

CONSTRUCTION TRAFFIC AND ENVIRONMENTAL MANAGEMENT PLAN

Issue 1 2026 (for planning condition discharge)

Project Planning Ref: PL/2024/07035 (Appeal Ref: APP/Y3940/W/24/3357720)

Site Address: Urchfont Garage
High Street
Urchfont
SN10 4HQ

Gaiger Bros Ltd.
Kennet House
Northgate Street
Devizes
Wiltshire
SN10 1JT



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Appendix 1 Drawing Site Layout & Access Arrangements

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Garage (AMS)

1. Introduction

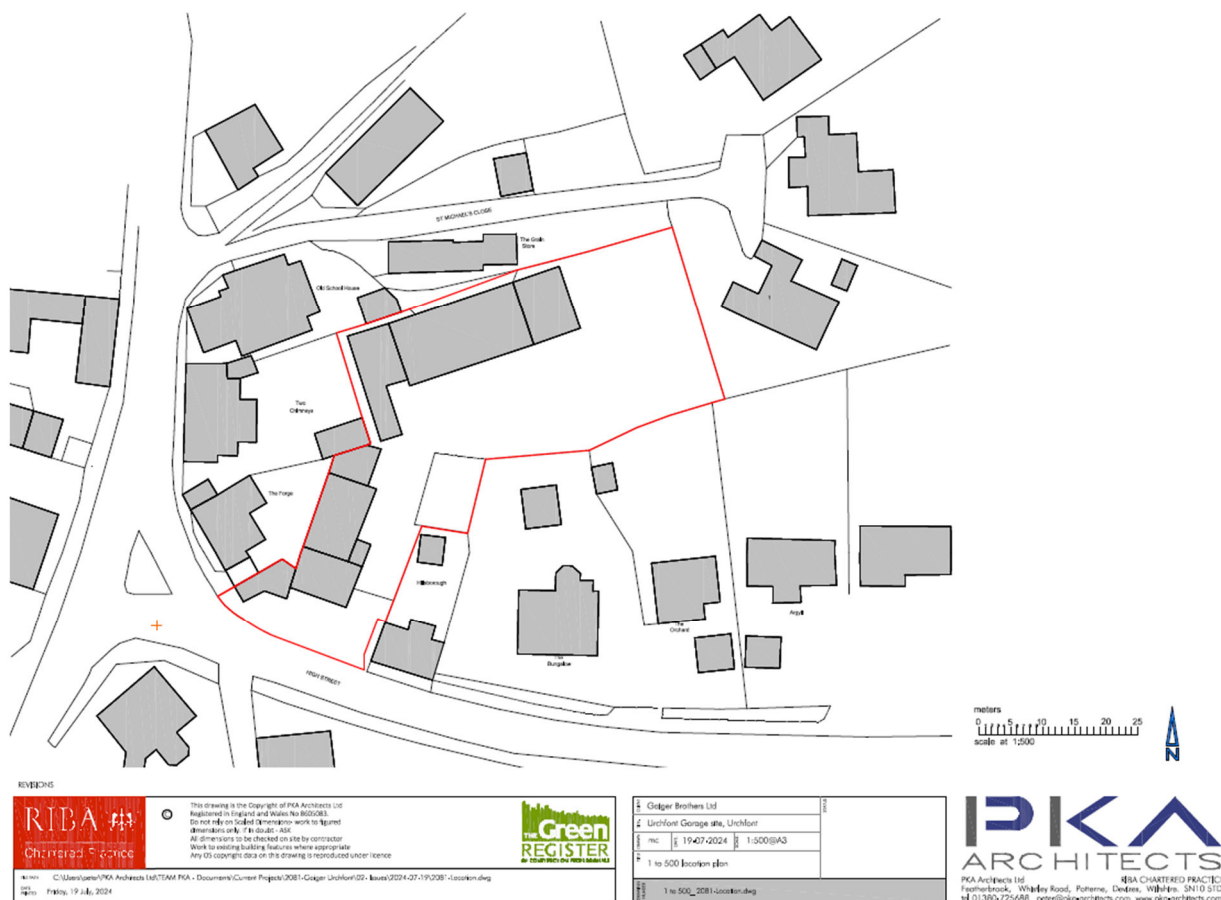
Gaiger Bros Ltd. are committed to minimising construction impacts on the local community and the environment.

