



Land South Tyneside College, South Shields

Construction Environmental Management Plan & Construction Traffic Management Plan



January 2026

CONTENTS

1. Introduction	3
2. Site Location	3
3. Description of Proposals	5
4. Working Hours	5
5. Communication	5
6. Emergency Contact	5
7. Access	5
8. Construction Traffic Management	6
9. Construction Traffic Routes to site	6
10. Construction Site Compound & Storage	6
11. Hoardings	6
12. Environmental Protection	7
13. Noise	9
14. Lighting	10
15. Disposal of Waste & Contaminated Materials	10
16. Appendices	12

APPENDICES

Appendix 1	Route of Build Plan
Appendix 2	Site Phasing Plan
Appendix 3	Haulage Route Plan
Appendix 4	Generator Specification

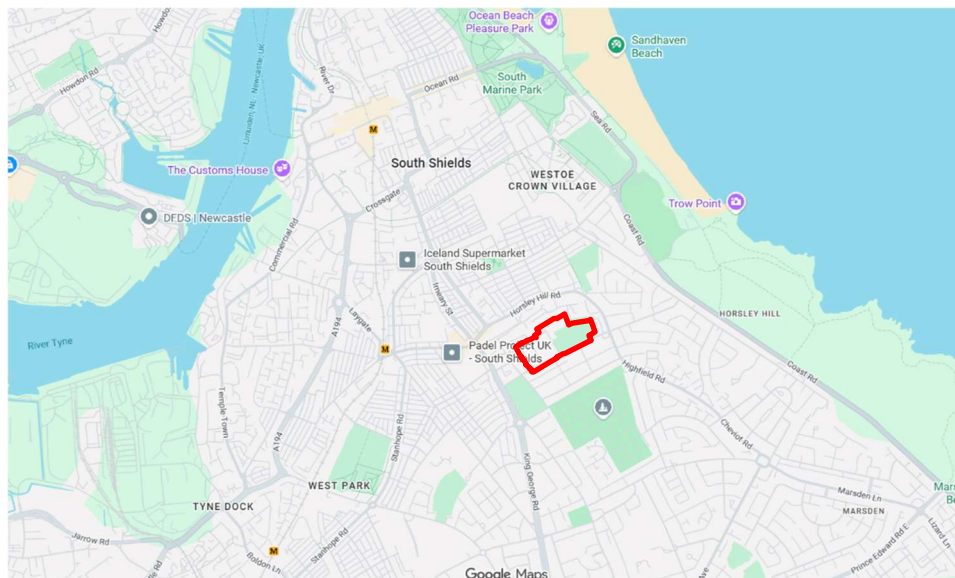
1. Introduction

This Construction Environmental Management Plan (CEMP) has been prepared by Miller Homes Northeast to minimise the construction impacts on the surrounding community at the referenced site in South Shields, both for the construction on site and the transport arrangements for servicing the site.

The plan addresses how any impacts associated with the proposed works will be mitigated. The agreed contents of the CEMP will be complied with unless otherwise agreed with South Tyneside Council. This plan is to be read in conjunction with the phase 1 construction and traffic management plans.

2. Site Location

The site is located approximately 1.0 mile to southeast of South Shields Town Centre. There are existing houses surrounding the site. Westoe Village Conservation Area is adjacent to the Northern boundary and there are apartments, Westoe village kindergarten and a row of houses to the west. The entrance to the site is to the South, with houses opposite.



Site Location Plan
Miller Development Site edged red



Existing Site plan

Construction access to the site to be through the proposed entrance to the development. Gates for the construction to be located and moved, as required by the stages of the construction.

Construction Access and Egress from the site will be strictly via the traffic light controlled intersection at Sunderland Road and Grosvenor Road. Construction site traffic will not be permitted via Collage Drive or Highfield Road.

3. Description of Proposals

The proposals are for the erection of 198 residential dwellings by Miller Homes. The proposals will also include the provision of roads, visitor car parking, landscaping and associated infrastructure.

