

SITE SURVEY REPORT

Construction Environmental Management Plan

Prepared for	Brackenhill Homes Ltd
Date	1 Oct 2026
Site	Lark Rise Fields, 40 homes, Buckingham
Prepared by	H. Adeyemi

FORM

Construction Environmental Management Plan

1. Plan details

Project	Lark Rise Fields, 40 homes, Buckingham: CEMP (completed example)
Site address	Lark Rise Fields, Tingewick Road, Buckingham MK18
Developer or client	Brackenhill Homes Ltd
Location (GPS)	51.9989, -1.0021
Plan date	1 Oct 2026
Prepared by	H. Adeyemi
Where is the site?	England
Local planning authority	Ouse Vale District Council
Planning permission reference	25/01873/FUL
Condition number(s) asking for this plan	Condition 9 (construction environmental management plan)
What the condition asks the plan to cover	Hours of work and deliveries; contact details and complaints procedure; dust suppression and wheel washing; noise and vibration; protection of the brook from silt and spills; storage of fuel and materials; tree protection to the arboricultural method statement; site lighting; routing of construction traffic.
Plan revision	Rev C
Plan status	Approved by the local planning authority
Date submitted	1 Oct 2026
Date approved	6 Oct 2026
Approval or discharge reference	Discharge of condition 9, ref 25/01873/DOC

This is a Construction Environmental Management Plan (CEMP) and a record of the site checks against it. What a CEMP must contain is set by the planning condition that asks for it and by the local planning authority. Read the condition and any guidance from the authority first, and cover every point it lists. Completing this form does not discharge a condition: only the local planning authority can approve details submitted under a condition.

2. Project, site and receptors

Description of the works	40 homes (two and three storey houses and one block of 8 flats), estate road, drainage with an attenuation basin, and public open space.
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Expected start on site	7 Oct 2026
Expected completion	31 Mar 2028
Programme (weeks)	77
Main phases	Site clearance and set-up; groundworks, drainage and roads; superstructure in three phases; landscaping and handover.
Site area (hectares)	1.8
Site layout or logistics plan reference	Site logistics plan LRF-SL-01 rev B
Site setting	Former grazing field on the west edge of the town. Houses on Tingewick Road to the east, Lark Brook along the south boundary, hedgerows and two veteran oaks on the north boundary. Clay soil.

Receptors near the site 1: Houses on Tingewick Road, nos. 41 to 59

Receptor	Houses on Tingewick Road, nos. 41 to 59
Type	Homes
Distance from the site boundary (m)	20
Direction from the site	East, across the site entrance
Could be affected by	Dust, Noise, Vibration, Traffic, Lighting

Receptors near the site 2: Lark Brook

Receptor	Lark Brook
Type	Watercourse, pond or drain
Distance from the site boundary (m)	15
Direction from the site	South boundary
Could be affected by	Water pollution, Loss of habitat

Receptors near the site 3: Two veteran oaks T4 and T5 and the north hedgerow

Receptor	Two veteran oaks T4 and T5 and the north hedgerow
Type	Protected or retained trees
Distance from the site boundary (m)	0
Direction from the site	North boundary
Could be affected by	Loss of habitat, Lighting

Receptors near the site 4: Meadowbank Primary School

Receptor	Meadowbank Primary School
Type	School, nursery or care home
Distance from the site boundary (m)	450
Direction from the site	North-east, on the delivery route
Could be affected by	Traffic
Receptors listed	4
Homes, schools, care homes and hospitals listed	2

3. Roles, contacts and working hours

Principal contractor	Brackenhill Homes Ltd
Contact for the public, including out of hours	Site office line on the site board, 24 hours

Roles and contacts 1: Site manager

Role	Site manager
Name	P. Lindqvist
Organisation	Brackenhill Homes Ltd
Email	site.manager@example.com

Roles and contacts 2: Environmental lead or adviser

Role	Environmental lead or adviser
Name	H. Adeyemi
Organisation	Brackenhill Homes Ltd
Email	environment@example.com

Roles and contacts 3: Arboriculturist

Role	Arboriculturist
Name	M. Rowe
Organisation	Ashgrove Arboriculture

Roles and contacts 4: Ecologist

Role	Ecologist
Name	S. Banerjee
Organisation	Larkspur Ecology Ltd
Working hours Monday to Friday: start	08:00
Monday to Friday: finish	18:00
Saturday working	08:00 to 13:00
Sundays and bank holidays	No working
Delivery hours, if different	09:30 to 15:00 on weekdays, to avoid the school run
Where the hours come from	Planning condition
Work outside these hours and how it is agreed	Only in an emergency or for a concrete pour that overruns, agreed in advance with the site manager, with neighbours told the day before.
Prior consent for noise (Control of Pollution Act 1974, section 61)	Not applied for

