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Oxpens, Wigginton, Oxfordshire, OX15 4JZ
**Construction Environment
Management Plan (CEMP)**
June 2022

Proposal:

Erection of one residential dwelling for multi-generational living
and landscape enhancements and associated works

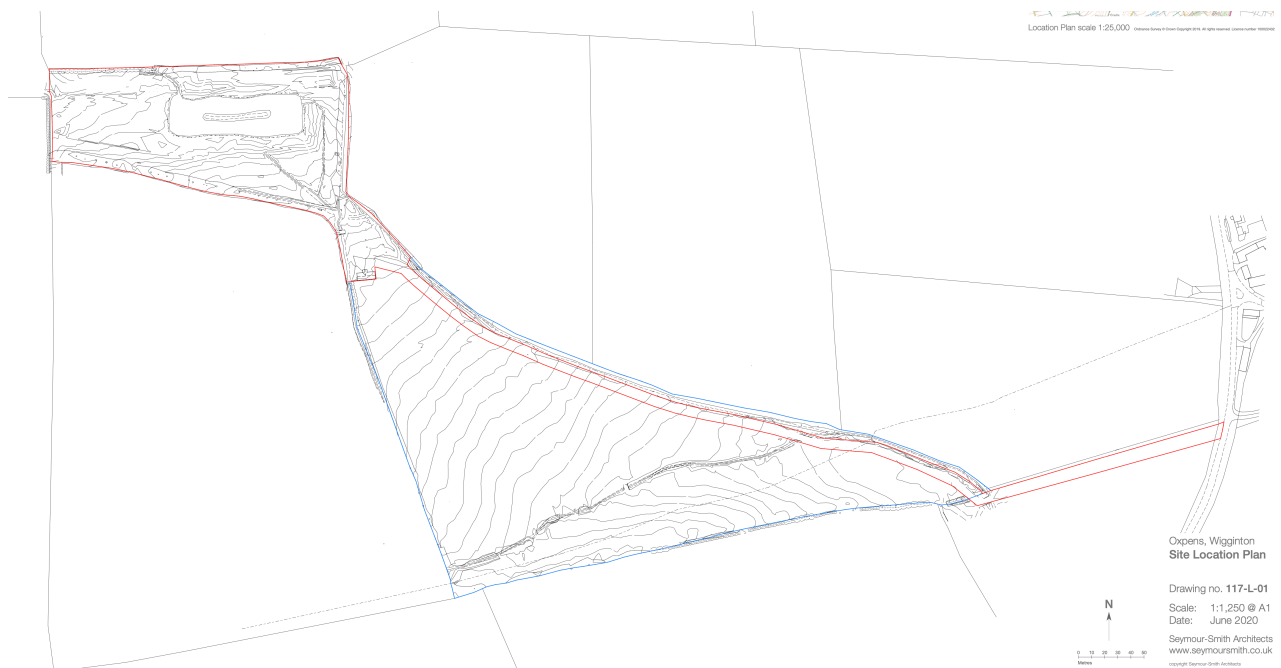
Location (description in Planning Application):

Barn In OS Parcel 0545 West Of Withycombe Farm, Wigginton
Planning reference 20/01933/F, Granted 19th May 2021

1.0 Introduction

- 1.1 The construction of the new dwelling at Oxpens and associated landscaping works will be carefully controlled so as not to have significant impacts on the environment and the local community.
- 1.2 Both the client and the contractor (when appointed) will have key responsibilities in ensuring that these environmental impacts are controlled adequately. Management during the construction works will be delivered through the development of this Construction Environment Management Plan (CEMP).
- 1.3 This Construction Environment Management Plan has been prepared in order to satisfy condition 11 of the planning approval (ref, 20/01933/F, permission granted 19th May 2021), which states:
- No development shall commence unless and until a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication with local residents, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved CEMP.*
- 1.4 Further development and commitment to the CEMP will be undertaken following selection of Contractors and before commencement of site works.
- 1.5 The contract documentation for the works will include this CEMP and will ensure that there is a requirement on the contractor to comply with the actions set out therein and to demonstrate to the client how they intend to identify further environmental impacts and implement the detailed mechanisms for managing the impacts of works on site. All site works shall be undertaken in compliance with the CEMP.

Site Location Plans (not to scale):



2.0 The CEMP Requirements

Development Description

- 2.1 The site has planning permission for the construction of a new dwelling and associated landscaping works.

Safety and Security

- 2.2 An appointed Site Manager will be in charge of Health and Safety on site. All visitors will be required to sign in and adhere to on-site Health and Safety practices. All personnel working on site will be required to wear the appropriate Personal Protective Equipment (PPE) including a high visibility vest or jacket, steel cap boots, and a hard hat as well as any other activity-specific safety wear.
- 2.3 The site is in an isolated location which is accessed by an existing track, which is gated at the entrance and locked each day before nightfall. This practice will continue and as such no specific security fencing is proposed or required.