4. Working Hours

No external construction works, works of demolition, deliveries, external running of plant and equipment shall take place other than between the hours of:

- 0800 to 1800 Monday to Friday; and
- 0800 to 1300 Saturdays
- No working on Sundays or Bank Holidays

5. Communication

Miller Homes operates the Miller respect scheme with a letter drop to all surrounding residents prior to start on site. This scheme ensures that the effects of site activities are mitigated wherever feasible and practicable. The scheme provides a Miller respect phone number for residents to log any site issues or concerns. The issues that have been logged are then investigated further by Miller SHE advisors and any other departments that are deemed necessary.

Miller Homes will also erect signage at key points around the site with information on site activities. Information will be available for the local community.

Information will also be published at the perimeter of the site to ensure that users of the site are aware of the closures of any roads or pathway and can adjust their journeys accordingly.

Operatives employed on site will be informed at their site induction of the importance of maintaining good relations within the local area.

6. Emergency Contact

The Site Manager will be the first point of contact for any emergency situation raised on site during normal working hours. The Miller respect number, 0800 083 6867 should be used during out of hours when the site is closed.

7. Access

In the interests of safety, members of the public will be prevented from accessing the site. The site will be securely closed by 2.4m hoarding and 2m high Herras fencing and entrance / exit locations for site vehicles. These will be secure gates that will be locked when not in use to be assessed accordingly to boundary sensitivity and controlled by principal contractor for the site when vehicles require access.

Miller Homes will ensure that pedestrians and vehicles are segregated within the site boundary through the use of appropriate barriers and separate routes where feasible.

Car parking for site workers will be provided on site adjacent the site compound as shown on the route of build drawing (Appendix 1).

8. Construction Traffic Management

Within the site, the construction traffic will be carefully managed so that all vehicles will drive into and out of the site via the main entrance and will be able to turn around on site, preventing the requirement to wait or reverse on to the highway.

Entrance gates are provided at the site boundary to secure the site when closed. Right of way for other highways users and pedestrians will be accommodated at all times.

The site management will ensure that all vehicles will drive into and out of the site when feasible. Vehicles will be registered before heading on to site to the unloading area. Miller Homes will aim to get delivery vehicles as quickly on and off site as quickly as possible to avoid traffic issues.

All sub-contractors will be made aware of this during the tender process and part of their instructions will include details on delivery times and behaviour. If necessary, vehicles will be turned away from the site and repeat offenders will not be allowed to deliver to site and alternative arrangements made. It is anticipated that approximately 15-25 deliveries will take place per day on site.

9. Construction Traffic Routes to Site

Incoming construction traffic to the site will be directed using signage and prior instruction during the procurement and order stage. Heavy construction traffic travelling to and from the site will be requested to follow a route identified on haulage route plan shown Appendix 3. This information will be communicated in the form of a letter to all contractors and sub-contractors or email and will include information with regard to times of operation, delivery routes, the call up procedure and delivery slot information.

There will be dedicated zones for vehicles to unload prior to leaving the site. Signage on the hoarding will be used to ensure that site access and egress points are clearly identified.

Miller Homes will manage deliveries to minimise disruption in the local area. Sufficient time will be given between deliveries to allow for any delays as a result of the delivery vehicle getting stuck in traffic or the loading/unloading taking longer than expected to avoid vehicles waiting on the surrounding highway network. Deliveries to site will enter via the main construction entrance from the west. Access to the compound and storage will allow lorries to turn and unload without causing delays with deliveries. Miller will work closely with the College to ensure safe traffic movements where the college is still operational.

10. Construction Site Compound & Storage

Main project offices will be established as shown on the route of build plan in Appendix 1. The main office area will be used by Miller Homes and contractors where necessary. The offices will be constructed from modular structures stacked two tiers high to reduce the overall footprint. The main offices will include welfare facilities including toilets and kitchen facilities for staff.

