

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

Planning Reference: ST/0172/24/FUL

Development of Three Dormer Bungalows with Associated Garages, Access Road,
Parking and Landscaping

Land East of Sunnyside Lane
Cleadon
SR6 7XB

Document	Construction Environmental Management Plan
Planning Reference	ST/0172/24/FUL
Site	Land East of Sunnyside Lane, Cleadon, SR6 7XB
Status	Condition 12 discharge
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0. COMPLIANCE MATRIX

Condition 12 Requirement	Compliance Location
a) Routing of construction related vehicle traffic including details of any abnormal loads	Section 3 – Construction Traffic Management and Appendix A – Construction Traffic Route Plan
b) Details of the disposal of surface water from the development site during construction	Section 10 – Surface Water Management
c) Contractor and visitor parking and site compound arrangements, including loading, unloading and vehicle turning areas	Section 4 – Contractor Parking and Site Compound and Appendix B – Site Compound Layout Plan
d) Vehicle cleaning facilities and measures to ensure the public highway is cleansed of debris	Section 6 – Vehicle Cleaning
e) Temporary traffic management and site access arrangements and control measures	Section 3 – Construction Traffic Management and Appendix A – Construction Traffic Route Plan
f) Temporary boundary treatments, vehicular and pedestrian gates and visibility arrangements	Section 11 – Site Security and Appendix B – Site Compound Layout Plan
g) Site security and contact details	Section 2 – Site Management and Section 11 – Site Security
h) Highway condition / dilapidation survey of approach roads	Section 5 – Highway Protection and Appendix C – Highway Condition Survey
i) Storage of plant and materials used in constructing the development	Section 4 – Contractor Parking and Site Compound and Appendix B – Site Compound Layout Plan
j) Construction build route arrangements	Section 3 – Construction Traffic Management and Appendix A – Construction Traffic Route Plan
k) Noise assessment and identification of sensitive receptors	Section 8 – Noise Management
l) Working hours	Section 7 – Working Hours
m) Procedures for maintaining good public relations including complaint management and liaison	Section 16 – Community Liaison
n) Mitigation measures in accordance with BS5228	Section 8 – Noise Management
o) Temporary drainage arrangements during construction works	Section 10 – Surface Water Management
p) Temporary external lighting	Section 12 – External Lighting
q) Air quality mitigation measures including dust control	Section 9 – Dust and Air Quality Management

r) Refuse storage and collection arrangements	Section 15 – Waste Management and Appendix B – Site Compound Layout Plan
s) Measures to treat and mitigate the risk of invasive non-native species	Section 14 – Invasive Non-Native Species
t) Measures to safeguard nesting birds, bats, mammals and protected species	Section 13 – Ecology Protection
u) Best practice construction measures as outlined within the approved Ecological Appraisal	Section 13 – Ecology Protection

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1. INTRODUCTION

This Construction Environmental Management Plan (CEMP) has been prepared to discharge Condition 12 attached to planning permission ST/0172/24/FUL.

The document identifies the measures that will be implemented during construction to minimise impacts on neighbouring residents, highway users, ecology and the wider environment.

The development comprises the construction of three detached dormer bungalows together with garages, internal access road, drainage infrastructure and associated landscaping works.

The site currently comprises vacant undeveloped land with no existing structures requiring demolition.

Construction is anticipated to commence following discharge of planning conditions and appointment of a principal contractor.

Construction duration is anticipated to be approximately 12 months.

2. SITE MANAGEMENT

A Principal Contractor will be appointed prior to commencement of development.

The contractor will be responsible for implementing this CEMP throughout the construction period.

A Site Manager will be appointed and their contact details displayed prominently at the site entrance throughout the works.

The Site Manager shall be responsible for:

- Site security
- Environmental compliance
- Neighbour liaison
- Highway cleanliness
- Management of deliveries
- Compliance with approved working hours

3. CONSTRUCTION TRAFFIC MANAGEMENT

All construction traffic shall access and exit the site via Sunnyside Terrace.

No abnormal load deliveries are anticipated.

A turning area shall be maintained within the site throughout construction to ensure vehicles can enter and leave in a forward gear wherever practicable.

All deliveries shall be scheduled to avoid unnecessary congestion and shall be managed by the Site Manager.

Loading and unloading shall take place entirely within the site boundary.

No construction vehicles shall be permitted to wait or unload on the public highway.

Figure 1: Construction Traffic Route Plan



4. CONTRACTOR PARKING AND SITE COMPOUND

The site provides sufficient space to accommodate:

- Contractor parking
- Visitor parking
- Welfare facilities
- Material storage
- Skip storage
- Vehicle turning areas

A dedicated site compound shall be established within the site boundary and shall include:

- Welfare facilities
- Site office
- Material storage areas
- Secure plant storage
- Waste skips

Figure 2: Site Compound Layout Plan



5. HIGHWAY PROTECTION & SITE ACCESS

Prior to commencement a photographic condition survey shall be undertaken of:

- Sunnyside Lane
- Existing footways
- Kerbing
- Highway drainage features

The survey shall be retained for reference throughout the construction period.

