



CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN

**Demolition of the existing Maude Pavilion and adjacent Community Hall.
Erection of a new sports pavilion, with community hall above. New nursery
building and associated external works.**

For

New Romney Town Council

at

**Maude Pavilion & Community Hall,
Station Road, New Romney, TN28 8BB**

Project Reference: KS5606

Dated: 02nd April 2024

Issue / Rev Number	Date	Checked & approved by
Initial Review	28.02.24	Daniel Calnan
Issue for submission	02.04.24	Daniel Calnan

Contents

- 1.0** Introduction
- 2.0** Wheel Washing Facilities
- 3.0** Vehicle Loading / Unloading & Turning Facilities
- 4.0** Parking Facilities for Site Personnel & Visitors
- 5.0** Hours of Work
- 6.0** Measures required to ensure the banks and watercourse remain unaffected
- 7.0** Detailed working methods necessary for the safeguarding of protected species.

Appendix A – Site Plan

Appendix B – Water Vole Survey Report

1.0 Introduction

This document has been produced by Kent Structures Limited in order to provide Swale Borough Council with information required to satisfy Planning Condition 04. Below is a quotation of the wording stated under Decision Notice REF: 23/1208/FH:

"Prior to the commencement of development, a Construction and Environmental Management Plan shall be submitted and approved in writing by the Local Planning Authority. Details shall include:

- *Wheel washing facilities*
- *Vehicle loading/unloading and turning facilities,*
- *Parking facilities for site personnel and visitors*
- *Hours of work*
- *Measures required to ensure the banks and watercourse remain unaffected*
- *Detailed working methods necessary for the safeguarding of protected species, which shall include the results of a pre-commencement check for water vole, conducted by a suitably qualified ecologist and reference to any protected species licences required for works to proceed lawfully. The approved details shall be implemented for the duration of construction at the application site.*

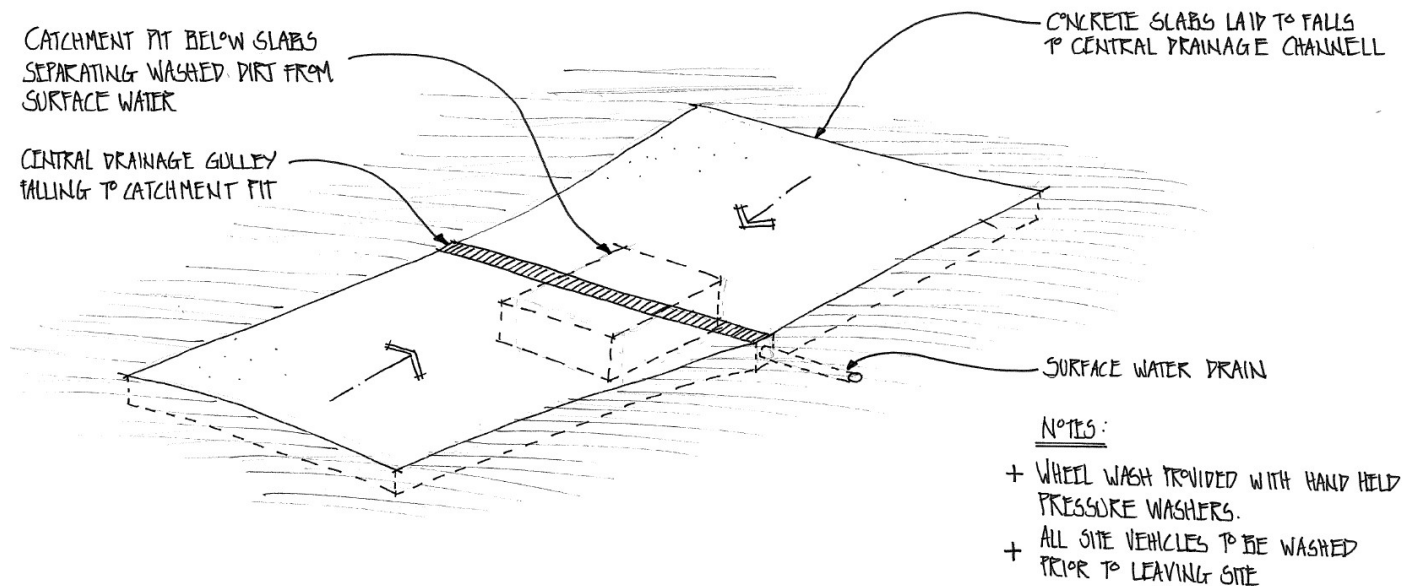
Reason: In the interests of public amenity, highway safety and biodiversity. These details are required prior to the development to ensure that the development can proceed without an adverse impact"

The following sections of this report provide the necessary information to satisfy the requirements of the aforementioned condition.

