CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

BRIDGE COTTAGE, STITCHCOMBE, SN8 2EU

OCTOBER 2023



TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004

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1. INTRODUCTION

1.1 RAW Planning Ltd are instructed to prepare a Construction Environmental Management Plan (CEMP) for land at Bridge Cottage, Stitchcombe, Marlborough, SN8 2EU.

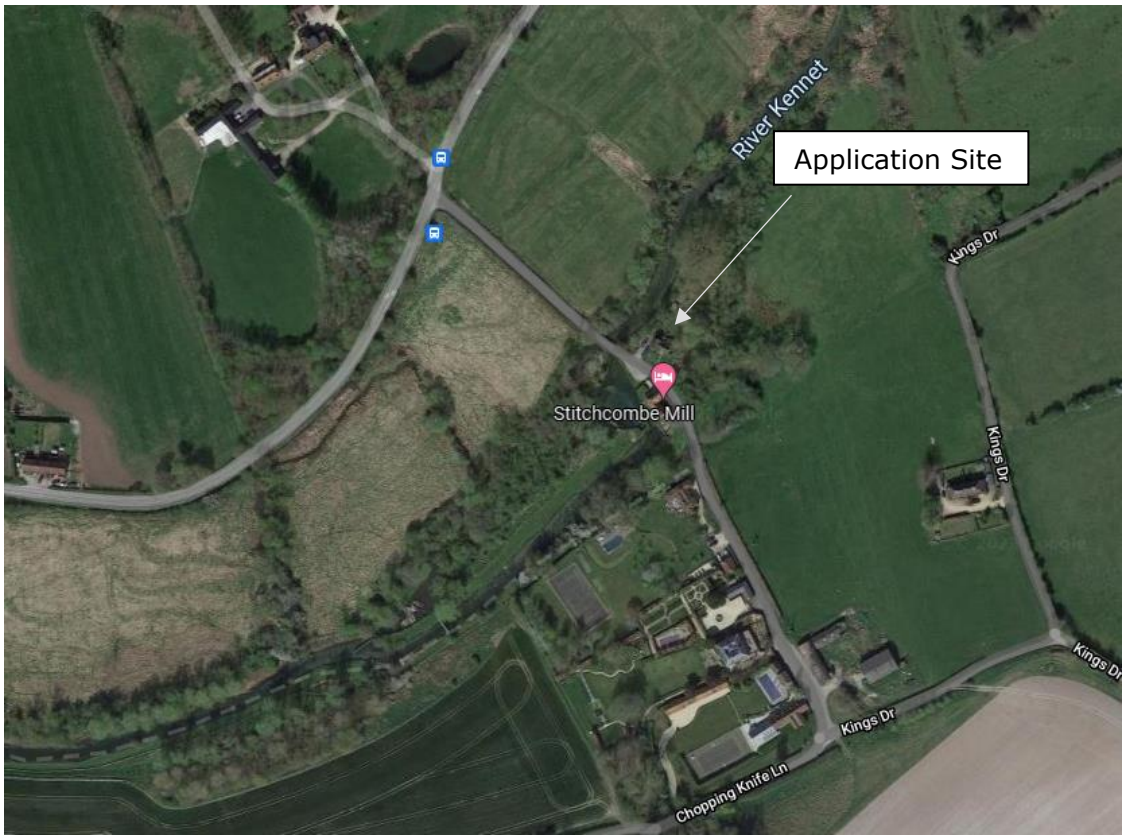
1.2 The CEMP is required by condition 4 of planning permission ref: PL/2022/01536 which granted planning permission for a replacement dwelling together with car parking and associated works.

1.3 Condition 4 states in full:

> *"No development shall commence on the site (including any works of demolition, site preparation or laying of services) until there has been submitted to and approved in writing by the local planning authority a Construction and Environmental Management Plan (CEMP) for the development that details measures to be taken during demolition and construction works to prevent any contamination or pollution of the adjoining river Kennet, and which shall include:*
>
> *a) a list of defined potential impacts on the SSSI*
>
> *b) details of methods for pollution control to ensure that no pollution (such as debris from dust or surface run off) is able to enter the water*
>
> *c) details on the storage and disposal of waste on site*
>
> *d) details on how sediment/concrete/other debris that may be accidentally released during constriction will be captured to prevent entering the water*
>
> *e) details of biosecurity to ensure that all equipment brought onto site does not bring any contaminants such as invasive species onto the site and into the waters, and*
>
> *f) A Reptile Avoidance Method Statement*
>
> *The development shall not be carried out other than in full accordance with the so-approved Plan".*

2. THE APPLICATION SITE

2.1 The application site is located approximately 3.6km east of Marlborough along an unnamed road to the south of Ramsbury Road that runs in an east – west direction between Marlborough and Ramsbury, as shown on the aerial photo below.



2.2 The site extends to 1.4 hectares in area and is rectangular in shape. It accommodates the existing dwelling, a dilapidated garage, a number of outbuildings and a large residential garden. The existing property is located on the northern side of the unnamed road with the River Kennet flowing alongside the site's western boundary. Planning permission was granted on 26th April 2022 for a replacement dwelling.

2.3 The site is located in the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site itself is not subject of any other statutory or local landscape, heritage or ecological designations. The adjoining River Kennet is however a Site of Special Scientific Interest (SSSI). The application site is located in flood zones 2 and 3.