4. Dust and air quality

Does this aspect apply?	Applies to this site
Activities on this job that cause it	Site clearance and earthworks, Haul roads and vehicle movements, Stockpiles, Cutting, grinding or drilling, Bulk material deliveries
Control measures	Damping down with water, Wheel wash at the exit, Road sweeper on the public road, Hard-surfaced or maintained haul roads, Site speed limit, Stockpiles covered, seeded or kept low, Water suppression or extraction on cutting tools, Loads sheeted, No burning on site
Site-specific detail of the controls	Bowser on site from the start of earthworks. Wheel wash at the Tingewick Road gate, all vehicles through it. Topsoil stockpile on the west side, away from the houses, seeded once formed. 10 mph site limit.
Monitoring and checks	Daily visual dust check at the boundary, Public road checked for mud and dust, Wheel wash checked working, Complaints log reviewed
How often it is checked	Daily walk-round, written up in the weekly check
Responsible person	P. Lindqvist, site manager
What happens if a control fails or there is a complaint	Stop the activity, damp down, and do not restart until the dust is controlled. Road sweeper called the same day if mud or dust is on the road.

Statutory nuisance (England and Wales). Dust arising on business premises that is prejudicial to health or a nuisance is a statutory nuisance (Environmental Protection Act 1990, section 79(1)(d)). If the local authority is satisfied a statutory nuisance exists or is likely to occur or recur, it serves an abatement notice (section 80).

5. Noise and vibration

Does this aspect apply?	Applies to this site
Noise or vibration limits that apply, and where they come from	No numeric limits set. Condition 9 sets the hours.
Activities on this job that cause it	Excavators and dumpers, Compaction and vibratory rollers, Concrete pumps and pours, Generators and compressors, Cutting and power tools, Deliveries and reversing alarms
Control measures	Working hours kept, Plant maintained, silencers and covers closed, Engines off when not in use, Static plant away from homes or screened, Broadband or white-noise reversing alarms, Neighbours told before noisy work, No radios on site
Site-specific detail of the controls	Generator and compressor in the compound on the west side. No vibratory rolling within 20 m of the Tingewick Road houses without a letter to them first.
Monitoring and checks	Daily check that hours are kept, Complaints log reviewed
How often it is checked	Daily
Responsible person	P. Lindqvist, site manager
What happens if a control fails or there is a complaint	Investigate the same day, stop or change the method if it is the cause, and reply to the person who complained.

Noise on construction sites. The local authority can serve a notice saying how the works are to be carried out, which may set the plant or machinery, the hours of work and the level of noise (Control of Pollution Act 1974, section 60). You can instead apply for prior consent, giving the works, the method and the steps to keep noise down; the authority must decide within 28 days (section 61). In England, BS 5228-1 (noise) and BS 5228-2 (vibration) are the approved codes of practice (SI 2015/227).

6. Water, drainage and pollution prevention

Does this aspect apply?	Applies to this site
Activities on this job that cause it	Surface water run-off from bare ground, Pumping water out of excavations, Concrete washout, Fuel and oil storage and refuelling, Wheel washing, Work near a watercourse or pond
Control measures	Drain plan for the site, Surface water drains and gullies protected, Cut-off ditches or covers to keep water out of excavations, Pumped water to a settlement tank or lagoon, Concrete washout in a lined area, Fuel in a bunded tank, refuelling in a set area with a drip tray, Spill kits at fuel points and plant, Stockpiles away from drains and watercourses, and covered, Silt fences or straw bales

Site-specific detail of the controls	Silt fence along the brook side, 10 m stand-off from the bank with no plant or storage inside it. Attenuation basin dug first and used as a settlement lagoon. Fuel bowser banded in the compound. Road gullies at the gate covered with filter bags.
Monitoring and checks	Daily check of drains, gullies and outfalls, Settlement tank and silt fence checks, Spill kit stock checked, Watercourse checked for silt upstream and downstream
How often it is checked	Daily, and after heavy rain
Responsible person	R. Mbeki, groundworks foreman
What happens if a control fails or there is a complaint	Stop pumping or the activity, contain it, and call the Environment Agency pollution hotline if anything has reached or could reach the brook. Record it as an incident.
Where the site drains to	Surface water to Lark Brook through the new outfall (not yet connected); highway gullies on Tingewick Road

Pollution prevention (GOV.UK guidance for England). You must not cause or allow pollution. Surface water drains discharge directly to the environment. On construction sites, keep water out of excavations, collect contaminated water (such as water pumped from excavations) where it can be treated, for example in a settlement tank, keep concrete and fuel work in areas that catch spills, and protect stockpiles from being washed away. If polluting material has entered or could enter a watercourse or soak into the ground, call the Environment Agency pollution incident hotline straight away. You need Environment Agency permission before working in, over or near a main river.