The site planning permission (under Wiltshire Council planning reference **APP/Y3940/W/24/3357720**) relates to the redevelopment of a garage site to provide 5 dwellings and associated works at

The redevelopment proposal involves the demolition of all existing site buildings with the exception of the retained portion of the existing building which will adjoin plot 1 at the front of the site. Highlighted pink below.



Site location plan:



This document responds to Planning Condition 5, bringing all the relevant information together into one report. This will help ensure consistent and clear information is provided to all works on site.

Section 2 of this document addresses the requirements of Conditions 5.

Condition 5:

No development shall commence on site (including demolition and ground works) until a Construction Traffic and Environmental Management Plan (CTEMP) has been submitted to and approved in writing by the local planning authority. As a minimum, the CTEMP shall provide details of the following:

- i. how surface water runoff will be managed during construction and demolition phases to prevent an increase in flood and pollution risk to the public highway and adjoining land;
- ii. key personnel, responsibilities and contact details (including Site Manager and Arboricultural Consultant);
- iii. the movement of construction vehicles and provision for parking of vehicles of site operatives and visitors;
- iv. the provision for loading and unloading of plant, materials and demolition materials;
- v. the provision for storage of plant and materials used in constructing the development, as well as demolition materials;
- vi. the provision for wheel washing and vehicle wash down facilities;
- vii. measures to control the emission of dust and dirt during construction;
- viii. the provision for recycling/disposing of waste resulting from demolition and construction;
- ix. the location and use of generators and temporary site accommodation; and
- x. site working hours and a named person for residents to contact.

The details to be submitted under this condition shall include all details of timing and phasing of proposed measures to ensure that they are in place and maintained for so long as required.

The approved measures shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in full accordance with the Statement without the prior written permission of the Local Planning Authority.

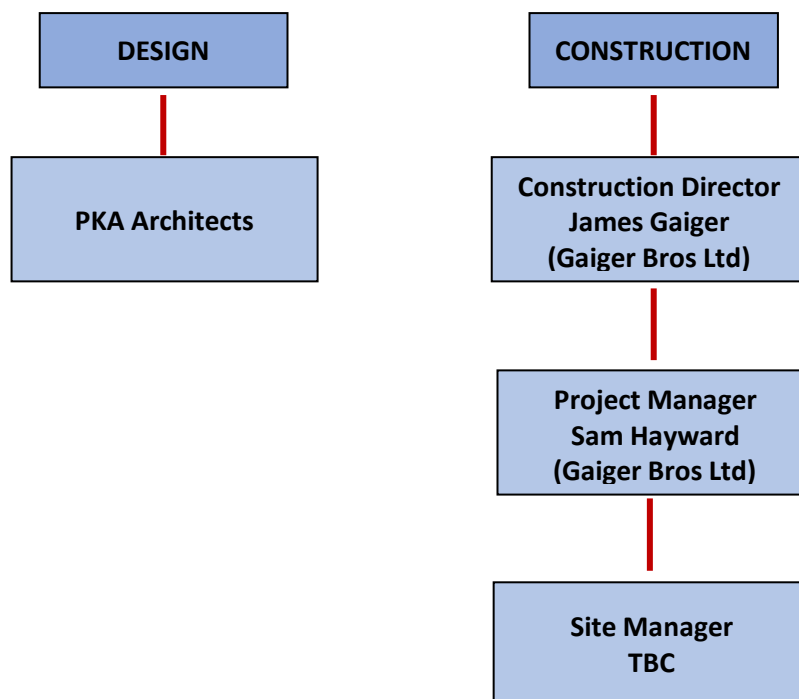
This document has been developed to avoid, minimise and mitigate against any construction effects on the environment and surrounding community.

For the purposes of this document, the working area is defined as any area where there will be a requirement for temporary or permanent works to facilitate the construction of the development. This includes areas required for access, temporary construction and temporary storage areas.

This framework provides project-specific management measures and is a dynamic document which should be reviewed if activities or conditions onsite change that influence management measures.

2. Construction Traffic & Environmental Management Plan

2A Key Roles & Responsibilities



The key construction stage contacts at Gaiger Bros are shown above, contactable via Gaiger Bros Ltd at Kennet House, Northgate Street, Devizes, Wiltshire, SN10 1JT and by telephone on 01380 722412 – the primary point of contact will be Sam Hayward via this number and email at sam.hayward@gaigerbros.co.uk.

