

**AGRICULTURAL SLURRY LAGOON ON LAND
ASSOCIATED WITH EAST FARM, KNOOK, BA12 0JG
FOR**

S R POTTOW & SON

CONSTRUCTION MANAGEMENT PLAN

PREPARED BY

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SECTION 1.00: PREAMBLE

S R Pottow & Son has obtained planning permission (PL/2023/04524) for an agricultural slurry lagoon on land for which they are tenants, to the west of the A36 (Salisbury Road), NGR 394474, 142287. The proposed slurry lagoon forms part of an application for grant funding under the Slurry Infrastructure Grant scheme, the purpose being to reduce pollution risk and ensure that this farm has sufficient slurry storage capacity to meet with the requirements of the Farming Rules for Water and that the lagoon is built in accordance with the current CIRIA (759) and SSAFO Regulations.

This document relates to Condition 4 of the approval document, the details being:

4 Construction Management Plan (Pre-commencement)

“No development shall commence on site until a construction management plan that demonstrates how pollution to groundwater will be mitigated, and how flood risk to people and property will be mitigated alongside clear arrangements for the ownership and ongoing maintenance of the slurry lagoon has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner.”

This document sets out to deal with the elements of the “Construction Management Plan” and addresses the following areas as set out in Condition 4 of the approval document (as mentioned above).

The appointed groundworks contractor will carry out site assessments prior to the works commencing as well as mitigating for matters relating to groundwater protection and managing flood risk to people and property.

- 1: Pre-commencement site inspections of all areas of the development site and within the surrounding area to include the scrub areas, hedgerows and grassland as part of an ecological assessment.
- 2: Mitigation for potential environmental and pollution risks from the construction process
- 3: Managing environmental and pollution risks from the construction process
- 4: Sustainable drainage
- 5: Site waste management
- 6: Construction management ~ including operational hours, site parking and turning areas
- 7: Transport and access ~ including delivery arrangements, route planning and delivery timings

The works will be carried out in the summer of 2026. The groundworks contractor will be responsible for weekly site inspections for biodiversity and or machinery storage which will be kept on the construction site at all times.

SECTION 2.00: POLLUTION RISK ELEMENTS

2.01: General

The pollution risks from construction sites vary from site to site and depend on the type, size and nature of the construction, site location, prevailing ground conditions, timing and weather conditions. It is the intention of S R Pottow & Son to minimise the potential for pollution risks to groundwater, the general area of the site and the surrounding areas to ensure that the construction works are carried out in a safe manner, in accordance with the guidelines and regulations set out by the Environment Agency and Health & Safety Executive and so as to reduce any impact or nuisance on the surrounding area, biodiversity, local infrastructure and neighbouring community.

2.02: Development

The development includes the construction of an agricultural slurry lagoon to enable the farm to be compliant in matters relating to slurry storage and this lagoon will increase the storage capacity on the farm to a minimum of six months.

The layout of the lagoon is shown on drawing no. SRP/SL/PRO/001 (Site Plan), which shows the general arrangement, proposed finished floor levels, extent of the external banking and formed areas (for access) and layout of the leak detection drainage system. The lagoon will have a EPDM (or similar Butyl) lining system fitted, agitation system and floating cover to minimise gaseous emissions and prevent the ingress of storm water.

The leak detection system is a requirement for this site to ensure protection of groundwater and general pollution matters. The leak detection drainage system will extend to a single inspection chamber sited to the south west corner of the lagoon adjacent to the existing access track, where access for inspection can be gained easily and therefore regularly.

The lining and cover system are assembled on site with all joints being heat welded. These covers are secured into an excavated trench around the top of the lagoon, this being back filled with as dug material and compacted after installation. The lining system is supplied and installed by a specialist company and this works includes a robust guarantee arrangement. This company will provide detailed installation and construction details relating to their works.

The outer banks of the lagoon will be graded over with top soil and then seeded with a Meadow Grass mixture in line with the Landscape Planting Scheme that forms part of the planning application conditions. A safety fence system will be installed at the base of the external banks, which will include a number of access points that incorporate suitable safety gates. All of this fencing system will be in line with the current Health & Safety Executive's requirements and the farm's own health safety policy.

2.03: Pollution risks from the construction process

Due to the nature of the proposed works there are various pollution risks and these are as follows.

A: Disposal of site generated waste materials (packing materials etc.)

B: Site surface water and drainage contamination and ground water contamination

C: Movements of construction vehicle off site and reduction of soiled wheels and dust generation

D: Site lighting and construction noise

E: Site required fuel and oil storage will be stored in a bunded facility and the capacity of the bund shall be at least 110% of the capacity of the largest storage vessel. There will be no working connections outside the bunded area. The site of this storage facility will be in a location that is at least 10.0 metres from any watercourses and all storm water drains and this location will be in agreement with the Environment Agency prior to any works commencing.