Laydown areas have been identified on the main site for materials and equipment. These are shown on the Route of Build Plan in Appendix 1. Waste management will be located within these areas.

The site compound will be appropriately lit for safety and security.

11. Hoardings

The site shall be fenced at key locations. The fencing will include:

- 2.4m hoarding, plywood faced, timber framed, with a surface density of not less than 7Kg/sqm for security and noise limitation purposes; or
- Heras fencing and sheeting; or

- 2m high anti-climb Heras fencing covered in debris netting.

The provisions of the Health and Safety at Work Act 1974 will be followed in all cases.

Access through the hoarding will be through gates located and constructed to minimise noise entering or leaving the site.

Security will be in place to prevent unauthorised entry or exit from the site if required. Site gates will be closed and locked outside operational hours with site security provisions.

12. Environmental Protection

Dust & Dirt

A dust management plan will be implemented to ensure the reduction and alleviation of dust on site. Miller Homes intend to keep levels of dust emissions to a minimum and maintain a high standard of environmental protection on site. This is to be done in accordance with the following legislation:

- IAQM document, guidance on the assessment of dust from demolition and construction, 2024 V2.2
- The Local Air Quality Management Technical Guidance (TG22), August 2022
- Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, October 2018

The site manager will monitor conditions on site and changing weather and environmental conditions. The working principles on site will then be impacted and altered, depending on the circumstances. Site staff should be made aware it is within their responsibility to assess the dust levels on site on a constant basis, particularly in their immediate vicinity and make the site manager aware if the levels are becoming a nuisance or hazardous.

It is the responsibility of the site manager to ensure the works and activities on site are not causing excessive levels of dust and are being maintained correctly by all members of the site team. It is their duty to assess whether works should be slowed, altered or stopped, if deemed necessary. Visits will be carried out by a Safety, Health and Environment advisor on a regular basis, to ensure the site is being run in the correct manner to preserve the highest environmental standards possible.

As the development on site progresses, our risk management process will continuously monitor plots that will be occupied and the residents on site. Works will be completed further away from these plots, where practicable. Additional methods to dampen dust can also be administered on site, as required by the conditions. Consideration will be given to the methods to be adopted for long term dust monitoring and this will be discussed with the PC prior to commencement of main work activities

Receptors

The predominant receptors adjacent the site are the houses within the residential area to the eastern boundary, as well as the houses and church to the north of the site. Care will be taken in ensuring the dust is kept to a minimum and does not negatively impact on these areas. Where practicable, site machinery and dust emitting activities will be utilised located in areas away from the most sensitive receptors.

Other receptors to be considered include the areas of the overall development that have already been completed. Due to the ongoing nature of the construction on site, this will need to be constantly monitored. Works will be progressed in a manner that best reduces the impact on completed areas.

Dust sources on site

- Soil and material excavations and movements
- Cutting of stone and concrete
- Movement of vehicles and plant
- Material deliveries

Issues and Complaints

The site manager will be responsible for ensuring the management of the dust and dirt levels on site. It is the responsibility of the site manager to put in place methods of mitigation where necessary, during the works on site. The Site Manager will be the first point of contact regarding any concerns from the public. For concerns relating to Miller Homes, the Miller respect number, 0800 083 6867 should be used during out of hours when the site is closed.

All personnel using the above equipment will be fully trained & certified as competent in doing so. Personnel should be equipped with PPE necessary to carry out the above tasks safely.

Risk assessments to be carried out on all the above mentioned tasks & retained in the construction phase Health & Safety plans.

Contaminated Land

All waste from the site, including potentially contaminated land resulting from excavations will be taken to an appropriate waste site by recognised contractors. Miller Homes will deal with any unknown hotspots discovered during construction works. This will ensure that personnel carrying out invasive works in the ground will be protected.