7. Waste

Does this aspect apply?	Applies to this site
Activities on this job that cause it	Excavated soil, Packaging, Offcuts of timber, plasterboard, metal and plastic, Welfare waste
Control measures	Waste reduced and reused on site first, Segregated skips, labelled, Skips covered or netted, Registered waste carrier checked, Waste transfer note for each load, Soil reuse plan or materials management plan, Site kept tidy, no wind-blown litter
Site-specific detail of the controls	Subsoil kept on site for landscaping mounds. Skips for timber, plasterboard, metal and general waste in the compound.
Monitoring and checks	Skip and storage area checked, Waste transfer notes filed, Carrier registrations checked
How often it is checked	Weekly
Responsible person	P. Lindqvist, site manager
What happens if a control fails or there is a complaint	Mixed or overflowing skips sorted the same day. A carrier who cannot show a registration does not take waste.
Waste carrier and registration number	Ousebank Waste Services Ltd, registration on file

Duty of care (England and Wales). Anyone who produces, carries, keeps or disposes of controlled waste must take reasonable steps to stop it escaping and, when handing it on, make sure it goes only to an authorised person with a written description of the waste (Environmental Protection Act 1990, section 34). GOV.UK says to complete a waste transfer note for each load that leaves the site, check the carrier is registered, and keep the note for 2 years.

8. Ecology, trees and lighting

Does this aspect apply?	Applies to this site
Ecology and tree reports this plan follows	Ecological appraisal HE-2291 and arboricultural method statement OTC-118 rev A
Activities on this job that cause it	Vegetation and hedgerow clearance, Work near retained trees, Work near ponds, watercourses or habitat
Control measures	Tree protection fencing to the arboricultural plan, No storage, fires or traffic in root protection areas, Clearance outside the bird nesting season, or a nest check first, Ramps or covers on excavations left open overnight, Lighting kept off habitat and boundary hedges
Site-specific detail of the controls	Fencing round T4 and T5 put up before any machines came on site and signed off by M. Rowe. Hedgerow gap for the access was cut in September after a nest check by S. Banerjee.
Monitoring and checks	Tree protection fencing checked, Ecologist visits recorded, Nest checks recorded before clearance, Lighting direction checked
How often it is checked	Weekly
Responsible person	H. Adeyemi
What happens if a control fails or there is a complaint	Stop work near the find or the damaged fence, repair the fence the same day, and call the ecologist or arboriculturist.

Nesting birds (England and Wales). It is an offence to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built (Wildlife and Countryside Act 1981, section 1).

Is temporary site lighting used?	Yes
Lighting controls	Lights pointed down and into the site, Lights off outside working hours, apart from security, Security lights on sensors, Kept away from homes and habitat

Statutory nuisance (England and Wales). Artificial light emitted from premises so as to be prejudicial to health or a nuisance is a statutory nuisance (Environmental Protection Act 1990, section 79(1)(fb)).

9. Traffic and deliveries

Does this aspect apply?	Applies to this site
Activities on this job that cause it	HGV deliveries, Concrete wagons, Muck-away lorries, Staff and contractor parking

Control measures	Agreed routes for site traffic, Delivery booking system, Delivery times outside school run and peak hours, Banksman at the gate, Holding area so lorries do not wait on the road, Wheel wash at the exit, Road sweeper available, Parking for staff on site, Signs at the site entrance
Site-specific detail of the controls	Lorries arrive from the A421 bypass and turn left in, no HGVs through the town centre. Holding bay inside the gate for two lorries.
Monitoring and checks	Gate log of deliveries, Public road checked for mud, Parking on nearby streets checked, Complaints log reviewed
How often it is checked	Daily
Responsible person	P. Lindqvist, site manager
What happens if a control fails or there is a complaint	Driver who breaks the route is warned and the supplier told. Road swept the same day if mud is found.
Route for site traffic	A421 bypass to the Tingewick Road roundabout, then 300 m to the site gate
Traffic management plan reference	Construction traffic plan LRF-TM-01

10. Land contamination

Does this aspect apply?	Not relevant to this site
Why it is not relevant	Greenfield site. The ground investigation found no contamination; the unexpected finds procedure in section 10 of the site rules still applies.

11. Community liaison and complaints

How neighbours are kept informed	Letter drop before work starts, Letter or notice before noisy or disruptive work, Site board with contact details, Considerate contractor scheme
How a complaint is handled	Calls go to the site office line. The site manager logs each one, checks the cause the same day, puts it right where the site is at fault, and calls or writes back to the person.
Target time to respond to a complaint	Reply within one working day
Where the complaints log is kept	Site office, and the SiteSurvey project

England and Wales. When someone living in its area complains of a statutory nuisance, such as noise, dust or light, the local authority must take reasonably practicable steps to investigate (Environmental Protection Act 1990, section 79(1)).