The implementation of this document will be the responsibility of the principal contractor who will appoint a Site Manager to take responsibility for oversight and implementation of this document during the construction stage with contact details to be added/confirmed prior to commencement.

Other key roles include:

Health and Safety Advisor The Building Safety Group Ltd.
Briarlands Business Park, Gloucester Road, Rudgeway, Bristol, BS35 3QH

Arboricultural Consultant WH Landscape Consultancy Ltd
Sandcliffe House, Northgate Street, Devizes, Wiltshire, SN10 1JT

Changes to these key roles will be communicated as required and captured within updates to this document.

Upon approval by Wiltshire Council as the local planning authority, this document will be adopted by Gaiger Bros and implemented for the duration of site construction activities. All contracts awarded in relation to this proposal will place an obligation on contractors and sub-contractors to work in accordance with this document.

The appointed Site Manager will confirm the requirement for all contractors and sub-contractors to conform with this document as part of site inductions to be undertaken by all site operatives.

The Site Manager will be responsible for future review and update to this document. Changes to the controls will be instigated if they are not achieving their objectives

All contractors will also be required to comply with all environmental legislation and to take account of published standards, national guidance and accepted best practice guidelines within the industry. Contractor performance will be assessed by the Site Manager and non-compliance subject to appropriate disciplinary procedure.

Regular inspections will be carried out on all construction activities and work areas in order to check compliance with this document and regulatory conditions. The results of these inspections shall be recorded as part of the Health and Safety auditing procedure.

Event-based checks will be conducted by the Site Manager following any significant event such as rainfall of sufficient quantity to generate exceptional run off, extreme high winds, the receipt of an environmental complaint, and/or issue of non-compliance report of any exceedance in monitoring results. Event-based checks will be recorded on a separate inspection form detailing the reasons, observations, findings and outcomes of the inspection which should then be recorded and actions closed out.

The aim is to ensure control set out remains consistent with environmental regulatory requirements and meet the conditions of the planning approval, whilst providing a safe and healthy place of work, with robust working practices and appropriate guidance to provide all workers with the information and supervision to enable tasks to be carried out safely.

2B Communication and Neighbourhood Liaison

The maintenance of good relations with the local community including the immediate site neighbours, through effective communication and implementation of strategies to minimise disruption will form an important aspect of the successful management of this project.

The following actions will be implemented :-

- Prior to commencing works on site, Gaiger Bros will contact immediate site neighbours to confirm the planned start date, working hours, expected construction programme, proposed key traffic management measures and to confirm Site Manager contact details.
- Site working hours will be displayed on site
- Effective communication and notices will be in place for advanced works that may cause disruption
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Complaints and Non-Conformances

A formal complaints procedure will be developed and the procedure will include the following :-

- Date of the complaint
- Time
- Nature of the complaint – all complaints are put into one of the following categories: Noise, Dirt & Dust, Parking, Safety, Inconsiderate Behaviour, Road Conditions & Vehicle Movements, Environmental Concerns, Pedestrian Access Obstruction, Property Damage, Site Lighting, Working Hours and Other
- Actions or investigation carried out with updates
- Communication updates with the Complainant

The Site Manager will be the first point of contact with respect to any complaint and will carry out all investigations and respond to external complaints

2C Construction Programme

It is anticipated that construction of the proposed development will take approximately 12 months following receipt of a planning consent and discharge of pre-demolition planning conditions.

Construction Stage	Start	End
Site set up clearance & demolition	June 2026	July 2026
Groundworks – services, drainage works, roads and highways & foundation construction	July 2026	October 2026
Superstructure to completion	October 2026	July 2027

2D Hours of Work

The proposed construction and demolition operating hours are outlined below. Any construction and demolition works outside of these prescribed periods will not be permitted without prior consultation with and permission from the Wiltshire Council Environmental Health Team.

Official site working hours would be :-

- Monday – Friday – 7.30am - 6.00pm
- Saturday – 8.00am – 2.00pm
- Sunday/Bank Holidays – No work

2E Construction Site Security

Site gates will be erected around the site frontage for access and Heras mesh panels around the remaining site perimeter, as illustrated in the plans included at Appendix 1:

- Drawing - Site Layout & Access Arrangements

Only authorised personnel will be permitted on site. All visitors will be required to enter through the main entrance gate to the site and report to the Site Manager.