Run-off from Site

Miller Homes standard procedure is to only strip topsoil in areas of build rather than the full site. This helps soak surface water naturally as per existing conditions. These areas can act as a natural catchment for runoff and allowed to settle and soakaway naturally without being disturbed. Mounds of muck and topsoil are both sealed, kept separate and away from any boundaries (unless critical), watercourses or surface water sewers.

Miller Homes has procedures in place where surface water is monitored weekly and actions are taken to prevent any flooding leaving site. If a mound is needed at a certain location this will be completed immediately. Silt fencing will be introduced as required. This will stop any uncontrolled water leaving site. As part of the initial infrastructure works, SuDS and drainage systems are in place, producing positive outfall.

On site, the site manager has a surface water management app in which he is requested to use daily, to take photos of outfalls, current site conditions and drainage systems. This is relayed back to the team in house to monitor. This tool is used to control and mitigate surface water runoff onsite and ensure nothing leaves site during all-weather fronts.

Standing water from site WILL NOT be discharged directly to a watercourse, due to the probable ingress of mud and silt. If water is deemed to not soakaway, a grip and sump will be formed, to allow water to gather to be cleaned and pumped to the nearest appropriate outfall. The discharge location will be determined once the above process has taken place. SUDS treatment will be the best option.

Groundworkers are reminded of the above in toolbox talks at site level, and Miller Homes Pollution Prevention Plan, which includes the above, is distributed appropriately. The Miller Homes Pollution Prevention Plan is an internal Surface Water runoff document used on each site, which is site specific to the requirements of each development. The plan requires site management to continuously monitor water quality leaving site via the Miller Homes Water App.

Miller Homes do not have oil stockpiles on any site.

The following measures will be implemented where reasonably practicable, taking into account site conditions and proportionality:

- Wheel washing facilities will be provided where required to prevent mud and debris tracking onto the highway, with regular inspection and maintenance
- Dust suppression (e.g. water spraying) will be used as necessary, with frequency adjusted based on weather conditions and observed dust levels

- Road sweeping will be undertaken as required to maintain clean site access and surrounding roads
- Site speed limits will be implemented to reduce dust from vehicle movements
- Cutting and grinding activities will be controlled and, where possible, undertaken using dust suppression or extraction methods
- Water will be available on site for dust suppression purposes

Wildlife

All care will be taken to avoid disturbance to wildlife. Any sightings of protected species such as Badgers, Otters, Bats or Water Voles will be reported to the Site Manager immediately. Construction must be completed in accordance with any advice and mitigation provided in the approved ecology reports.

Trees

All trees identified in the Arboricultural Method Statement & Tree Protection Plan (Submitted as part of the planning application) as requiring protection will be protected for the duration of the relevant construction work. The area surrounding each tree/hedge within the approved protective fencing shall remain undisturbed during the course of the works, and in particular in these areas:

- There shall be no changes in ground levels;
- No materials or plant shall be stored;
- No buildings or temporary buildings shall be erected or stationed;
- No materials or waste shall be burnt;
- No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority, and
- In carrying out the development, the developer shall conform with the recommendations in BS 5837:2012 in relation to the protection of trees during construction.
- Cotoneaster sp. was recorded on site and as an invasive species listed on Schedule 9 of the Wildlife and Countryside Act, it should be removed in accordance with a working method statement.

Avoidance Measures

- External lighting that may affect the site's suitability for bats will be avoided. If required this will be limited to low level, avoiding use of high intensity security lighting.
- Works will not be undertaken during the nesting bird season (March to August inclusive) unless the site is checked by an appropriately experienced ecologist and nests are confirmed to be absent.
- Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.
- Retained trees will be protected from damage in line with the recommendations in BS5837:2012.

Mitigation Strategy

- A pre-felling check of the trees identified as having a moderate suitability of supporting roosting bats will be completed to confirm the absence of the species immediately prior to felling.

13. Noise

The principal legislation on the control of noise and vibration is the Control of Pollution Act 1974. Statutory nuisance provisions relating to noise are contained in the Environmental Protection Act 1990.