2.0 Wheel Washing Facilities

The site will provide the facility to clean the wheels and the underside of delivery vehicles and plant machinery entering and leaving the site to minimise the amount of dirt and debris transferred off site onto Station Road and beyond. The proposed location of the wheel wash station is indicated on the site plan in Appendix A

Below is a sketch impression of the type of installation Kent Structures Limited intend to provide on site:



3.0 Vehicle Loading / Unloading & Turning Facilities

All vehicle loading and unloading will take place within the site compound. Vehicles will enter the site from Station Road in forward gear and exit the site in forward gear also. This is to ensure safe vehicular movement and allow drivers the best visibility of pedestrians as they enter and leave the site.

A clear turning area for vehicles entering and exiting the site will be provided within the site compound.

Vehicular movements will be overseen and managed by a Site Banks person who will guide and assist vehicular movements into and out of the site.

Appendix A provides a site plan illustrating indicative vehicular flows and entrance points.

4.0 Parking Facilities for Site Personal & Visitors

Vehicles visiting the site and those vehicles used by site personnel working on the site will be accommodated within the site compound. Safe vehicular circulation will be provided through the implementation of dedicated vehicle access routes, pedestrian barriers and clear identification of pedestrian circulation routes.

Appendix A illustrates the areas and zones assigned to vehicular and pedestrian circulation routes.

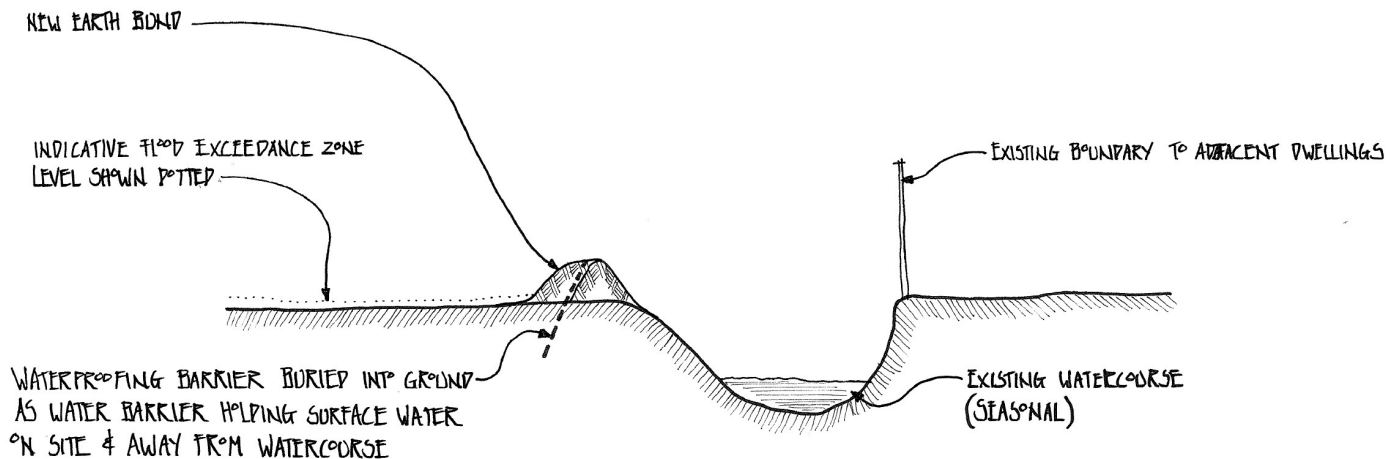
5.0 Hours of Work

Site working hours will be restricted between 07:30 to 17:00 during week days.

Weekend work as a principal, is to be restricted. In the event of weekend work being undertaken, the type of work carried out will not generate noise or vibration to ensure there is no disruption to the neighbours of the site along Station Road.

6.0 Measures ensuring the banks & watercourse are unaffected

Kent Structures' proposal to ensure the banks and watercourses are unaffected is illustrated in the below sketch:



7.0 Methods for safeguarding protected species.

KB Ecology Ltd has been appointed to carry out a pre-commencement site survey and issue a report. The survey report confirms there is no presence of water voles on the site as stated on page 5.