When this plan is reviewed	At each new phase, after any complaint that shows a control is not working, or if the council asks.
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12. Site compliance checks

Compliance checks 1: Routine check

Type of check	Routine check
Check date	12 Oct 2026
Checked by	H. Adeyemi
Weather	Dry, light wind
Dust: controls in place and working	Acceptable
Noise and vibration: hours kept, controls in place	Acceptable
Water: drains protected, run-off and pumped water controlled	Acceptable
Fuel, oil and chemicals stored and used safely, spill kits stocked	Acceptable
Waste: segregated, skips covered, transfer notes held	Acceptable
Ecology and trees: protection fencing intact, exclusion zones kept	Acceptable
Traffic: routes, delivery times and banksman, public road clean	Acceptable
Lighting: pointed away from homes and habitat	Acceptable
Contamination: nothing unexpected found, or reported and fenced off	Not applicable
Community: site board up to date, complaints logged and answered	Acceptable
Complaints received since the last check	0
Other notes	Site set-up complete, tree fencing and silt fence in. Bowser in use on the haul road in the afternoon.
Result of this check	Working to the plan

Compliance checks 2: After a complaint

Type of check	After a complaint
Check date	19 Oct 2026
Checked by	H. Adeyemi

Weather	Heavy rain over the weekend, showers
Dust: controls in place and working	Acceptable
Noise and vibration: hours kept, controls in place	Acceptable
Water: drains protected, run-off and pumped water controlled	Action needed
What needs doing, or why not checked	Silty water running off the site road into the gully just inside the gate. Filter bag on this gully had been taken off and not refitted.
Fuel, oil and chemicals stored and used safely, spill kits stocked	Acceptable
Waste: segregated, skips covered, transfer notes held	Acceptable
Ecology and trees: protection fencing intact, exclusion zones kept	Acceptable
Traffic: routes, delivery times and banksman, public road clean	Action needed
What needs doing, or why not checked	Mud tracked onto Tingewick Road for about 30 m from the gate. Wheel wash pump not working since Friday and lorries are leaving without being washed.
Lighting: pointed away from homes and habitat	Acceptable
Contamination: nothing unexpected found, or reported and fenced off	Not applicable
Community: site board up to date, complaints logged and answered	Acceptable
Complaints received since the last check	1
Complaints: who, what and the response	Resident at no. 47 Tingewick Road, Monday 08:20: mud on the road outside the houses. Called back at 10:30 with what is being done.

Photos of findings



Other notes	Brook checked upstream and downstream of the outfall: clear, no silt seen.
Result of this check	Action needed
Checks recorded	2
Items needing action	2
Checks with something to fix	1
Complaints recorded	1
Environmental aspects that apply	7

13. Result, actions and sign-off

Items needing action	2
Result	Action needed before the next check

Actions 1: Road sweeper on Tingewick Road today, and again each afternoon until the wheel wash works.

Action	Road sweeper on Tingewick Road today, and again each afternoon until the wheel wash works.
Priority	Urgent: same day
Who will do it	P. Lindqvist
Due by	19 Oct 2026
Status	Done, checked

Actions 2: Repair the wheel wash pump. Until then, an operative with a jet washer at the gate and no lorry leaves unwashed.

Action	Repair the wheel wash pump. Until then, an operative with a jet washer at the gate and no lorry leaves unwashed.
Priority	Urgent: same day
Who will do it	R. Mbeki
Due by	20 Oct 2026
Status	In progress

Actions 3: Refit the filter bag in the gate gully and add gully covers to the daily check sheet.

Action	Refit the filter bag in the gate gully and add gully covers to the daily check sheet.
Priority	Urgent: same day
Who will do it	R. Mbeki
Due by	19 Oct 2026
Status	Done, checked
Actions still open	1
Decision	Working to the plan once the listed actions are done
Next check or re-inspection date	26 Oct 2026
Changes needed to the plan	None needed. The plan already requires the wheel wash; it was the pump that failed.
Summary for the client	Plan approved under condition 9 on 6 October. Two checks so far. On 19 October mud was found on Tingewick Road after the wheel wash pump failed, with silty run-off into the gate gully. Road swept, gully bag refitted, pump repair under way. Brook clear.
Plan author or site manager name	H. Adeyemi
Plan author or site manager signature	

H. Adeyemi

Principal contractor or client name	P. Lindqvist
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Principal contractor or client signature

P. Lindqvist