3. CONSTRUCTION, ENVIRONMENT, MANAGEMENT PLAN (CEMP)

3.1 Condition 4 of planning permission ref: PL/2022/01536 sets out 6 criteria for the CEMP to cover. These are dealt with in turn below:

(a) A list of defined Potential Impacts on the SSSI

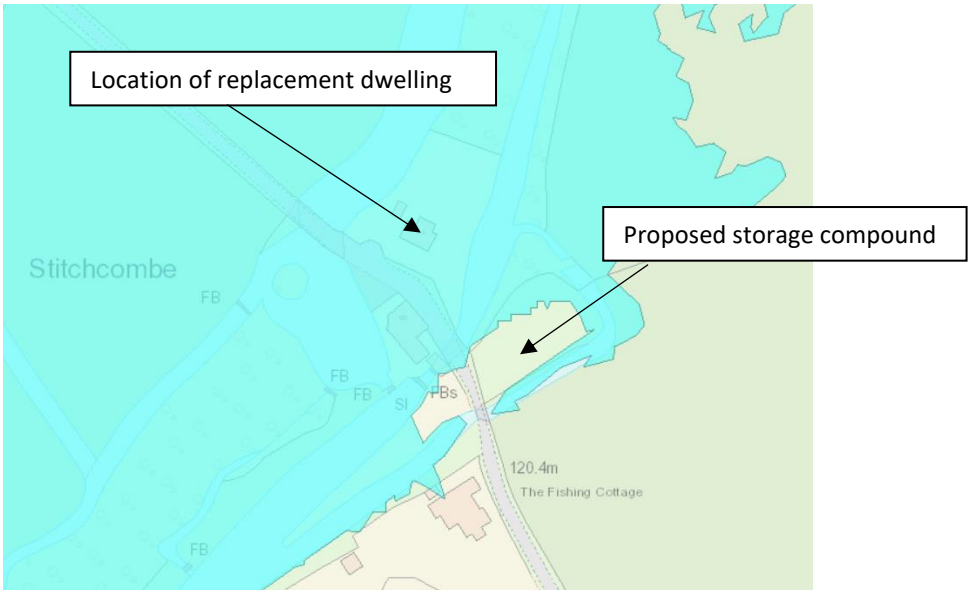
3.2 Potential impacts are considered to be as follows:

- Disturbance to the river banks
- Runoff from fuel and other potential pollutants
- Any other risks as a result of construction work

3.3 Management measures in relation these potential impacts are set out below under the subsequent sub paragraphs.

(b) Details of methods for pollution control to ensure that no pollution (such as debris from dust or surface run off) is able to enter the water

3.4 The CEMP Plan attached at Appendix 1 identifies a storage compound (including welfare cabin and refuelling area) outside of flood zones 2 and 3 and therefore outside the area at risk of flooding. An extract of Wiltshire Council's Flood mapping is inserted below showing the location of the storage compound outside the flood zones.



3.5 Once the raised raft platform of the dwelling has been constructed, building materials can be brought onto the platform so that they are safely stored above the flood risk level.

3.6 Chalk streams like the Kennet do not 'flash flood' because of being aquifer fed and therefore high flow events can be anticipated within a few days notice giving sufficient time for any materials on the working site to be cleared back to the storage compound or taken off site completely for a high flow/flood event.

3.7 A herras fence is proposed to be erected along the river bank (as shown on the CEMP Plan attached at Appendix 1). The fence would have a mesh scrim to prevent dust / air borne particles moving from the site to the river. Straw bales would also be positioned along the bottom of the fence and around the perimeter of the construction site and site compound to prevent soil or liquid run off.

3.8 A copy of an Emergency Pollution Plan is attached at Appendix 2.

c) Details of the Storage and Disposal of Waste

3.9 Waste would be stored within lined skips to prevent any spillage of waste materials. The skips would be stored within the storage compound (as shown on the CEMP Plan attached at Appendix 1) and would be removed from the site daily.

3.10 The construction of the replacement dwelling being on a raised platform means there would be minimal waste and spoil arising from the site unlike with a traditional build and the digging of foundations.

d) Details on how sediment / concrete / other debris that may be accidentally released during construction will be captured to prevent entering the water

3.11 Waste would be stored within lined skips to prevent any spillage of waste materials. The skips would be stored within the storage compound (as shown on the CEMP Plan attached at Appendix 1) and would be removed from the site daily.

3.12 Straw bales would be positioned around the perimeter of the construction site and site compound to prevent soil or liquid run off.

3.13 Herras fencing would be erected along the river bank (as shown on the CEMP Plan attached at Appendix 1) and a mesh scrims would be used to prevent dust / air borne particles moving from the site to the river. A further fence with mesh scrims would be erected a maximum of 4m from the building on elevations facing the river and stream.

3.14 Emergency spill kits would be kept in the storage compound containing items such as absorbent materials, contaminated chemical waste bags, gloves and brooms.

3.15 Prior to demolition of the existing cottage it will be sprayed with clean water to wet it down and supress dust. A Demolition Plan is attached at Appendix 3.

e) details of biosecurity to ensure that all equipment brought onto site does not bring any contaminants such as invasive species onto the site and into the waters

3.16 All equipment brought to the site would come direct from the depot where it would be cleaned at their depot washdown facility. All equipment would then be returned to the depot and cleaned before it moves onto the next job.

3.17 A disinfection foot dip would be provided at the entrance to the compound and at the entrance to the site from the compound.

f) Reptile Avoidance Method Statement

3.18 A Reptile Reasonable Avoidance Method Statement, prepared by Chalkhill Environmental Consultants is provided at Appendix 4.

Implementation

3.19 The approved development will be carried out in accordance with this CEMP and with CIRIA C741 – Environmental Good Practice on Site.

3.20 The Ramsbury Estate Estates Manager (Mary Askew) will be responsible for overseeing that the CEMP is followed and complied with, with day to day management being delegated to the Site Manager upon appointment.



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