Noise Control – General

All machinery is to comply with the current legislation of 80 dB(A). Noise assessments will be carried out as per Control of Noise at Work Regulations 2005 with records kept. Miller Homes will carefully select plant to ensure noise is minimised. The generator to be used on site has a dB rating of 67dB at 7m (Appendix 3) so is well below the current legislation figure.

Any site workers with a daily or weekly exposure to noise levels exceeding 80 dB(A) or a peak pressure of 135 dB(A) will be warned of the dangers of working in noisy environments. In accordance with BS 5228-1:2009+A1:2014 (Code of practice for noise and vibration control on construction and open sites, Part 1 Noise), operatives will be trained to utilise suitable techniques to keep site noise to a minimum. They will be advised of the systems being used by Miller Homes to reduce noise levels and issued with and trained in the use of ear protection. Compulsory ear protection will be enforced if noise levels exceeding 85 dB(A) or a peak pressure of 137 dB(A) are reached.

In accordance with BS 5228-2:2009+A1:2014 (Code of practice for noise and vibration control on construction and open sites, Part 2 Vibration), appropriate techniques and practices will be implemented to reduce the risk of vibration related health hazards and stress. Vibrations on site can also cause nuisance, disturbance and even damage to local neighbourhoods. Consideration and mitigation will be in place to ensure any required works producing vibrations will be reduced and performed in a manner to keep any disturbance to a minimum. All possible measures will be taken to ensure the disruption is minimal where, including the methods used and hours the works are performed.

All sub-contractors will provide full risk assessments and method statements.

Any requirements for measuring sound on site during the construction works will be undertaken in line with BS 4142:2014 Methods for rating and assessing industrial and commercial sound.

Piling works are not anticipated for the site. Should any piling be required on site, the relevant measures to mitigate the impact of the works will be assessed and implemented. This will take into account the locality of sensitive receptors and the development of the works on site.

As the development on site progresses, greater consideration will be given to the plots that will be occupied and the residents on site. The timing and location of the required activities on site will be given greater consideration and performed in a way to reduce the impact on the residents, as much as possible. The site manager should monitor this and have an open communication with the residents, should any concerns or issues arise.

Noise Control – Detailed Provisions

In accordance with BS 5228-1:2009+A1:2014, Miller Homes will look to utilise measure that will help reduce noise levels at source. Miller Homes will aim to control noise levels through a number of actions including:

- The site will be totally surrounded by fencing and hoarding.
- All work gates will be controlled to give the minimum amount of time open for the passage of vehicles in order to minimise stray noise to the surrounding area.
- Any vehicles and mechanical plant fitted with exhaust silencers will be maintained in good and efficient working order and operated effectively.
- Machines and equipment in intermittent use will be shut down or throttled down to a minimum when not in use.
- Care will be taken when loading or unloading vehicles or dismantling scaffolding or moving materials.
- Within the site compressors will be sound reduced models fitted with properly lined and sealed acoustic covers. These must be kept closed whilst the machinery is in use.
- All vehicles, plant and equipment should be maintained and operated in a manner so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.
- All deliveries to site between operational hours. Workers attend site prior and after operational hours but only to set up.
- There will be a small generator outside of operational hours for drying rooms

14. Lighting

All temporary lighting at the site will be faced into the site and not directed towards neighbouring areas surrounding the site.

15. Disposal of Waste & Contaminated Materials

Regulatory Overview

Miller Homes will comply with the Environmental Protection Act 1990 to ensure that there is a duty of care in respect of those who produce, import, carry, keeps, treats or disposes of controlled waste. Regard will also be had to 'The Duty of Care – Code of Practice' (March 1996) in relation to the use of registered waste carriers and the use of waste transfer notes.

The Contaminated Land Regulations 2000 define conditions which are deemed to be contaminated and which must be developed in accordance with the Environmental Protection Act.

