior to delivery.

A qualified banksman will be employed for the reversing and movement of any delivery vehicles, and all deliveries will be met by the Site Manager.

Road Cleaning and Wheel Washing

All vehicles leaving the site are to be washed using suitable pressure washer as provided by the Contractor.

The Contractor should ensure that in the instance that mud or debris enter the public highway, authorised signs ('Slippery Road' triangle with 'Mud on Road' subplate) are to be provided and roads are to be cleaned as necessary both during the working day, and at the end of the day.

Site Security

The working area will be protected by hoarding and fenced with Heras to keep the public and other unauthorised persons out of the construction area. Regular checks will be made to ensure the fencing systems are secure and undamaged.

Out of hours security measures will be the responsibility of the contractor and implemented on a risk assessment basis of site safety and crime prevention.

Site Lighting

It is likely that security lighting may be installed and the temporary installation of lighting may be necessary for the proposed works to take place. However, this will depend on the time of the year and working hours.

Any operational lighting will be switched off outside of working hours so as to minimise any disruption to the amenity of the neighbouring properties, with the exception of any approved security lighting.

04 NOISE & DUST CONTROL MEASURES

Noise

The potential sources of noise from work undertaken in connection with this project are likely to include;

- Earthworks
- Site clearance
- Excavations
- Transportation
- Processing of reusable materials
- Grass cutting
- Cleaning
- Construction
- Waste management

The contractors will implement the necessary management and operational controls to minimise any adverse impacts on the local community and neighbouring properties from any construction activities. The timing, duration and mitigation methods implemented are to be designed by the Contractors and approved by the Developer Site Management Team.

The developer will adhere to the approved working hours, and this will be communicated to the Contractors accordingly. Work and noise generation outside of the specified working hours is prohibited, without the prior agreement of Ashford Borough Council.

Contractors are required to control the resultant noise and vibration emission from construction in accordance with the recommendations established in relevant British Standard - for the control of noise on construction and open sites (BS5228-1:2009). Construction Contractors will ensure best practice is implemented for noise reduction methods, ensuring levels of noise are in compliance with acceptable levels.

Relevant control measures include:

- Restrict noise levels from the works and any ancillary operations associated with the works not to exceed a Leq of 67bd (A) when measured 3m from the nearest residential boundary during the site working hours
- Switch off engines of plant and vehicles when not in use
- Select noise suppressed/silenced plant
- Close doors on generators and turn off when not in use
- Comply with site working hours.

Dust Suppression

Control measures include:

- Damping down construction traffic routes, storage areas etc.
- Implementation of hard surface areas and regular cleaning by brushing at the earliest convenience
- Stockpiles of dusty materials and vehicles carrying waste material off-site to be covered or wetted to prevent wind disturbance
- Provision of wheel washing facilities
- Burning of waste material will not be permitted on site

05 ENVIRONMENTAL MANAGEMENT

In line with standard ecological expectations and approved documents, the following mitigation measures should be implemented to protect and conserve the surrounding environment on site.

During construction, contractors and other site personnel should be formally instructed using agreed policies, recommendations and requirements to maintain environmental quality and minimise adverse impacts. Including the avoidance of any unnecessary disturbance and pollution.

Protective fencing, exclusion barriers and warning signs will be installed where required to ensure site security and safety, please see the Management Plan below for further details. Any existing and proposed fencing should be installed with gaps underneath to allow mammals and amphibians to traverse the site.

In accordance with the accompanying *Preliminary Ecological Appraisal* conducted by KB Ecology and the *Landscaping and Environmental Management Plan (LEMP)*, relevant measures will be taken to ensure protection of the existing habitats to be retained. Including a complete halt of any work within the construction zone if a protected species is discovered on site, while a suitably qualified ecologist and/or Natural England are consulted. Works should not resume until any required surveys or mitigation has been carried out.

Amphibians and reptiles may utilise stacked materials such as wood, stone, boards, or metal sheets as refuge, and so the creation of any potential refuges on site should be avoided. As such, the site should be kept tidy and materials should be stored off of the ground where possible, for example on pallets. Should it be necessary to store materials on the ground, such as topsoil, then any stockpile should be smoothed or covered to prevent access by amphibians into cavities. Accumulations of building materials should be dismantled by hand to avoid potential harm to any amphibian or reptile.

Excavations should be backfilled before nightfall, or in the case where this is not possible ramps should be added to allow fauna to easily escape. All open trenches should be checked every morning, regardless of whether escape ramps are installed, to ensure no animals have become trapped overnight.