2.04: Disposal of waste materials

There are no known asbestos based materials to be disposed of as part of this development, none are present on site. Site generated waste through the use of construction materials will include packing materials such as cardboard, plastic, polystyrene and plastic banding. These materials will be separated and stored temporarily on site in appropriate storage containers and these materials will be removed from site as and when the need arises and by authorised waste carriers and be disposed of to approved re-cycling centres. Where possible materials such as timber will be re-used on the farm. There will be no burning of waste materials on the site. Any construction wastes that cannot be used on site will be disposed of off site to an approved and suitable tipping site.

The waste from the site welfare facilities will also be disposed of in an appropriate manner and will be the responsibility of the Groundworks Contractor that is managing the site.

The top soil sub-soil that will be stripped off of the site as part of the initial works, will be stockpiled in agreed areas, and capped to prevent or minimise weed growth. This material will all be re-used in the formation of the outer banks and top soil grading prior to the landscape seeding and planting taking place.

All of the subsoil that is excavated will be used for the formation of the lagoon, and none of this will be removed from site.

2.05: Managing pollution risks from the construction process

Due to the nature of the proposed development and the type of construction, which are common within the agricultural industry, the risks of site generated pollution through the use of excavation and compaction equipment and the risk from pollution through this process is deemed to be low. The works will be carried out in the summer of 2026 and works will not continue through periods of heavy or prolonged rainfall, so that surface runoff is minimised or negated completely. The site has a natural gradient to the north and a small temporary bund will be formed around the northern end of the site which will capture any excess surface runoff and the accompanying storm exceedance plan (Overland Flood Flow Plan 0808 - DR01) shows the predicted flow direction for such runoff for a 1 in 100 year storm allowing for an increase of 45% due to global warming. As part of the overall scheme there is a hardcore access area being constructed along the southern side and this will be formed in freely draining stone (quarried not crushed concrete) to allow the storm runoff to dissipate easily.

The site will be operating under the current guidelines of the Health & Safety CDM Regulations and as part of this system, a regime is in place for monitoring the works on site and implementing systems for pre-empting and managing any site risks. The potential risks include (indicative) excavation works to form the lagoon being 5.00 metres deep, unloading of materials and equipment, heavy manual lifting, use of electrical hand tools (liner welding), working in excavations for the site and drainage systems, vehicle movements, injuries through noise and potential viral infection through close working with other operatives and site visitors. The site will be fenced off and signs posted in accordance with the CDM requirements for the duration of the works.

The Contractor will regularly document site activity as part of the CDM requirement, provide site safety induction as required and will also include providing photographic records, to ensure the satisfactory and safe progress of the works. Any incidents or accidents will be fully documented and acted upon to ensure the health and welfare of the site operatives is maintained to a high

standard. All site visits are to be on an appointment only basis and all visitors are to report to the Site Foreman upon arrival at the site and suitable PPE is to be worn at all times when on site.

All practical systems will be implemented to manage these potential risks mentioned above. If deemed necessary, an approved vehicle wheel wash will be installed in a position agreed with the Environment Agency to reduce the incidents of mud on the local roads, although due to the nature of the works and site conditions none are anticipated.

In line with the CDM requirements there will be an approved site welfare facilities, that will include a suitable site office with hot and cold running water, electricity, a small kitchen, a rest area and suitable toilet facilities will be in place at the start of the works on site and will be in place for the duration of the works on site and will be maintained on a weekly basis or as required.

The lighting of fires to dispose of burnable materials such as vegetation, timber and waste paper will not be permitted. Any construction wastes that cannot be used on site will be disposed to an off site approved and suitable tipping site.

All final landscaping around the site will be carried out with great care and all previously stripped top soil (having been stock piled separately), will be re-graded around the landscaping area and in a way so as to prevent capping of the soils, thus reducing the potential for surface water run off from these areas and be ready for the landscape planting.

There is no expected requirement for temporary site lighting as the construction works will only be carried out during normal day light hours.

Due to the nature of the proposed development there will be noise associated with the construction process, and this will be kept to the minimum possible levels, and the construction works and vehicle movements will be limited to the following hours, weekdays 7.00 am to 6.30 pm, Saturdays 7.00 am to 2.00 pm and no working on Sundays or Bank Holidays.

All HGV construction traffic accessing the site will travel from the west of the site from the A36 (Salisbury Road). The site as well as the local roads will all be signed for construction traffic. For periods of higher than anticipated vehicle use, suitable notices will be posted locally advising of such movements. If deemed appropriate the use of a road sweeper (or similar) will be employed.

Contractors accessing the site will use their own (company) vehicles ensuring compliance with the government health requirements for staff welfare. The use of public transport is unfortunately not available for this site due to its remote location and the lack of public transport.

Temporary arrangement for containment of site surface water will be in place for the duration of the construction project, to protect groundwater and prevent unnecessarily high levels of surface runoff and potential flooding of neighbouring properties, surrounding field areas and hedges and this will be monitored on a weekly basis to avoid any impacts.

2.06: Site management (general)

There will be a management and record keeping "chain" in place for this development and this will include the Clients, who will in turn employ an experienced Principal Designer and the works will be executed by an experienced and approved Principal Contractor and nominated sub-contractors.