The Pollution Prevention and Control Regulations 2000 which are designed to prevent, reduce and eliminate pollution at source through the efficient use of natural resources. Implementation is intended to help operators move towards greater environmental sustainability and the regulations contain guidelines for the storage and transfer of contaminated material under a system designed to minimise the impact of contamination.

Fuel & Oil Containment

Fuel delivered to the site under strict criteria to reduce the risk of fuel being left on-site. All plant to be re-fuelled within the site compound area by an external supplier.

Should a spillage occur during re-fuelling, the re-fuelling shall cease and the spillage will be cleaned up using a spill kit immediately, or as soon as practically safe to do so. Any spillages will be reported to the Site Manager immediately.

Waste

Miller Homes is committed to managing waste arising from its sites. We undertake works in a manner that aims to minimise the amount of waste to be disposed of, and that any waste arising from the site is classified, transported and disposed of in accordance with the Controlled Waste Regulations 1998 (as amended), and the Hazardous Waste Regulations 2005.

Any waste will be managed to maximise the re-use of surplus materials and, in circumstances where off-site disposal to licensed landfill is unavoidable, minimise any adverse environmental effects associated with the disposal.

A Site Waste Management Plan will be maintained on site in accordance with current legislation and updated as required.

Waste products will be evaluated prior to disturbance or removal. All waste products will be identified and appropriate actions for handling and disposal implemented.

Measures to reduce waste arising during the construction period shall include, where practicable, the following:

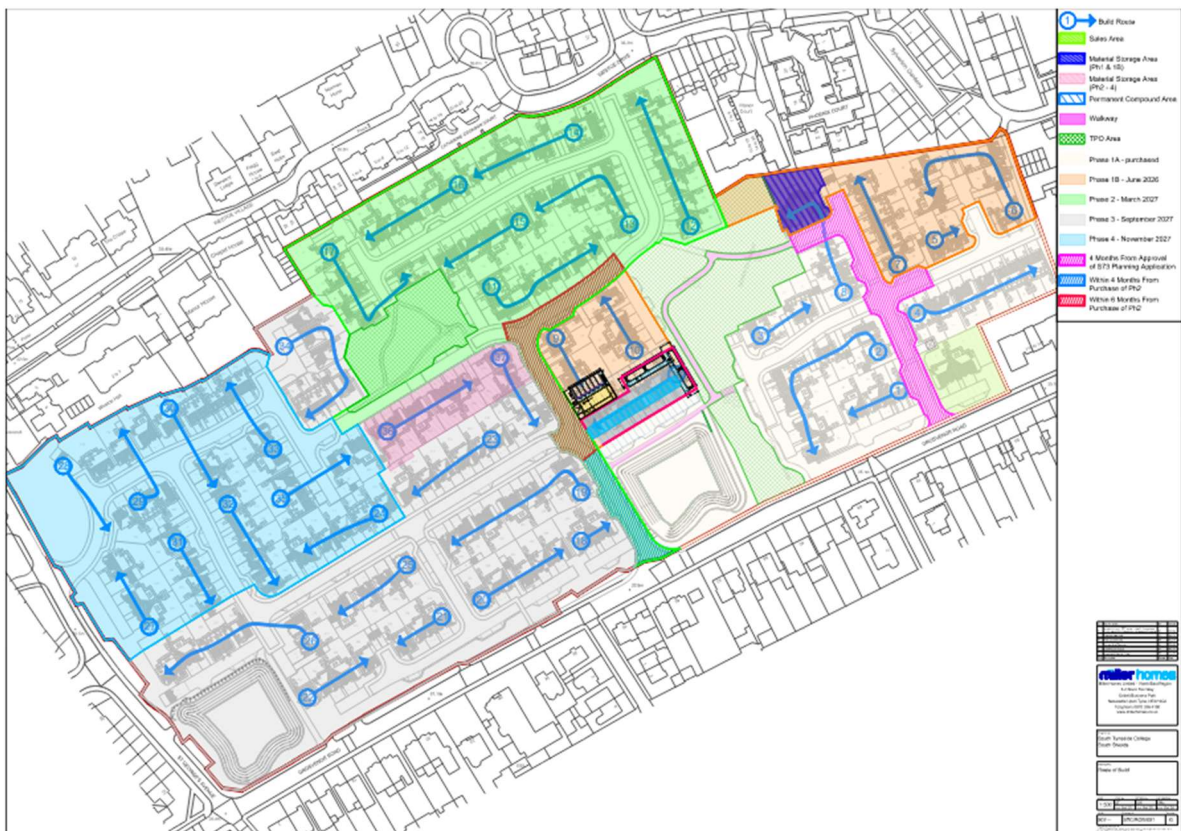
- Allocate sufficient storage space for materials which can be reused to avoid disposal;
- Avoid over-ordering of materials;