In light of the conclusion the site does not contain water voles in the adjacent ditch, therefore there is no requirement for special working methods to safeguarding of any water voles as they are not present on the site. However, the measures proposed in section 6.0 will still be implemented in the interest of best practice and environmental safeguarding.

Please refer to Appendix B, containing the Water Vole Survey Report.

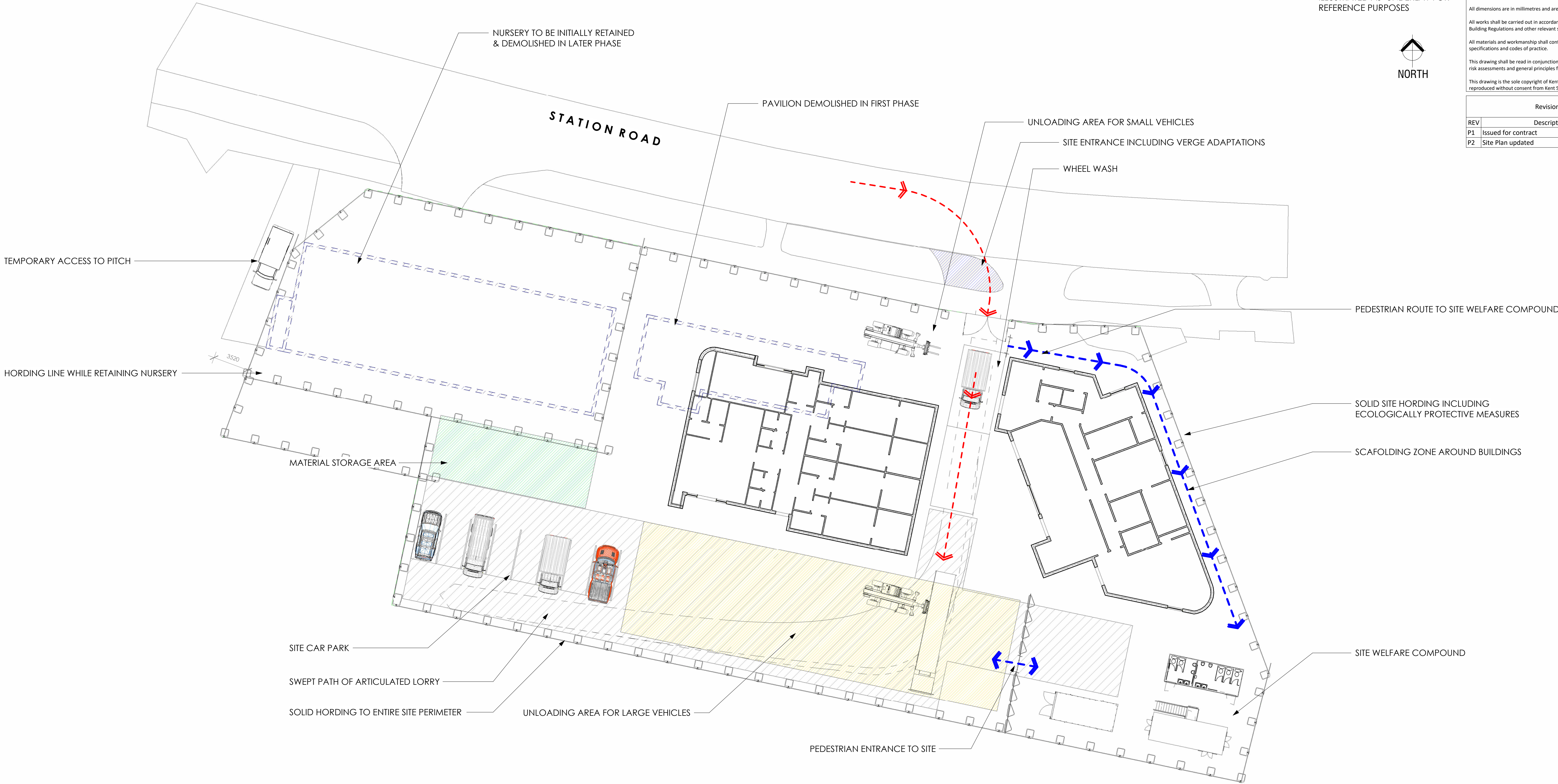
Appendix A - Site Plan

NOTE:
EXISTING TOPOGRAPHICAL SURVEY
ILLUSTRATED AS UNDERLAY FOR
REFERENCE PURPOSES

NOTES
Do not scale drawings.
All dimensions are to be checked on site, including levels and sewer inverts prior to commencement of work and any discrepancies reported to the designer.
All dimensions are in millimetres and are structural unless indicated otherwise.
All works shall be carried out in accordance with the current edition of the Building Regulations and other relevant statutory requirements.
All materials and workmanship shall conform with the relevant British Standard specifications and codes of practice.
This drawing shall be read in conjunction with Kent Structures health and safety risk assessments and general principles for means of access and protection.
This drawing is the sole copyright of Kent Structures and cannot be used or reproduced without consent from Kent Structures ©



Revision Schedule		
REV	Description	Date
P1	Issued for contract	01.03.2024
P2	Site Plan updated	07.03.2024



PROJECT
Maude Pavilion & Nursery

CLIENT
New Romney Town Council

DRAWING
Site Management Plan

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SOLVING BY DESIGN
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DATE	02/28/24
SCALE	1 : 200
DRAWN	PMH
PROJECT	KS5606
DRAWING NO.	REV
1001	P2

Appendix B – Ecological Report

Maude Pavilion and associated land, Station Road, New Romney TN28 8LQ, Kent

Planning permission 23/1208/FH has been granted for the 'Demolition of the existing Maude Pavilion and adjacent Community Hall. Erection of a new sports pavilion, with community hall above. New nursery building and associated external works' at Maude Pavilion & Community Hall, Station Road, New Romney, TN28 8BB.

Condition 4 states:

- 4 Prior to the commencement of development, a Construction and Environmental Management Plan shall be submitted and approved in writing by the Local Planning Authority. Details shall include:
