

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Land Adjacent to The Promised Land Farm (Demolition)

This document sets out the approach that will be adopted during the demolition works under the planning permission reference 19/01746/OUT 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 demolition with archaeological investigation works to follow.

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. Tree protection will be erected to the northern and western boundaries as detailed on the Tyler Grange, Tree Removal Plan – 11920_P03.

The works will comprise of asbestos removal, structure dismantling, slab removal followed by foundation and drainage removal, the sequence being:

- Sheds 1 to 4
- Sheds 5 to 8
- Access road and yards
- Farmhouse & Bungalow

All works from slab down will be undertaken in conjunction with, and under the supervision of the County Archaeologist.

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).





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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 Demolition Activities

- Trench excavations
- Water pumping
- Vehicle Movements (dust & noise)
- Crushing (dust & noise)
- Asbestos Removal
- See ERS for details

3. Areas of Potential Impact from Demolition 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 [C210 – Catalyst Bicester – Environmental Risk Assessments](#) for a full assessment of environmental risks for this site.

• Tree and hedge removal, Nesting Birds, Bats

There is no tree or hedge removal as part of these demolition works.

To negate any effects there could be on foraging Bats, construction works will be limited to daylight hours, no night time working will be undertaken.

Careful consideration will also be given to ensure that no site security lighting will be 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 the demolition works can mobilise and transport pollutants such as sediment 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 demolition 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 [C210 Catalyst Bicester - Guidance Notes for Site - Noise & Dust Control](#). Please see CMP for further details

5. Details of Biodiversity Protection Zones

- Tributary leading to Langford Brook, west of site
- Retained Trees. ([See Tyler Grange Drawing 11920/P03](#))
G15, G16, G24, G23 & G22
T6, T15, T17, T20, T21, T22 & T23

6. Practical Measures to Avoid or Reduce Construction Impacts

- Form cut off trenches and lagoon to prevent silt laden rainwater runoff into the tributary of 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

Tributary leading to Langford Brook
Tree locations identified on TG Drawing 11920/P03
([See Tyler Grange Drawing 11920/P03](#))



8. Timing of Sensitive Works

There is no tree and hedge removal in these works.

We have undertaken a Pre-Works Otter Holt survey and there are no signs of Otter activity on the site.

We have undertaken a Pre-Works Badger survey and no Badger activity or setts have been identified.

The works area will be inspected daily to ensure there is no new signs of Otter or Badger activity.

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 - Undertaken

2 - Pre-Works Badger survey - Undertaken

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 and Badger setts when work is close to sensitive site boundary features.

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, [C210-SSP-001 \(Site Setup Plan\)](#). 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