The public highway shall be inspected regularly.

Should mud, debris or construction materials be deposited on the highway, immediate cleaning shall be undertaken.

Temporary Construction Access and Verge Strengthening Note

This note accompanies the CEMP in response to the Highway Authority comments regarding the temporary construction access.

Engineer's Description

The development site is served by an existing established, solid aggregate agricultural access from Sunnyside Lane. The access has historically accommodated heavy agricultural machinery, tractors, trailers and other heavy vehicles.

Prior to commencement, the Principal Contractor will inspect the access and confirm the dimensions required to accommodate the largest anticipated construction vehicles.

Where necessary, the entrance will be temporarily widened to improve entry and exit radii and minimise over-running of the highway verge.

Temporary works, where required, will comprise:

- Removal of vegetation and loose topsoil.
- Geotextile separation membrane.
- Compacted Type 1 granular sub-base.
- Temporary compacted stone running surface.
- Protection of highway drainage and services.
- Maintenance of visibility splays.
- Regular inspection throughout construction.

The wheel wash facility shall be positioned immediately inside the site entrance so that all construction vehicles pass through it on leaving the site.

Following completion, any temporary widening outside the approved permanent access shall be removed and the verge reinstated unless otherwise agreed with the Highway Authority.

6. VEHICLE CLEANING

Wheel cleaning facilities shall be available if required during periods of wet weather. They will be located at the site exit, highlighted on the site plan within this document.

The contractor shall ensure that vehicles leaving the site do not deposit mud or debris on the public highway.

Any contamination of the highway shall be removed immediately.

7. WORKING HOURS

Construction activities shall be restricted to:

Monday to Friday:

08:00 – 17:00

No routine construction activities shall take place on Saturdays, Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

8. NOISE MANAGEMENT

The site is located adjacent to existing residential properties and construction activities shall be managed to minimise noise impacts.

Measures shall include:

- Use of modern well-maintained plant and equipment
- Engines switched off when not in use
- Avoidance of unnecessary idling
- Restriction of noisy activities to normal working hours
- Compliance with relevant guidance contained within BS5228

The nearest residents shall be notified in advance of any particularly noisy operations.

9. DUST AND AIR QUALITY MANAGEMENT

The development does not involve demolition works, crushing operations or significant dust generating activities.

Nevertheless, the following controls shall be implemented:

- Regular inspection of the site during dry weather
- Damping down of exposed surfaces where required
- Covering of loose materials during transportation
- Sweeping of hard surfaced areas where necessary
- Prevention of dust migration beyond the site boundary

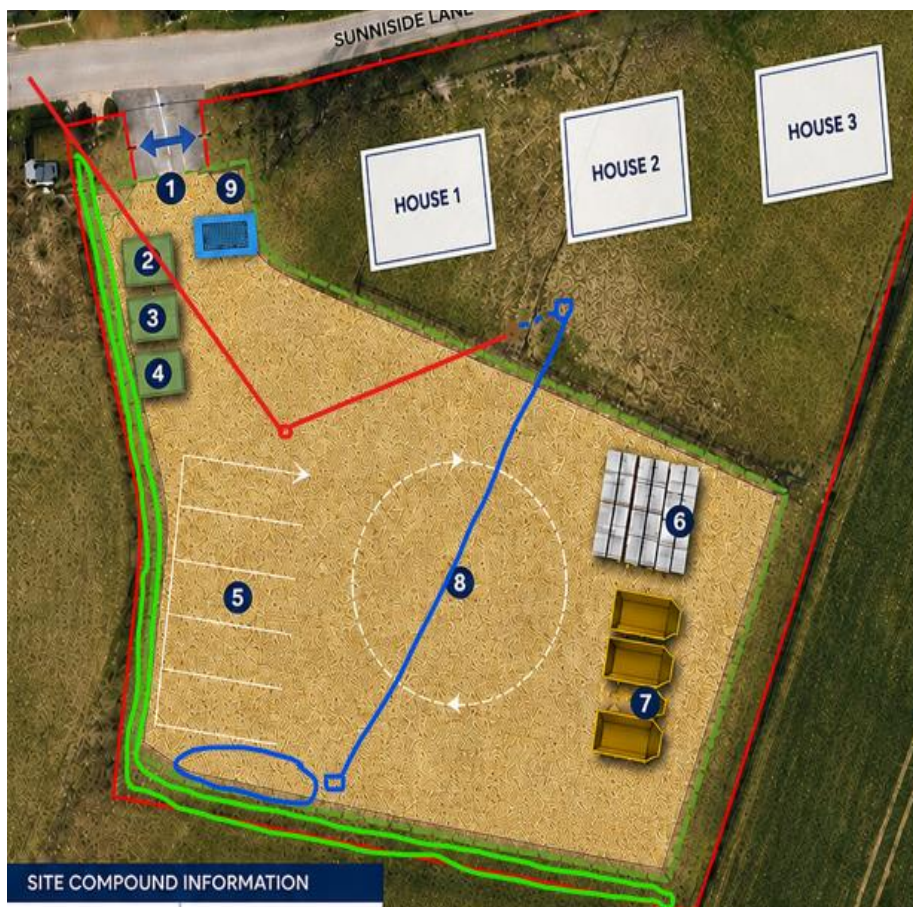
No burning of waste materials shall take place on site.