All visitors to site will be required to sign in and out to ensure that site management are aware of the number of people on site in the event of an emergency.

Visitors will be required to wear the necessary PPE i.e. safety helmet, hi-vis attire, safety footwear and will be accompanied by a representative on-site at all times as required.

The hoarding and all storage areas will be checked on a daily basis to ensure that it is maintained in good condition and remains secure.

Entrance and exit gates into the site will be secure at all times

All mobile plant/equipment will be parked safely and locked within a designated area to prevent tampering, and keys to all plant/equipment will be kept in a secure location.

2F Traffic Management and Site Logistics Plan

The site is located in the center of Urchfont within close proximity to a number of existing residential properties

See attached Site Layout and Access Arrangements as set out in drawing attached at **Appendix 1**. This sets out the proposed site access and vehicle access route and associated site logistics requirements during the core construction stage (pre and post-demolition).

The following measures are also proposed to limit the impact of construction traffic on the local community with a focus on reducing/minimising construction traffic movements and best managing associated impacts on immediate neighbours to the site to mitigate the impact on the amenity of the area and safety of the highway network:

- Promoting recycling and reuse of materials on site to reduce waste including minimising requirements for import/export of soils
- Planning deliveries to best avoid the typical peak hours and localised peak periods – the proposed delivery times to **avoid** are 08.00 – 09.10 and 16.30 – 18.00.
- Purchase orders and contracts to clearly state the site delivery hours, proposed HGV routing and to encourage all visitors to approach the site at low speeds
- All visitors to the site will be required to report to the Site Manager on arrival.
- Segregated pedestrian access will be provided inside the site.
- Making best use of the site to ensure adequate space is provided to accommodate all parking requirements and enable delivery vehicles to pull into the site in a forward gear, unload/load and exit the site in forward gear without needing to obstruct the highway.
- For environmental and road safety all material containers leaving site will be appropriately covered to avoid spoiling of the roads and public path
- Engines of all vehicles, mobile and fixed plant on site are not left running unnecessarily.
- Wheel washing facilities on site to avoid mud being transported onto the local road network
- Site entrances will be maintained and kept clean and clear. There will be a road sweeper in operation when required and in line with the works activities, and in consultation with the local highway authority (Wiltshire highways).

The site access strategy and the measures outlined above are proposed to limit the impact of construction traffic on the local community with a focus on reducing/minimising construction traffic movements and best managing associated impacts in particular on immediate neighbours to the site.

Construction site access arrangements will be assessed throughout the construction stage by the Site Manager who will also ensure Banksman are used as required to aid HGV access to the site.

2G Dust Management

Site activities will seek to minimise dust to reduce impacts on site neighbours and provide the best working environment for all site operatives.

Proposed checks and strategies to limit dust emissions will include the following :

- Procurement will minimise multiple deliveries, reduce emissions and dust resulting from vehicles
- Early establishment of the main site access road sub-base and laying of base course to reduce dust impacts for the rest of the construction period, with the condition to be monitored and repairs undertaken as required.
- Access road watering to reduce dust generation during extended dry spells
- Road sweeping to be arranged in consultation with the local highway authority (Wiltshire highways) as required.

- Wheel washing facilities will be provided as shown on the site plans at Appendix 1 and clearly signed. Wheel washing will be managed to ensure run off does not run off onto the public highway.
- Dry brushing of larger site areas will be kept to a minimum with wet methods adopted to reduce dust.
- Provision of an adequate water supply throughout the demolition and construction stage.
- All material containers leaving site will be appropriately covered
- Use of covered skips on site where required
- Careful management of spoil and excavated materials, if material is to be removed from site to do so in a timely manner
- Double handling of materials to be kept to a minimum
- Dampen down excavated materials to be retained on site as required
- Cement, sand, fine aggregates and other fine powders to be stored appropriately/enclosed and sealed after use
- For all activities involving release of silica dust and persons carrying out sweeping activities, all personnel will be expected to be face-fit tested and wear a suitable Face Fit P3 mask
- Minimise cutting, grinding and sawing on site and locate machinery and dust generating activities away from site neighbours
- Where such activities must take place, sub-contractors will be required to spray water preferably from a water efficient spray pump over the material as it is being cut and/or consider use of dust screens should this be required
- Risk assessments will be carried out and control measures put in place with associated documentation displayed in the site office for all site operatives to view.