- wheel washing facilities
 - vehicle loading/unloading and turning facilities,
 - parking facilities for site personnel and visitors
 - hours of work
 - measures required to ensure the banks and watercourse remain unaffected
 - Detailed working methods necessary for the safeguarding of protected species, which shall include the results of a pre-commencement check for water vole, conducted by a suitably qualified ecologist and reference to any protected species licences required for works to proceed lawfully.

The approved details shall be implemented for the duration of construction at the application site.

Reason: In the interests of public amenity, highway safety and biodiversity. These details are required prior to the development to ensure that the development can proceed without an adverse impact on local residents, the local highway network and protected species.

Water voles are afforded legal protection under section 9 of the Wildlife & Countryside Act 1981 (as amended).

For more information, guidance from Natural England is available at

<https://www.gov.uk/water-voles-protection-surveys-and-licences>

KB Ecology Ltd was thus commissioned to undertake a pre-commencement check for water voles and provide any necessary mitigation advice.

The reader is referred to a report by Greenspace Ecological Solutions titled 'Maude Pavilion and Associated Land, New Romney - Preliminary Ecological Appraisal', dated July 2023. This report states:

- *'the two boundary ditches along the eastern and western sides of the Site, are sub-optimal for water voles due to the very shallow water and limited aquatic vegetation.'*
- *6.4.18 The ditches provide sub-optimal habitat for water voles and are not suitable to support otters. There was no evidence of the presence of either species within the Site. However, the ditches are connected to areas with historic records of water vole and consequently water voles may be present. From reviewing the proposed plans, it is, however, apparent that the wet ditches will not be affected and no further surveys for water voles are required. Should the existing plans change to result on an impact to the wet ditches, then further surveys for water vole should be conducted prior to the start of work.*

