

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

This document sets out the approach that will be adopted during the enabling works under the planning permission reference 19/01740/HYBRID at Catalyst, land adjacent to The Promised Land Farm, Wendlebury Road, Chesterton, Bicester. Oxon. OX25 2PA.

The work will commence with site security, fencing and statutory / public advice safety signage, followed by cut and fill for the development, construction will be as follows:

A 2m high Heras fence hoarding will be erected to the full perimeter of the site, this will prevent any unnecessary access of construction plant into adjoining ownerships, whilst prevent general public access into the site, this will be inspected daily and recorded on a weekly basis

The works will comprise of plateauing the site, installation of foul and storm drainage, together with gas, water, electricity and BT services to each plot, the construction of the estate road together with units 1 to 9 which will progress as follows:

Phase 1 – Plots 1 to 4, estate road, service route, swale and wetlands

Phase 2 – Plots 5 & 6 and amenity areas

Phase 3 – Plots 7 to 9 and wetlands

The construction will include concrete foundations, steel frame construction, wall & roof cladding, concrete ground floor slabs, concrete first floor slabs, curtain walling screens & windows, translucent wall light screens, vertical & horizontal clad elevations, feature rain screen areas, sectional overhead doors and steel fire exit doors. Plasterboard internal partitions, mechanical and electrical installations, floor finishes and all associated external works including drainage, block paving paths with concrete hard standings, tarmac carriageways together with perimeter fencing, swales, bunds and landscaping

This Construction Environmental Management Plan for Biodiversity sets out to demonstrate our ability to carry out the works in an environmentally and sustainable way to achieve a completed project to the satisfaction of all stakeholders involved and should be read in conjunction with the Construction Management Plan (CMP).



CONTENTS

1	General
2	Potentially Damaging Construction Activities
3	Areas Impacted by Construction Activities
4	Risk Assessment for Activities Identified
5	Details of Biodiversity Protection Zones
6	Practical Measures to Avoid or Reduce Construction Impacts
7	Location of Sensitive Works
8	Timing of Sensitive Works
9	Specialist Ecologist Attendance
10	Responsible Persons
11	Lines of Communication
12	Ecological Clerk of Works (ECoW)
13	Use of Protective Fences and Barriers

1. General

This Construction Environmental Management Plan for Biodiversity has been prepared and issued to give an indication of our general approach to the construction and environmental management of the project.

Specific operations will be the subject of specialist considerations and site-specific detailed method statements relating to specialist activities will be submitted to Parkway Construction (MK) LTD for comments and approval prior to commencement of the works.

Measures to be considered are detailed in the sections of this document and this should be read along with the [Environmental Risk Assessment](#) (ERS) that identifies all areas to be considered, the ERS details how these risks should be managed, reduced or avoided during the course of construction.

2. Potentially Damaging Construction Activities

- Trench excavations
- Water pumping
- Vehicle Movements (dust & noise)
- Placing of hardcore and stone layers (dust & noise)
- Storage of Materials
- See ERS for details

3. Areas of Potential Impact from Construction Activities

- Tree and hedge removal, Nesting Birds
- Badger Sets
- Bats
- Otter Holts
- Contamination of water courses
- Storage of Materials
- Dust and Noise
- See ERS for details

4. Risk Assessment for Activities Identified

- **Environmental Risk Considerations**

Please see [C200 – Catalyst Bicester – Environmental Risk Assessments](#) for a full assessment of environmental risks for this site.

- **Tree and hedge removal, Nesting Birds, Bats**

Works will not commence during the bird breeding season (March to July inclusive) unless checking surveys have been undertaken by an appropriately qualified ecologist and the results have shown active nests to be absent immediately prior to work start.

To negate any effects on Bats, construction works will be limited to daylight hours between April and October, i.e. no night time working will be undertaken. Careful consideration will also be given to ensure that no site security illuminations are directed towards or fall onto any retained trees or hedgerows.

All works will be planned and managed in accordance with The Wildlife & Countryside Act 1981

- **Contamination of water courses**

Rainfall and associated surface water run-off during construction works can mobilise and transport pollutants such as sediment, oils, chemicals and other building materials into the water environment causing harm to plants and animals. Heavy rainfall can also flood excavations and other work areas which subsequently require draining or de-watering.

All works will be planned and managed in accordance with GPP5: Works and Maintenance in or Near Water recommendations. Also see CMP and Environmental Risk Assessment for further measures to minimise pollution / contamination

- **Storage of Materials**

Appropriate working and material storage methods will be implemented throughout the construction period to ensure adjacent habitats are not adversely affected by the proposals.