Sub-contractors will be required to submit method statements and risk assessments setting out their dust control measures specific to their activity on site, where appropriate.

The Site Manager will be responsible for ensuring compliance with these measures and recording any incidents leading to excessive dust creation and adapt/introduce new control measures as required.

2H Noise Reduction

The potential noise sources from work undertaken in connection with this project may include :-

- Earthworks
- Excavations
- Transportation
- Cleaning
- Construction
- Waste Management

The site team will implement the necessary management and operational controls in order to minimise any adverse impacts on the local community from construction activities.

All contractors will ensure the implementation of best practicable means to reduce noise levels and to ensure compliance with acceptable levels. The best practicable means for reducing noise will also be discussed during site induction and also carried out during Toolbox Talks.

Where there is a noise or vibration issue from site, the site team will review the sub-contractor's method statement and identify as reasonably practicable strategies to control noise at source.

The site team will implement the following checks to ensure that noise is kept to a minimum :-

- Following the traffic management measures outlined above to limit impacts including access to the site and disruption to site neighbours
- Plant not in continual operational use will be switched off and noise suppression covers will be used where practicable

- Vehicle noise will be kept to a minimum (e.g. excessive revving of vehicles will not be permitted)
- Reversing alarms will be set to the minimum required setting by the HSE, and consideration given to the use of alternative types of alarm e.g. white noise that has less potential for annoyance
- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding, will be conducted in such a manner that noise generation is kept to a minimum
- Where possible noisy plant and equipment will be sited away from sensitive noise boundaries
- Where reasonably practicable, fixed items of construction plant should be electrically powered in preference to diesel or petrol driven – temporary electric connection to be made available on site
- Noise emission will be controlled by use of appropriate reduction measures and maintained in accordance with guidelines

Sub-contractors will be required to submit method statements and risk assessments setting out their noise assessment and control measures specific to their activity on site, where appropriate.

The Site Manager will be responsible for ensuring compliance with these measures and recording any incidents leading to excessive noise and adapt/introduce new control measures as required.

21 Waste Management

This site waste management plan will aim to:

- Improve environmental performance.
- Meet regulatory controls.
- Improve waste recycling and recovery rates.
- Control risks related to materials and waste on site.
- Make cost savings by better management of wastes for recovery or disposal.

Gaiger Bros are committed to reducing waste and the waste hierarchy will be implemented on site as follows :-

- Prevention/Reduction: Good planning will reduce the amount of waste generated
- Re-use: Products and material can sometimes be used again, for the same or a different purpose
- Recycling and Composting: Resources can often be recovered from waste
- Disposal: Only if none of the above options offer an appropriate solution should waste be disposed of

Prior to demolition works, a Refurbishment and Demolition Survey report will be undertaken.

Asbestos removal will be the responsibility of the appointed demolition contractor, in accordance with the findings of the Refurbishment and Demolition Survey report.

Opportunities to re-use and/or recycling the existing buildings and structures will be maximised; this will include seeking opportunities to re-purpose the steel framed barns.

Risk assessments and method statements will be prepared prior to the commencement of demolition works.

Some remodeling of the land will be required as part of the development proposal, however import/export of materials will be minimized through design. Ground investigations and the site remediation strategy undertaken by Ground Investigations Ltd confirm there will be opportunities to reuse existing soils within the soft-landscaped areas, subject to further testing and treatment as required. Where necessary, appropriate topsoil will be sourced and imported where required.

Excavated soils and materials to be removed from the site will be either placed on polythene sheeting in isolated temporary stockpiles to prevent contamination with underlying soils or loaded directly into lorries for off-site disposal. They will be sheeted/covered to reduce dust and to mitigate the risk of surface water

run-off (e.g. following inclement weather) from contaminating the site surrounds.

The following additional measures will be adopted on the site:

- Waste separation plan in place.
- Off-site manufacturing of key building elements.
- Careful procurement of materials ensuring that the correct quantities are delivered, reducing surplus.
- Surplus materials recycled or re-used.
- Appropriately located and designed site compound for safe storage of materials (whilst minimising impacts on site neighbours).
- Construction staff will be briefed on the principles of reducing waste on site.
- Waste removed from the site will be in accordance with appropriate regulations and controls.

