



Construction Environmental Management Plan

Fernfield Homes Ltd

Land at Summerhouse Lane, Harefield, Uxbridge UB9 6HS

Planning Permission: 1131/APP/2025/2465

Applicant/Developer: Fernfield Homes Ltd

This CEMP remains in force for the entire construction period and will be updated if methods or phasing change. Site inductions will brief all personnel on the latest version.

1. Timetable / Phasing of Works

Phase 0 – Pre-start

- Submit/approve CMP; notify neighbours; install signage; pre-condition photo survey of Bellevue Terrace and Summerhouse Lane; utilities searches; tree protection fencing.

Phase 1 – Site Setup & Enabling

- Erect perimeter hoarding/heras; establish welfare, parking, storage, wheel-wash at the site front; install traffic marshalled access gate; implement environmental monitoring (dust/PM, noise, vibration).
- Ecology checks if required; selective vegetation clearance (outside bird nesting season unless checked by ecologist).

Phase 2 – Demolition & Groundworks

- Soft strip, demolish equestrian buildings; segregate and remove waste; bulk earthworks; foundations; drainage stubs; temporary surface water controls.

Phase 3 – Superstructure

- Masonry/timber frame erection; roofs; external envelope; first-fix M&E.

Phase 4 – External Works & Services

- Drives, boundaries, services connections; permanent SuDS measures; landscaping preparation.

Phase 5 – Fit-Out & Commissioning

- Internal finishes; second-fix; testing/commissioning; remove compound; final surfacing; soft landscaping; demobilise once highway is clean and snag-free.

3. Working Hours

- Mon–Fri: 08:00–18:00
- Sat: 08:00–13:00
- No working on Sundays or Bank Holidays.

- Deliveries banned during local peak hours (08:00–09:15 and 15:00–16:30) unless expressly agreed for safety-critical reasons.

Emergency works outside these hours will be notified to the LPA and neighbours where practicable.

2. Storage of Materials, Chemicals, Vehicles & Equipment

Compound & Layout

- Location: at the front of the site and includes secure welfare, materials store, fuel/COSHH store, plant bay, contractor parking, and wheel-wash.

Materials Storage

- Palletised/covered storage on hardstanding; height-limited stacks; timber/metals/plasterboard segregated.
- Loose aggregates in bunded bays with geotextile covers to prevent windblow.

Chemicals / Fuels (COSHH)

- Locked, bunded COSHH container on impermeable base.
- Refuelling in designated area with spill-trays; no refuelling within RPAs or within 15 m of woodland edge.
- Spill kits at COSHH store, refuelling point and gate; incidents entered in Environmental Log and reported to LPA if material.

Vehicles & Plant

- Plant parked on drip-trays; NRMM Stage V or best available; anti-idling enforced; maintenance in designated plant bay only.

3. Dust Suppression Measures

This CEMP aligns with IAQM and GLA guidance proportionate to site risk and includes:

- **Source control:** water misting for demolition/cutting; on-tool extraction; no dry sweeping; damp down haul routes; 5 mph limit.
- **Containment:** debris netting to hoarding; covered skips; cover stockpiles and loads; just-in-time deliveries to minimise stock.
- **High-risk tasks:** task-specific RAMS; cease works during high winds if controls ineffective.

4. Waste Storage & Disposal

- Apply SWMP principles (prevent, segregate, reuse, recycle); licensed carriers only; weighbridge/docket trail retained on site.
- Covered skips within compound; change-out schedule to prevent overfill; no burning of waste.
- Hazardous waste (oils, paint, plasterboard, aerosols) stored in COSHH store and removed by permitted contractor; consignment notes held on file.
- Topsoil sub-stocks retained/covered for reuse where suitable; invasive species protocols enacted if discovered.

5. Noise, Visual & Vibration Mitigation

General Controls

- Select quiet plant; fit acoustic shrouds; orient fixed plant away from receptors; switch-off when idle.
- Time-restrict the loudest activities; avoid simultaneous high-noise operations where practicable.
- Maintain hoarding with acoustic lining in hotspots if required; keep gate closed except for movements.

Monitoring & Response

- Exceedances trigger immediate review and additional controls; all events recorded in the Environmental Log.

Visual Amenity

- Maintain clean, uniform hoarding; minimise glare and light spill (see Section 6); manage stockpile heights; keep highway clean (wheel-wash + sweeper).

6. Lighting Measures (Protecting Boundary Habitats)

- Objective: prevent illumination of boundary habitats and potential bat/woodland corridors.
- Design: task-focused, low-level, downward-facing luminaires with cowls/shields; 2700–3000 K correlated colour temperature; no UV/blue-rich light; PIR/time controls.
- Placement: keep columns/setups inside the compound only; maintain dark corridors along woodland/hedgerow edges; avoid light within or spilling to these areas.
- Performance: target ≤ 0.5 lux at habitat edges; verify with night-time checks and adjust fittings/angles as needed.
- Curfew: non-essential lighting off after 19:00 (winter) / dusk (summer); security lighting on PIR only with short burn time.

7. Protection of Nearby Ancient Woodland (and Woodland Edge)

- Treat any adjacent woodland belts as sensitive receptors; where Ancient Woodland Inventory (AWI) status is confirmed, adopt enhanced measures below.
- Buffer/Exclusion: maintain a minimum 15 m buffer from the woodland edge as a no-work, no-storage, no-lighting zone. Fence with tree-protection barriers to BS 5837.

- Chemicals/Fire: no fuels/chemicals within the buffer; no hot works facing woodland without fire watch and extinguishers.
- Monitoring: ECoW to inspect buffer monthly; any encroachment stopped and reported with corrective actions.

8. Traffic & Access (Environmental Interface)

- Banksman/foreman to guide all vehicles via Bellevue Terrace; call-up system to prevent queuing; no engines idling at gate.
- Wheel-wash at site front with silt management to interceptor; no mud tracking; sweeper deployed as required.
- Protect pedestrian routes with barriers during gate operations; clear signage “Pedestrians First”.

9. Asbestos Removal

- Any asbestos-containing materials will be removed by a specialist, HSE-licensed asbestos contractor in accordance with the Control of Asbestos Regulations.
- The contractor will set up sealed work areas, use appropriate wet methods and PPE/RPE, and arrange independent air testing where required.
- Waste will go into asbestos-only, covered/lockable skips kept within the front-of-site compound, then taken off site by a licensed hazardous-waste carrier to a permitted facility, with consignment notes retained.
- If any suspected asbestos is discovered unexpectedly, work will stop immediately and the specialist will be called to assess and remove it before works resume.

Appendix A