- Avoid damage on delivery by using a well laid-out storage and off-loading area;
- Use prefabrication, if feasible;
- Avoid repetitive handling;
- Segregate materials for recycling, such as timber and cardboard wrapping;
- Salvage top soil for reuse; and
- Recycle municipal waste from temporary welfare accommodation on site.

Burning of materials on-site will not be permitted in order to prevent smoke emissions.

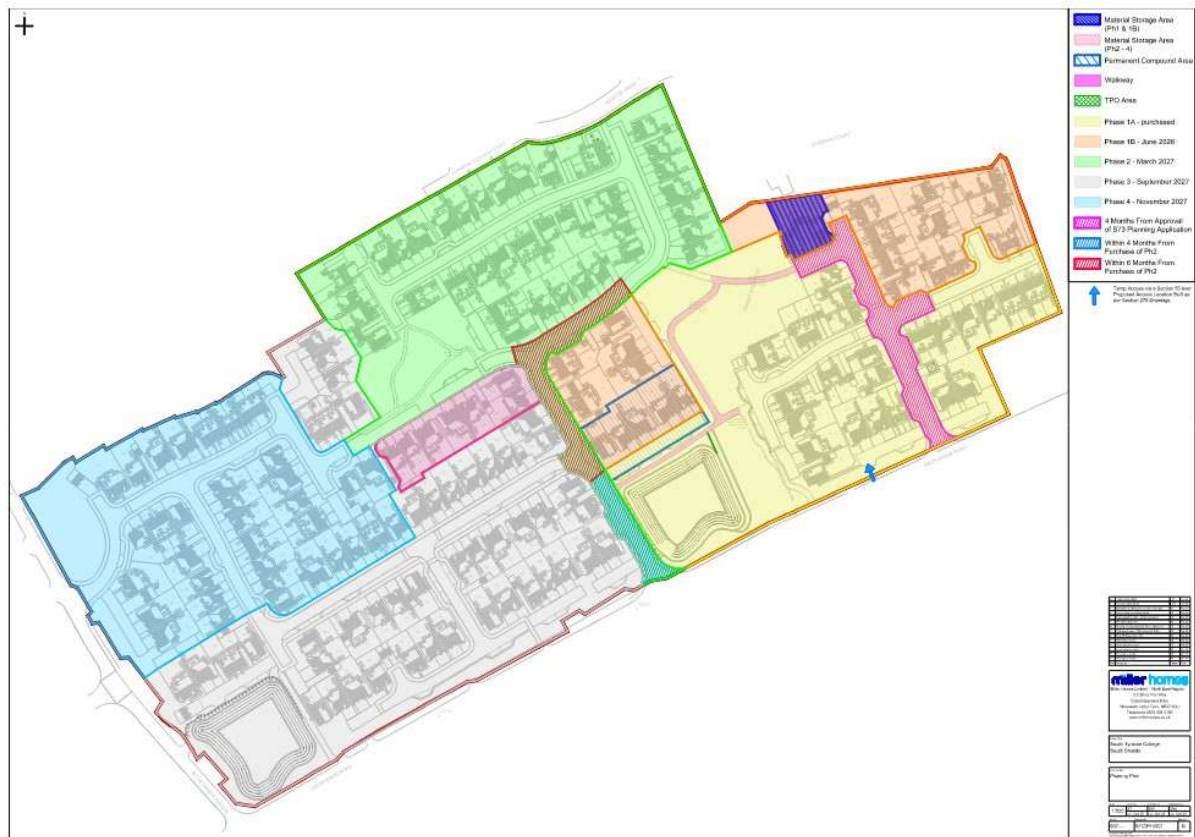
Appendix 1

Site Route of Build Plan



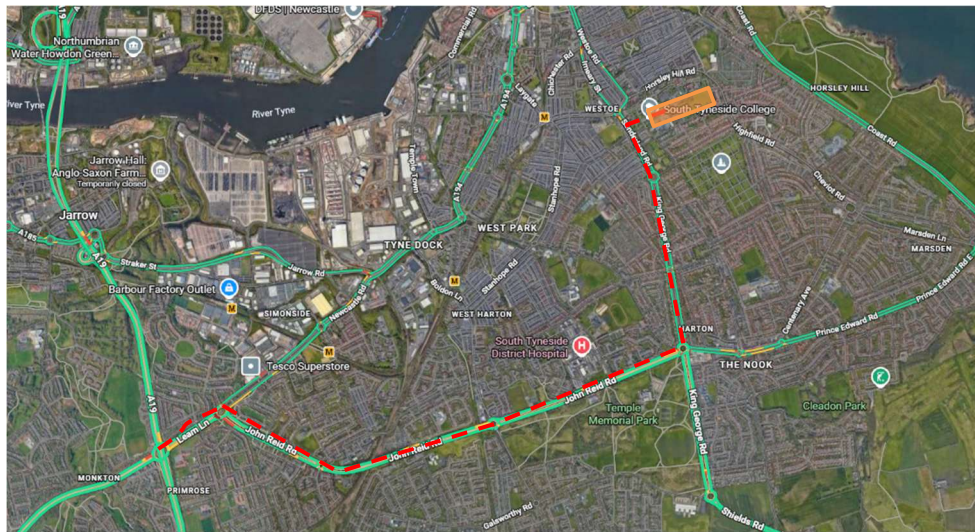
Appendix 2

Site Phasing Plan



Appendix 3

Haulage Route Plan



Site Location



Construction Traffic Preferred Routes

Site traffic will direct to site from the major roads (A19). They will then turn on to the John Reid Rd, then onto King George Rd, then Sunderland Rd and follow Grosvenor Rd all the way to the site. They will be instructed to return via the same route.

Appendix 4

Generator Specification

John F Hunt				
Ultra Quiet 100KVA		110	01375 366766	Search... 
HOME	ABOUT US	GROUP SERVICES	CASE STUDIES	MEDIA
OUR COMMITMENTS	BLOG	CONTACT		

Generator Specification Chart				
Fuel Consumption and Noise Level				
Generator Model	Average Fuel Consumption in Litres Per Hour			Noise Level dB(A) @ 7 Mtrs
	50%	75%	100%	
Silenced 20kVA	2.7	4.05	5.4	65
Silenced 40kVA	5.95	8.93	11.9	67
Silenced 60kVA	7.28	10.92	14.56	67
Silenced 100kVA	11.4	17.1	22.8	66
Silenced 160kVA	19.75	26.07	39.50	68
Silenced 200kVA	21.55	32.33	43.1	68
Silenced 300kVA	31.95	47.93	63.9	68
Silenced 500kVA	53.05	70.03	106.1	69
Silenced 800kVA	85.0	121.0	161.0	70
Silenced 1000kVA	102.0	151.0	202.0	70
Silenced 1250kVA	112.0	172	234	62