10. SURFACE WATER MANAGEMENT

No permanent drainage system will be operational during the initial stages of construction. The existing topography of the site and proposed development levels fall from north to south away from the existing highway of Sunnyside Lane with any overland surface water run-off falling towards the far southern part of the compound area next to the onsite parking. The full extent of the compound area will be formed using free draining stone material which will facilitate an element of infiltration to ground to accommodate site surface water run-off. Excessive surface water run-off which is not captured within the stone filled base construction within the compound area will be contained within the site through the installation of a perimeter earth bund along the full length of the southern boundary to avoid run-off to adjacent third-party land. A settlement holding pond will be created in the low area of the site compound adjacent to the onsite parking area to collect the surface water run-off and also provide a water cleansing facility to remove silts prior to discharging to the new surface water outfall from the proposed development (SW control manhole S4) through a temporary pumped system. Please refer to the Site Compound Water Management Plan below:

Additional measures on site will include:

- Appropriate management of surface water runoff
- Prevention of silt discharge from the site
- Storage of fuels and oils within suitable containers
- Immediate clean-up of spillages
- Temporary welfare facilities shall comprise self-contained toilet and canteen units
- Wastewater from welfare facilities shall be removed by licensed tanker contractors.



- *Green area – Perimeter earth bund*
- *Red line and circle – Existing private combined sewer*
- *Brown circle – New private combined manhole (Ref C1)*
- *Dotted blue line and circle – New surface water sewer outfall from the proposed development with the circle being the SW control manhole S4*
- *Blue circle area – Settlement holding pond*
- *Blue box and solid line – Temporary pumped system from the settlement holding pond area to the new surface water sewer outfall*

11. SITE SECURITY

The site shall be enclosed by 2.4 metre high secure fencing.

Access shall be controlled via lockable gates.

The site shall remain secured outside working hours.

Emergency contact details shall be displayed at the site entrance.

12. EXTERNAL LIGHTING

Temporary lighting shall be limited to that required for site security and safety.

Lighting shall be directed away from neighbouring residential properties wherever practicable.

13. ECOLOGY PROTECTION

Ecological surveys have previously been completed in support of the planning application.

Construction activities shall be undertaken in accordance with the recommendations contained within the approved ecological reports.

Measures shall include:

- Protection of nesting birds
- Protection of bats and other protected species
- Immediate cessation of works and consultation with a qualified ecologist if protected species are encountered
- Site clearance 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°. The ramp must be made of a non-slip material, such as wood.
- Retained trees/hedgerows will be protected from damage in line with the recommendations in BS5837:2012.

14. INVASIVE NON-NATIVE SPECIES

No invasive non-native species are currently known to be present on the site.

Should any invasive species be identified during construction, works in the affected area shall cease and appropriate treatment and management measures shall be implemented.

15. WASTE MANAGEMENT

Construction waste shall be segregated where practicable and removed by appropriately licensed waste contractors.

Waste storage shall be contained within designated skip areas within the site compound.

No waste shall be burned on site.

16. COMMUNITY LIAISON

The developer acknowledges the proximity of neighbouring residential properties.

Prior to commencement, immediate neighbouring occupiers shall be informed of the anticipated construction programme.

A Site Manager contact number shall be provided.

Any complaints shall be recorded and investigated promptly.

Where reasonable and practicable, measures shall be implemented to minimise disruption to neighbouring residents.

17. CONCLUSION

This Construction Environmental Management Plan demonstrates the measures that will be adopted to ensure that construction activities are undertaken in a safe, responsible and environmentally acceptable manner.

All works shall be carried out in accordance with the provisions of this CEMP throughout the construction period.

Appendix A – Highway Condition Survey

Highway Condition Summary

A photographic survey of Sunnyside Lane and the immediate approaches to the development site was undertaken prior to commencement. The carriageway is generally in fair condition with localised areas of patching, edge deterioration, cracking and isolated surface defects. Existing highway drainage features, verges and accesses were inspected and photographed. Footways within the residential section of the route are in good condition. The rural section of Sunnyside Lane contains soft verges, vegetation encroachment and localised edge wear. These photographs provide the baseline condition against which any future highway impacts can be assessed.