Materials will be:

- Stored on firm, stone or concrete, level surfaces to avoid tipping or accidental spillage
- Stored in the locations identified on the site setup plan
- Securely fenced to exclude wildlife
- Sheeted to protect them from the environment
- Stored on pallets, above the ground to protect from wildlife
- Liquid materials will be stores in containers, bunded tanks or on bunded pallets
- Spill kits will be available at all storage areas
- Spill training will be undertaken for all site personnel
- Forklift operatives will inspect below pallets prior to lifting or moving products

Please see the CMP for construction compound and storage area details.

- **Dust and Noise**

All works will be undertaken using modern and efficient equipment in order to minimise the environmental impacts of every operation.

All works will be planned and managed in accordance with [The Control of Noise at Work Regulations 2005](#). Please see CMP for further details

5. Details of Biodiversity Protection Zones

- Langford Brook
- Retained Trees. ([See Tyler Grange Drawing 11920/P03](#))
G1, G9, G10, G11, G12 & G13
T3, T4 & T5
- Retained Hedge
H2

6. Practical Measures to Avoid or Reduce Construction Impacts

- Form cut off trenches and lagoon to prevent silt laden rainwater runoff into Langford Brook
- Erect and maintain tree protection fencing as detailed in the ERA and the AMS
- Erect and maintain tree protection signage as detailed in the ERA and the AMS
- Nominate the Project Manager as the biodiversity champion to the scheme
- Ensure that all excavations are backfilled or covered over each night
- Ensure all holes are securely fenced at night to prevent wildlife access
- Install scaffold board or hessian escape routes out of any open excavation that cannot be fenced
- Ensure standing water of any depth is fenced and adequate mammal escape routes are installed
- Carry out sensitive works at the right time of year, see section 8 below
- Ensure that no site illuminations are directed towards or fall onto any retained trees or hedgerows.

7. Location of Sensitive Works

Adjacent Langford Brook

Tree and Hedge locations identified on TG Drawing 11920/P03
([See Tyler Grange Drawing 11920/P03](#))

8. Timing of Sensitive Works

Tree and hedge removal will not be undertaken in bird nesting season i.e. end of February to end of July

Prior to start on site a Pre-Works Otter Holt survey will be undertaken. Subject to the results of the survey a Method Statement is to be produced in the event any holts are identified to ensure disturbance and destruction of holts are avoided

Prior to start on site a Pre-Works Badger survey will be undertaken. Subject to the results of the survey a Method Statement is to be produced in the event a sett is identified, to ensure disturbance and destruction of setts is avoided. Should a sett be located the ecologist will review the need to apply for a mitigation licence if a sett is identified within the works area and is likely to be affected by the works.

Consideration will be given to careful storage of topsoil, which will be the subject of regular inspections to assess for evidence of badger excavations.

Construction works will be limited to daylight hours only

No other sensitive works are identified on site

9. Specialist Ecologist Attendance

1 - Pre-Works Otter Holt survey

2 - Pre-Works Badger survey

No further specialist ecologist attendance is anticipated, Tyler Granger have undertaken various surveys and produced reports (the AMS for example) that have been reviewed and their findings implemented throughout the design of this project.

All boundary, hedge and tree protection fencing will undergo a daily visible inspection, along with a weekly written inspection as described in the CMP and described in section 13 of this document.

10. Responsible Persons

The management structure for this site is:

Construction Director – Allan Carr (07971 533328)

Contracts Manager – James Higgins (07720 737846)

Senior Project Manager – Michael Walker (07522 234764)

Senior Quantity Surveyor – James Bell (07711 595382)

Safety Advisor – Wayne Hodgson – SML

11. Lines of Communication

The lines of communication should be as follows:

- Contracts Manager – James Higgins (07720 737846)

12. Ecological Clerk of Works (ECoW)

No independent ecological clerk of works is anticipated, beyond the specialist attendance noted above, various surveys and reports have been undertaken and their findings implemented throughout the design of this project.

The site based representative ECoW will undertake a weekly pre-commencement check for Otter holts when work is in close proximity to Langford Brook

13. Use of Protective Fences, Barriers & Signs

A Heras fence hoarding will be erected to the site perimeter as shown on the attached site setup plan, [C200 – SSP – 002](#) The site perimeter fencing will be regularly inspected and recorded weekly, it will be maintained throughout the contract and adapted as required to suit operations during the contract. As part of the weekly site perimeter inspection regime the safety signage and fencing will be inspected to ensure it is still visible.

No access will be allowed for plant, heavy machinery or storage outside of the fenced site confines.

Tree, roots and hedges will be fenced in accordance with BS5837 requirements, they will be adequately signed and will be regularly inspected with a written record being completed weekly, as detailed in the CMP, ERA and the AMS.

Tree protection fencing is to protect the tree in its entirety which includes the root system, the trunk, bark, branches, tissue and surrounding soil from damage, compaction and contamination.

The tree protection fencing creates a barrier that forms a ridged framework to exclude construction activity from the appropriate degree of proximity to all retained trees, which is to remain ridged if hit by machinery on site