

Construction Environmental Management Plan (CEMP)

Project Name: Blas Gwent Farm Construction

Site Location: Blas Gwent, St Peters' Crescent, Peterstone, Wentlooge, CF3 2TR

Applicant/Contractor: Jonathan Hughes

Prepared for: Newport City Council (To discharge CEMP Planning Condition for Application 24/0772)

Date: 28 May 2026

1. Introduction

This Construction Environmental Management Plan (CEMP) outlines the best practicable environmental safeguards to be adopted during the construction of the 7m x 22m agricultural barn at Blas Gwent Farm in accordance with Policy GP2 of the Newport Local Development Plan 2011 - 2026.

2. Polytunnel extension

The polytunnel extension uses the same materials as the original polytunnel for which we received consent in 2022: primarily steel poles and a plastic sheeting cover. As these materials are all manufactured off site, the local environmental impact of polytunnel erection is negligible. Therefore this CEMP focuses primarily on the construction of the agricultural barn.

Some timber will be required for the polytunnel gable ends, doors and windows. Any sawdust created during this process will be treated in the same way as sawdust created in the barn construction and any work that creates noise will be within the timings listed below.

3. Roles, Responsibilities, and Emergency Contacts

The Site Manager is responsible for liaising with Newport City Council Pollution, Control, Public Protection Team and for ensuring all volunteers, contractors, and delivery drivers adhere to this CEMP.

- **Site Manager / Lead Builder:** Jonathan Hughes
- **Emergency Contact Number (24/7):** 07737970229 or 07751158215
- **Email:** blasgwent@gmail.com
- **Newport City Council Pollution Control, Public Protection:** (01633) 656656
- **Natural Resources Wales (NRW) Incident Hotline:** 0300 065 3000

4. Working Hours and Deliveries, and Emergency Deviations

Strict adherence to working hours for both construction and deliveries will be maintained to prevent disturbance.

- **Permitted Hours:** * Monday to Friday: 08:00 – 18:00
 - Saturday: 08:00 – 13:00
 - Sundays & Bank Holidays: No arrival, departure, loading, or unloading of construction vehicles, development, or construction.
- **Emergency Deviation Procedure:** If works must extend beyond these hours strictly for health and safety reasons (e.g., securing a partially erected beam against un-forecasted severe weather), the Site Manager will notify the and log the incident with Newport City Council Pollution Control Team.

5. Public Relations and Liaison

Due to the isolated rural nature of the site; which features only one immediate residential neighbour, Bramden House, situated approximately 150m away, and another occupied house, Ty Gwyn, the other side of Bramden House; public liaison will be managed practically and directly. Due to the construction method taken we do not anticipate it causing any disturbance to these neighbours; however, in the event that a noisy activity becomes necessary we will notify and discuss with them.

- **Liaison:** The Site Manager will maintain informal, direct communication (face-to-face or via direct messaging) with neighbours in both Bramden House and Ty Gwyn to provide advance notice of any activity that could disturb them.
- **Complaint Management:** The Site Manager's contact details will be available at the site entrance. Any complaints will be logged, investigated, and remediated within 24 hours.

6. Environmental Controls (Best Practicable Means)

6.1 Noise and Vibration (BS 5228: Parts 1 & 2 : 2009)

The build methodology inherently minimizes noise. The primary structure is a timber portal frame assembled manually, avoiding continuous heavy machinery.

- **Intermittent Plant:** Heavy plant (mini-digger, wacker plate) will be utilised for approximately two weeks during the initial groundworks phase. A diesel powered insulation blower will be used for around 4 days during the superstructure and envelope dry in phase. All plant will feature standard exhaust silencers and be shut down when not in use.
- **Saws and Power Tools:** The use of electric chop saws and circular saws during the timber framing phase will be strictly confined to the permitted daytime working hours.

6.2 Dust and Air Quality

As noted in section 4, the site is not close to any residential properties. Nonetheless, the following processes will be used to minimise dust spreading:

- **No demolition:** this will be a new build with no demolition involved. Therefore, no demolition dust that needs to be accounted for.
- **Aggregates:** We will use MOT Type 1 for the concrete slab subbase. It will be delivered in spring, meaning the material will naturally retain moisture, further reducing dust generation upon tipping. If unseasonably dry weather occurs, a hosepipe will be kept on standby to dampen the aggregate during spreading.
- **Sawdust:** Wood cutting for the barn will take place over the concrete slab. Sawdust is a biodegradable, localized particulate that will be swept up daily and composted on the farm.
- **Cement:** Just a single course of blockwork will be used, meaning minimal dust production. Care will be taken when placing cement mix in mixer.

6.3 Mud and Wheel Washing

- Intensive mechanical wheel washing for mud is not required because vehicles will mostly be on the existing hard standing when in the field and because they must travel down a private access lane before reaching public roads.
- **The 150m Private Lane Buffer:** Before reaching public roads, all exiting vehicles must travel down a 150m private access lane. This acts as a natural, highly effective rumble strip, ensuring any residual mud is shed long before reaching the public road.