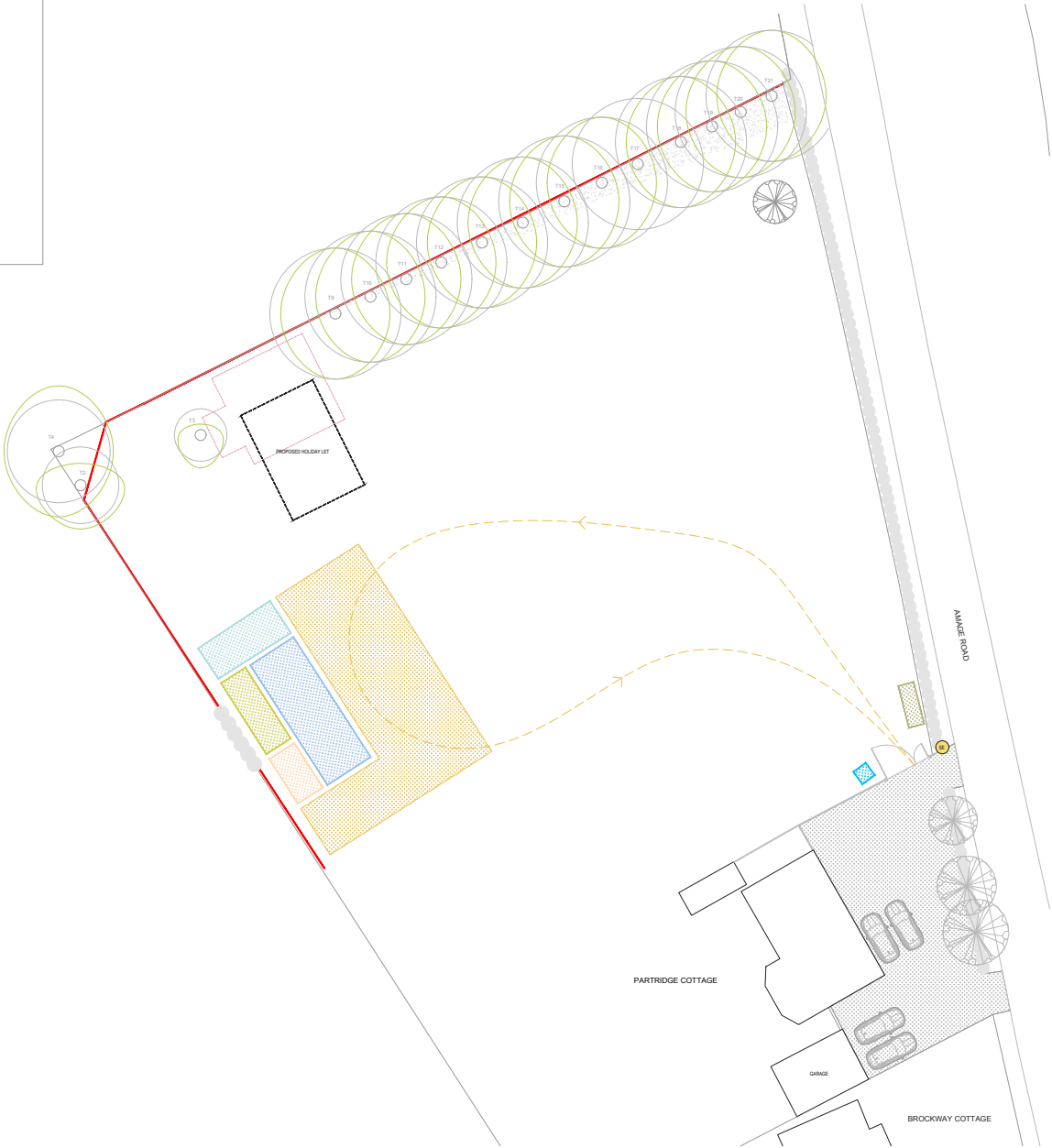
In compliance with National Planning Policy Framework paragraph 125, unnecessary lighting should be avoided at night to minimise adverse impacts on bats, invertebrates, plants, astronomy. Hours where lighting is used should be minimised, and any lighting should avoid 'spillage' by using directional down-lighting methods. In addition, lighting brightness should be reduced as far as is suitable to avoid unnecessary illumination to bat roost entries, mammal holes etc.

There are no other known environmental considerations; however, the Contractor should ensure they have checked local constraints and carried out appropriate risk assessments and method statements prior to the undertaking of any work.

06 MANAGEMENT PLAN



KEY	
	WHEEL WASH DOWN AREA
	VEHICULAR TURNING AREA
	RECYCLING / GENERAL WASTE STORAGE
	PLANT STORAGE
	MATERIAL STORAGE
	UNLOADING AREA
	OPERATIVE PARKING
	WELFARE
	HERAS FENCING
	SITE ENTRANCE SIGN



+ Construction Management Plan

(not to scale)

07 CONCLUSION

This Construction Environment Management Plan has demonstrated the following;

Impacts associated with the construction process and activities will be kept to an absolute minimum by implementing the discussed management measures

It is acknowledged that small variations to the CEMP may be necessary as the project progresses and may be subject to relevant alterations where appropriate due to ongoing developments on the site. This can be addressed through an 'open-book approach', for the full benefit of the LPA and local residents.

The applicant and contractors commitment to this CEMP demonstrates consideration, structure and robustness in the construction process. The flexibility of the CEMP provides the ability to deal with any issues or concerns that may arise during the construction process in a proactive nature. Leading to an efficient, well-managed regime that benefits all parties involved.