Noise

- 2.4 It is expected that construction hours of operation will be between 08:00 and 18:00 Monday to Friday, and 08:00 and 13:00 on Saturday.
- 2.5 No construction activities will occur outside these hours unless agreed in writing 24 hours prior by Cherwell District Council.
- 2.6 There are no sensitive human receptors in the vicinity of the site which could be directly or reasonably affected by construction noise in normal circumstances.
- 2.7 All plant will be properly maintained and contractors will be required to conform to the construction noise code of practice BS 5228.

Air Quality

- 2.9 Dust can be created from movement of construction traffic and from general construction activities and can be carried by prevailing winds impacting upon the local area. Construction traffic carrying loose material will be covered to reduce dust generation. This measure will be combined with wheel washing at site access points. A water bowser will be provided for dust suppression on site if necessary and areas of concern can be 'dampened down' during periods of dry weather.
- 2.10 If necessary, arrangements will be made for sweeping public highways in the vicinity of the site access using a standard road sweeper. The Site Manager will be responsible for determining if additional measures will be required.

Ecology

- 2.11 A Landscape and Ecological Management Plan has been produced as a separate document, which covers ecology in detail.

Ground Conditions and Contaminated Land

- 2.12 A Contamination Risk Assessment has been produced as a separate document, and covers this in detail.

Archaeology

- 2.13 Site staff will be made aware of the potential for unexpected archaeological findings during excavation works. Materials to look out for during excavations include: burned or blackened material, brick or tile fragments, coin, pottery, or bone fragments, skeletons, timber joints or post holes, brick or stone foundations, and in-filled ditches. If any unexpected finds are encountered, work will stop immediately and expert advice will be sought.

Water Pollution

- 2.14 Precautions will be taken prior to and during construction to ensure the protection of watercourses and groundwater against pollution. The measures would be informed by the site investigation works and also by CIRIA Report 532 'Control of Water Pollution from Construction Sites' and Environment Agency Pollution Prevention Guidelines, principally PPG6 – 'Working at Construction and Demolition Sites'.

Waste

- 2.15 To avoid construction waste polluting ground water and the local land, the construction contractor would ensure that waste management procedures comply with the relevant legislation and that there is minimal impact to the environment from construction waste.
- 2.16 Waste will be segregated and disposed of at an appropriate waste management facility.

Staff Welfare Facilities

- 2.17 Staff Welfare Facilities will be self-contained with all discharge of waste water to sealed tanks which will be regularly emptied. All other waste will be collected in bins and removed from site at appropriate intervals.

Local Community Responsibility

- 2.18 The Site Manager will manage and co-ordinate on-site environmental activities and act as a point of contact for local residents. Liaison between the Construction Contractor and local residents will seek to ensure that any concerns are resolved quickly and efficiently.
- 2.19 The Site Manager will be responsible for briefing the Construction Environment Management Plan to construction staff; fulfilling environmental obligations on site; attending to any on-site environmental incidents or concerns; reporting and monitoring any environmental incidents; and ensuring waste management procedures are followed.

3.0 Construction Traffic Management

- 3.1 The development is small scale and any impact of construction traffic on the surrounding highway network and its impact on the amenity of nearby residents is expected to be almost negligible. Two types of construction traffic will be associated with the site: HGVs delivering materials to and from the site and workforce vehicles.

Site Management

- 3.2 Construction deliveries to the site will take place within the hours of construction works, namely between 08:00 and 18:00 hours on Mondays to Fridays and between 08:00 and 13:00 hours on Saturdays. This will be closely coordinated by the contractor to identify a timetable of deliveries to enable them to be managed.
- 3.3 A construction compound will be provided within the site (immediately to the south of the existing barn) and will remain for the duration of the construction period. It will be of sufficient size to store materials for the construction of the development until such a time that they are required and for vehicles to turn around, and to park as necessary.

Vehicle Movements

- 3.4 Access for both construction and future use of the site is proposed along the A361 followed by an unnamed B-road, and then the access track on site.
- 3.5 All suppliers undertaking deliveries to the site will be informed of the delivery arrangements and any restrictions.
- 3.6 The number of construction staff on site will vary over the construction period depending on the activity that is taking place. Staff will be expected to share vehicles when travelling to and from the site where possible.
- 3.7 If necessary, arrangements will be made for sweeping public highways in the vicinity of the site using a standard road sweeper. The Site Manager will be responsible for determining if additional measures will be required.

Traffic Management Measures

- 3.8 To avoid any adverse impact on the unnamed B-road and the track on site, all material deliveries will be scheduled and managed by the contractor so that delivery vehicles do not meet each other along single track sections and the need to leave the road or tracks is avoided.