Construction Environmental Management Plan

Fernfield Homes Ltd

Land at Summerhouse Lane, Harefield, Uxbridge UB9 6HS

Planning Permission: 1131/APP/2026/1927
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.

Phase 1 – Site Setup & Enabling

- Erect perimeter hoarding/heras; establish welfare, parking, storage, wheel-wash at the site front.

Phase 2 – Demolition & Groundworks

- Soft strip, 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 during local peak hours (08:00–09:15 and 15:00–16:30) to be avoided, however if unavoidable, the LPA is to be notified.

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

- Covered storage on hardstanding; height-limited stacks; timber/metals/plasterboard segregated if required.

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.

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

- **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 where appropriate.
- **High-risk tasks:** task-specific RAMS; cease works during high winds if controls ineffective.

4. Waste Storage & Disposal

- 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.

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, 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.
- Placement: keep columns/setups inside the compound only; maintain dark corridors along woodland/hedgerow edges; avoid light within or spilling to these areas.
- 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 buffer from the woodland edge as a no-work, no-storage, no-lighting zone.
- Chemicals/Fire: no fuels/chemicals within the buffer; no hot works facing woodland without fire watch and extinguishers.

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


FFL: 54.650
APPROVED NEIGHBOURING SCHEME
Site welfare and storage
Site parking
Wheel washing facility