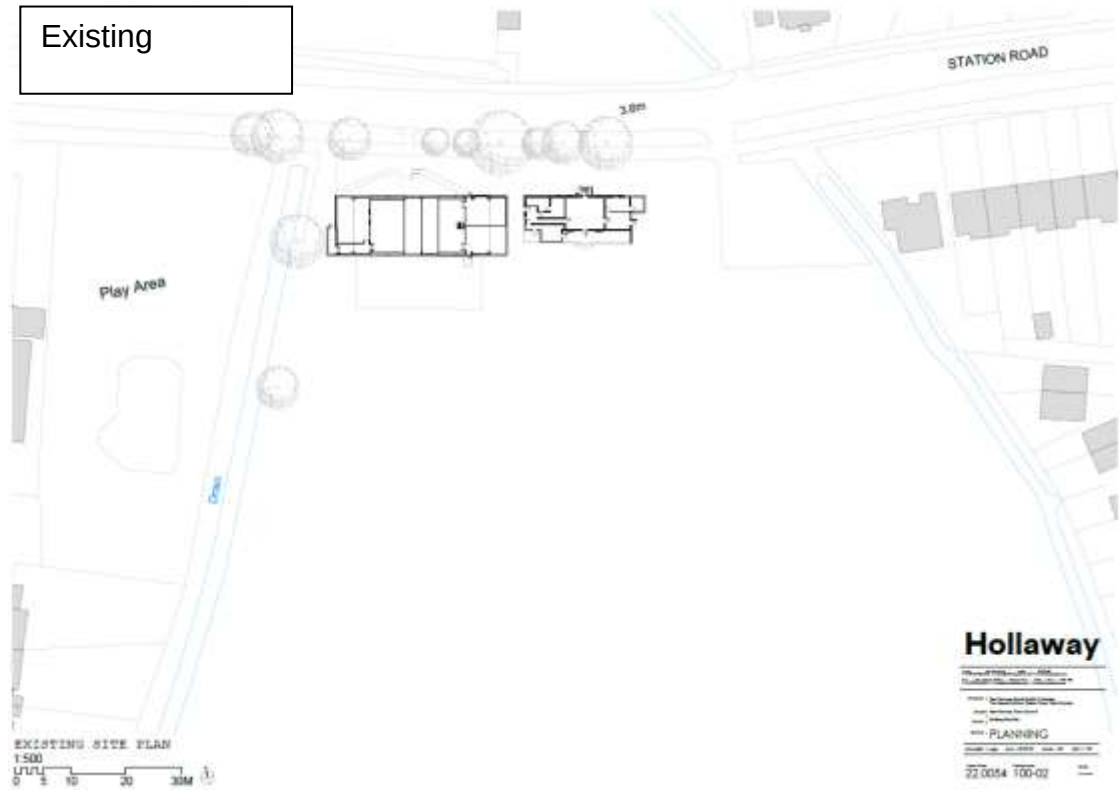
Indeed, it should be noted that the ground level areas present along the 15-17m most northern sections of the ditches are covered in hard-standing already, as shown on the aerial photo below, with only a 1-2m strip of grass at the top of the banks.



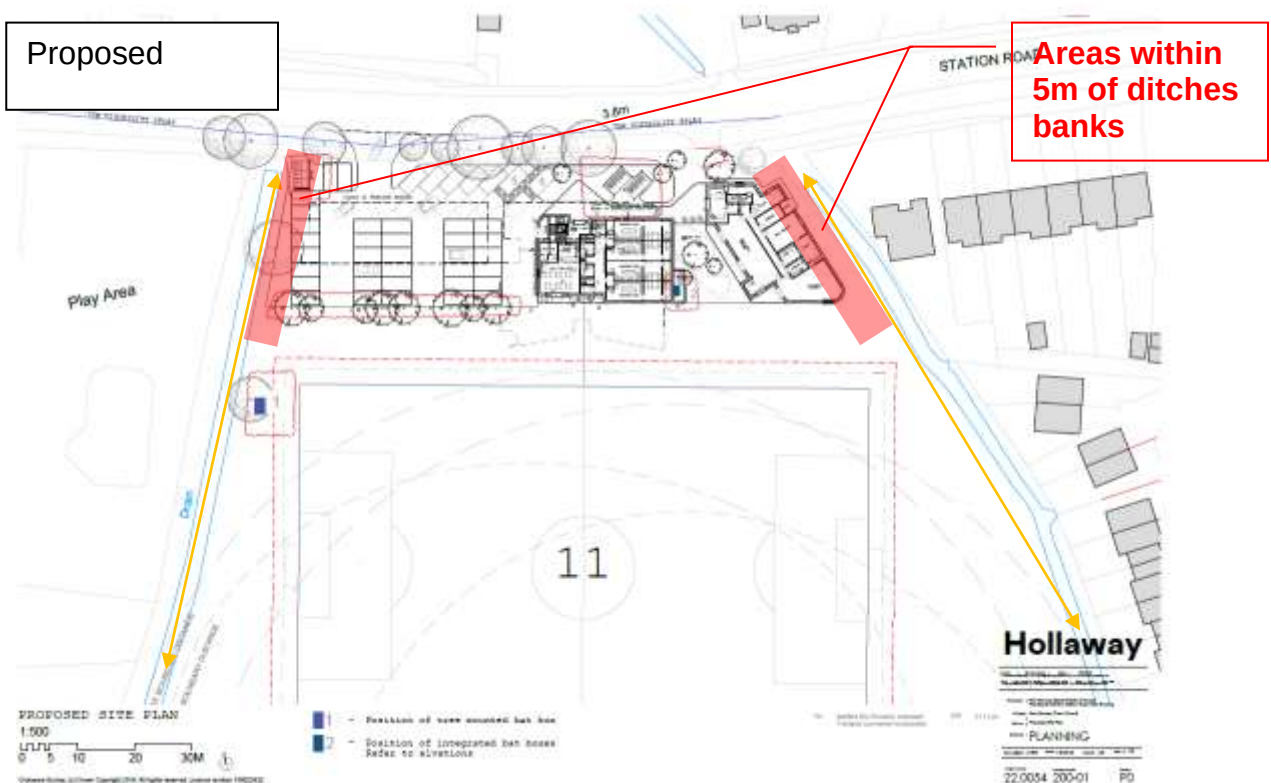
Although none of the ditches will be directly impacted, some ground works will take place within 5m of the most northern 20m section of the ditches. The survey thus extended over the 100m most northern section of both ditches on site, as shown below¹.