It is anticipated that apart from the Principal Contractor there will also be two other contracting trades working on site (for the lining system and safety fencing). There will be a dedicated car parking area for contractor's and visitor's vehicles, dedicated area for HGV deliveries and turning and materials storage. Where possible all deliveries, especially those on HGVs, will be managed and planned in advance to ensure that these vehicles arrive outside of normal commuter traffic and school times etc.

Suitable signage will be in place throughout the construction process to direct construction traffic away from the village and towards the site access point. This signage will be maintained to ensure that it is place throughout the whole construction stage. The condition of the roads, verges and access points will be monitored by the Clients and as required, any dust/mud will be swept up and removed. Where appropriate new footpath stiles/gates will be installed in line with local requirements and these will be maintained and signed.

The general process of the works on site will be as follows:

- 1:** Setting out the site and installing and maintaining temporary safety fencing, gates and signs to the public footpaths (if relevant).
- 2:** Initial site excavation works (top soil stripping and stockpiling), formation of the temporary bund to the north.
- 3:** The excavation and formation of the lagoon, and grading of the banks, drainage and the hardcore areas.
- 4:** The installation of the lining system, cover and jetting system and connection to an existing pumping main (from East Farm).
- 5:** Erection of the fencing system and final landscape grading and planting.

The Contractors will be working to a specific set of construction drawings and specifications, copies of which will be held in the site offices.

Persons attending site will be restricted to construction personnel, construction management staff, the farm management and staff. All persons visiting will do so on an appointment only basis and they will have to in the first instance report to the Site Foreman at the site office for Health & Safety induction with subsequent signing in and off site, they will be required to wear suitable hi-visibility safety clothing at all times and PPE as deemed appropriate, there will be no exception to these rules. Site smoking of cigarettes, pipes and cigars etc. will be in a designated area.

The construction process is anticipated to extend through from summer 2026 and landscape planting taking place before the end of March 2027 (weather permitting).

A general site plan, showing the position of the welfare facilities, turning area and storage areas etc. accompanies this document.

2.07: Maintenance and inspection

The slurry lagoon has received Environment Agency approval through the Slurry Infrastructure grant scheme and final notification to the Environment Agency will be provided prior to the lagoon being brought into use through the Slurry Infrastructure Grant scheme.

As part of the farm's cross compliance procedure and Health & Safety records, the lagoon will be inspected on a monthly basis, the areas for inspection will be a visual check of the above ground areas of the lining and cover systems, a weekly check of the leak detection system and a yearly check of the safety fencing. Any repairs or remedial works that are required will be implemented immediately they are identified. Any possible pollution incident will be notified to the Environment Agency within the working day that the incident is identified. All inspections will be carried out by the farm owners or appointed senior members of staff (permanently employed).

SECTION 3.00: SUMMARY

S R Pottow & Son are long established dairy farmers and fully understand the construction process for this type of development and the potential for environmental and pollution risks from a site such as this and they have as part of their duty of care committed themselves to ensuring that there is the minimal amount of risks from not only this development site but their farm as a whole. Their farming business is based on sustainable dairy farming principles and they have a very good track record for countryside management and stewardship and part of their ethos is protecting, managing and enhancing the environment and countryside and these principles are applied to this development. They want to be noted as a farming business and land owners/stewards that have a great regard for environmental matters and for its betterment. The level of landscape planting and enhancement for this site, is higher than would be anticipated for many agricultural developments and it follows that the level of bio-diversity enhancement will be also be higher.

They have engaged suitably competent persons to deal with the planning, design and construction process and manage the site accordingly, and in line with the requirements of the Environment Agency and Health & Safety Executive and government guidelines.

Whilst the development is large, the type of construction is typical for the nature of the development and the environmental and pollution risks are low and with good management can be eliminated. As part of the cross compliance for such a farm, the potential risks have been identified and an approved system for managing them is already in place. S R Pottow & Son are committed to maintaining this cross compliance and as part of this programme the existing risk management procedures are checked and up dated on a regular basis. They are also committed to ensuring that the minimum amounts of waste are generated by these works and that all waste are separated and recycled and where possible re-used.

Similarly the development has been considered very carefully by S R Pottow & Son and again a scheme for monitoring the potential risks through construction and ultimate use of this lagoon is being implemented. A fully detailed "Site Waste Management Plan" will be prepared as a management system for monitoring and record keeping and this will be implemented by the Groundworks Contractor, in conjunction with the farm staff, prior to the construction stages and this will include information on emergency contact details for the organisations such as the Environment Agency and Health & Safety Executive in the case of a pollution incident etc. This document will be updated throughout the construction stages on a regular basis. The "site file" will be available at all times during the construction stages and will be handed to the Clients upon completion. The relevant site notifications of these organisations will be issued at the appropriate time and a series of site visits by the Environment Agency etc. will be welcomed as part of the construction process.

S R Pottow & Son appreciate that to manage the site efficiently from all perspectives, they will need ensure that the works are executed in a timely and safe manner and that they will ultimately receive value for money with this investment and that it will not only be an outstanding development, but will provide a great deal of benefit for the environment and ecology.