Waste management contractors will be required to:

- Provide a copy of their waste carrier licence
- Provide a Waste Transfer Note prior to leaving site

The Site Manager will be responsible for ensuring compliance with these measures and ensuring appropriate documentation is available in the site office for inspection.

2J Site drainage

The construction stage drainage provision will include the following approach to manage surface water runoff and to ensure sediment/contaminants do not enter into ditches adjoining the site:

- Seek to program the core site clearance and early groundworks during the drier summer months
- Soil disturbance will be limited to what is necessary for construction
- Site drainage features including the attenuation tanks forming part of the permanent drainage solution to be formed during the earlier stages of groundworks to provide attenuation of surface water run off during the construction period
- Regular inspection of the site drainage feature including sediment clearance as required

Any fuel, oil and chemical storage will be sited on an impervious base within a secured bund of adequate storage capacity, with spill kits / absorbents made available as required.

The Site Manager will be responsible for ensuring compliance with these measures and recording any incidents leading to drainage issues and adapt/introduce new control measures as required.

3.0 Construction Environmental Management Plan

3A Supporting Documentation

An Arboricultural Method Statement 25.2013 (Rev B) *Urchfont Garage (AMS)* has been prepared to inform the construction stage activities and the preparation of a Landscape Ecological Management Plan

The AMS is included at Appendix 2 of this document.

This report does not seek to repeat the findings of these supporting reports in full, but provides details on how the findings and recommendations will be considered and implemented during construction to avoid harm to flora and fauna.

3B Assessment of Risks

The EA report confirmed limited presence of fauna and flora species at the site, however the following activities and risks are considered under this CEMP:

Construction Activity	Risk
Demolition	Disturbing nesting birds
Site preparation and ground works	Disturbing nesting birds and animals
Tree removal works	Disturbing nesting birds
Open excavations	Protection of foraging/commuting animals
General construction works	Damaging retained habitats including trees

3C Method Statements

Method Statement 1: Tree Protection Zones

The retained trees and perimeter hedging are the only protection zones and as set out within the AMS and LEMP will be protected with tree protecting fencing to the standards set out in those reports.

The primary areas of protection are identified in the plans included at APPENDIX 1 and this fencing will be installed prior to commencement of construction and maintained throughout the construction stage; the detailed fencing requirements will be as set out in the AMS. Appropriate signage will be installed at regular intervals and all workers will be advised of site requirements.

Tree work would ordinarily be undertaken at the start of development and prior to installation of tree protection measures including exclusion zone fencing. However, due to the constraints of the bird nesting season (in the period from 1st March to 31st August) the majority of the tree work will be undertaken post development or outside of the nesting season.

Method Statement 2: Protection of Nesting Birds

Demolition of buildings is anticipated to be undertaken within the bird nesting season (in the period from 1st March to 31st August) – this is a result of the timing of the planning consent and assessing all wider project factors.

An inspection of nesting for nesting birds will be undertaken immediately prior to the commencement of site clearance and demolition (maximum two weeks in advance) will be undertaken. If nesting birds are subsequently identified, then work in that area will cease until the nest is clear (i.e. birds have vacated the nest).

Any gaps or holes used by birds to nest within or to gain access to nesting sites can be blocked in the autumn/winter (i.e. September to February inclusive) or after being checked for presence of nesting birds.

Regardless of timing of work or findings of previous surveys, if nesting birds are found within the site during any part of the construction phase, then work will stop and a qualified ecologist consulted.