6.4 Site Lighting

- **Zero Lighting Policy:** The site is entirely off-grid. No temporary construction lighting or permanent security lighting will be utilized. All construction activities will be planned and executed exclusively during natural daylight hours.

6.5 Vehicle Movements

- Due to the highly restricted footprint of the active worksite, all vehicles and plant will operate at walking pace (approx. 3mph maximum).

7. Biodiversity Management (Wetland Birds)

To protect overwintering and wading birds within the Gwent Levels SSSI:

- **Tidal Restriction (Heavy Works):** No heavy, mechanized development, site clearance, or loud external activities (e.g., operation of excavators, wacker plates, telehandlers, or aggregate deliveries) will be carried out between **two hours either side of high tide**.
- **Exemptions for Quiet/Internal Works:** To allow the project to progress without harming wildlife, quiet, localized, and internal works are exempt from the tidal restriction. This includes manual timber frame assembly on the slab, screwing down cladding, painting, caulking, and quiet internal fit-out tasks.

8. General Site Management and Construction Methods

- **Construction Methods & Materials:**

- The barn foundation relies on a shallow trench and concrete slab which will be a single monolithic pour for 2 to 3 ready-mix concrete lorries.
- The superstructure is a timber stud frame with steel cladding with wood fibre insulation.
- A concrete block upstand will be laid using small-batch mortar mixed in a small cement mixer, eliminating the need for large-scale cement silos.
- The timber stud frame will be erected on the upstand.

- **Site Clearance & Waste Management:** The project utilizes a "Reduce, Reuse, Recycle, Recover, Dispose" hierarchy. For example, timber offcuts will be retained for agricultural use, and any excess steel cladding will be recycled. Packaging and waste that cannot be repurposed will be safely bagged/ stored in secure containers or skipped and removed by a licensed waste carrier.
- The waste carrier's licence will be checked prior to commissioning by confirming on NRW's website here:
<https://naturalresources.wales/permits-and-permissions/check-for-a-permit-licence-or-exemption/?lang=en>

9. Pollution Prevention and Drainage

- **Buffer Zones:** An appropriately sized buffer zone (minimum 15 metres) will be maintained between the Northern boundary watercourse (ditch) and any storage areas for spoil, hardcore, or concrete mixing.
- **Storage:** Diesel required for the mini-digger will be stored in secure metal diesel carrier cans (jerrycans) banded on a plastic tray which in turn will be kept undercover and out of sunlight in the onsite shed. All containers will be inspected every time they are used. Should checks reveal any cracks or other damage, the fluid will be transferred into another container and the cracked container disposed of. No more than 60 litres of diesel will be stored on site.
- **Spill Response:** An oil spill kit will be kept on-site near the machinery parking area.
- **Concrete Washout:** requirements of [GPP6](#) will be followed. Washout from the small concrete mixer will be safely stored in an impermeable plastic tub, with solids allowed to settle. This tub will be left open on sunny days when the manager is present on the site to allow the water to evaporate. The solids will be disposed of through the licenced waste carrier mentioned above along with any other masonry waste.

Concrete delivery lorries will not wash out onsite but return to their batching site in accordance with [GPP6](#).

Construction Program & Environmental Timetable

Phase 1: Site Setup, Groundworks & Initial Pollution Control (Weeks 1 –4, June & July)

- **Activity:** Topsoil stripping, perimeter trenching, and primary concrete pour.
 - **Environmental Focus:** Strip and carefully feather topsoil to preserve the seed bank and soil structure, moving it onto growing area. Utilising any excess concrete and containing any cement contaminated wash water.
 - **Milestones:** Install the packaged treatment plant (PTP) and underground drainage. Compacting sub base. Shuttering then managing the concrete slab pour.
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Phase 2: Superstructure & Envelope Dry-In (Weeks 5–12 | July-August)

- **Activity:** Construction of timber stud frame, sheathing with external sarking board and internal plywood, insulating with wood fibre insulation then cladding with steel sheets.
 - **Environmental Focus:** Noise and dust management during timber processing on the slab and use of insulation blower.
 - **Mitigation:** Sweep and bag sawdust and store for later incorporation as soil amendment Only use insulation blower during working hours. Collect steel off cuts for recycling.
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Phase 3: Renewable Utilities & Ecological Water Treatment (Weeks 13–16 | September)

- **Activity:** Solar array installation, battery room setup, and Reed Bed construction.
 - **Environmental Focus:** Establishing the site's off-grid, low-impact infrastructure.
 - **Milestones:** Mount the PV solar array to the roof for renewable power generation.
 - **Mitigation:** Install the Klargester Reed Bed system. Plant *Phragmites australis* (common reed) plugs into the gravel so roots can pump oxygen and feed cleaning bacteria.
 - **Mitigation:** Ensure the final reed bed discharge is set exactly 50mm below the gravel top to prevent surface smells and winter freezing.
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Phase 4: Commissioning (Weeks 17 | October)

- **Activity:** Internal fit-out completion, vegetable wash-bay testing electrical sign off.