¹ The eastern ditch runs into a 27m long culvert under the road, which is judged to act as a barrier to dispersal and thus a survey of the northern section of ditch, on the other side of the road, was not carried out.

Existing



Proposed





A water vole survey was thus undertaken on 27th March 2024 (in channel, along the toe of the banks) by Katia Bresso CEnv MCIEEM, a qualified professional consultant ecologist with over 20 years of experience (accompanied by an assistant). A systematic visual search of bank habitats was undertaken looking for field signs and evidence of water vole activity (i.e. burrows, latrines, droppings, feeding remains, footprints, runs and trails).

The Water Vole Mitigation Handbook (2016), states:

3.3.10. The best period to determine water vole presence is during the breeding season when latrines are regularly visited and marked (see 3.3.23 to 3.3.26). **Given that the suitability of habitat for water voles can change markedly over the course of the breeding season, affecting the distribution and apparent population size, two survey visits should be undertaken in most cases: one in the first half of the season (mid-April³ to the end of June) and one in the second half of the season (July to September inclusive). These visits should be undertaken at least two months apart.** In some cases it may be possible to justify an assessment based on a single visit if a precautionary approach is followed (see Box 2 for further details).

³ This represents an average for the UK; for example, surveys may commence earlier in south-east England (mid-March), but should start later in Scotland (mid-May).

The pre-commencement check was undertaken in late March; this can be considered a bit early but the early onset of spring conditions in 2024, and the fact that the site is in south Kent, mean that mammals have been active for a few weeks already and the results of this pre-commencement check are thus judged acceptable.

No water voles or signs of water voles were found during the survey.

Therefore the proposal is not expected to impact onto water voles and no mitigation measures are judged necessary.

Should the ground works not be carried out in 2024, updated yearly checks should be carried out (between mid-March to mid-October), to check if water voles have become established.

Easter ditch:



✔ IMG_5687 Eastern ditch



✔ IMG_5688



✔ IMG_5689 culvert head of eastern ditch



✔ IMG_5690



✔ IMG_5691



✔ IMG_5692



✔ IMG_5693



✔ IMG_5694



✔ IMG_5695



✔ IMG_5696



✔ IMG_5697



✔ IMG_5698



✔ IMG_5699



✔ IMG_5700



✔ IMG_5701

Wester ditch:



✔ IMG_5709



✔ IMG_5712 western ditch with hard standing already present at top of banks



✔ IMG_5713 western ditch with hard standing already present at top of banks



✔ IMG_5715 western ditch with hard standing already present at top of banks



✔ IMG_5716



✔ IMG_5718



✔ IMG_5720



✔ IMG_5721



✔ IMG_5722



✔ IMG_5723



✔ IMG_5726



✔ IMG_5728



✔ IMG_5729



✔ IMG_5730



✔ IMG_5731



✔ IMG_5732



✔ IMG_5734



✔ IMG_5735



✔ IMG_5736



✔ IMG_5737



✔ IMG_5738



✔ IMG_5740



✔ IMG_5741