Method Statement 3: Hedgehog protection

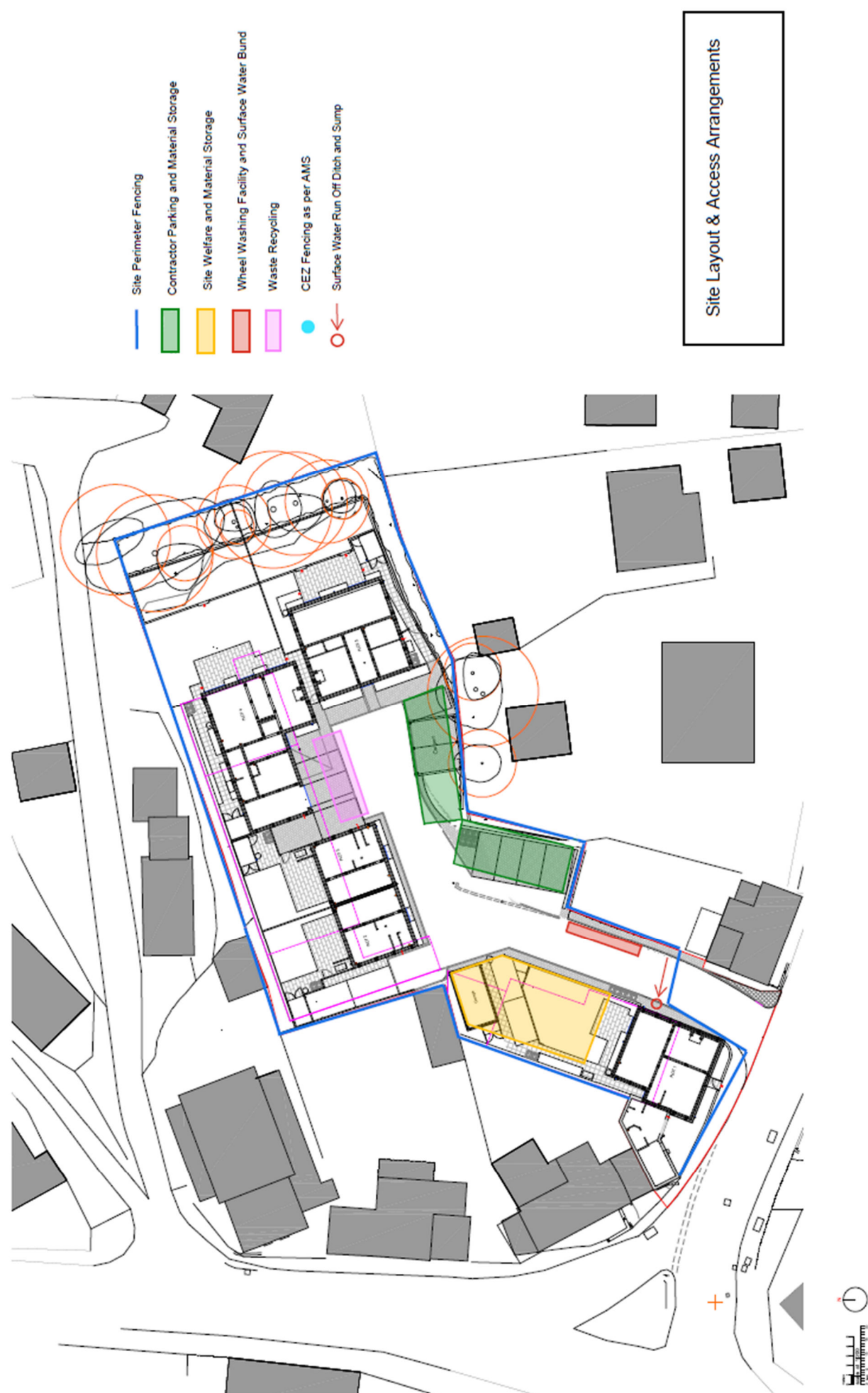
Actions to ensure protection of hedgehog, which may be present on-site at certain times, will include:

- Site clearance will proceed with care and if a hedgehog is found it will be carefully picked up in gloved hands and moved to an area of the site, which is not impacted by the proposed development (e.g. base of retained boundary shrubs or ditch corridors).

Method Statement 4: Excavations/Trenches/Pits and Pipes

There will be the need for excavations, trenches, pits or pipes to be created or installed as part of the development construction. Therefore, to ensure protection of any foraging / commuting animals that may traverse the site during the construction phase the following actions will be implemented:

- Any excavations that need to be left overnight will either be covered, appropriately profiled (i.e. 1 in 2) and/or fitted with a ramp to ensure that any animals that enter the hole can safely escape.
- Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day to prevent animals entering/becoming trapped.
- Any excavations or pipes left overnight should be inspected first thing the next morning, and if an animal is found an appropriately qualified person should be contacted.



APPENDIX 2

25.2013 (Rev B) Urchfont Garage (AMS)