



Bloor Homes Ltd

Hinckley - Phase 4

Outline Construction Environmental Management Plan

3020007-CTR035 (01)

RSK GENERAL NOTES

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**Technical
Author**

Josh Chorlton

**Technical
reviewer**

Andy White

Signature



Signature



Date:

February 2024

Date:

February 2024

**Site
Manager**

**Construction
Director**

Signature

Signature

Date:

Date:

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Revision No.	Revision Information	Date	Reviser
00	First issue submitted to Bloor Homes for comment.	07/02/2024	Josh Chorlton
01	Approved as Final by Bloor Homes for submission to planning	14/02/2024	Josh Chorlton

1 INTRODUCTION

RSK have been commissioned by Bloor Homes to develop a Construction Environmental Management Plan (CEMP) for the development of Phase 4 Hinckley comprising of approximately 180 residential dwellings and associated infrastructure constructed by Bloor Homes.

The CEMP provides an overview of the aspects of environmental management required to mitigate any potential environmental impacts during construction. The Principal Contractor will use this to guide the development of a detailed site-specific CEMP prior to works commencing.

Please refer to Construction Phase Plan for details regarding:

- o Detailed project description;
- o Works programme;
- o Community and stakeholder engagement;
- o Complaints;
- o Key contacts;
- o Emergency response;
- o Training and competence; and
- o Change management.

1.1 Project Description

For the purposes of the CEMP, the development assumes to include the following principal components:

- Development of 180 residential dwellings
- Development of public open space with soft landscaping
- Construction of access road with associated infrastructure

1.2 Site Location and Description

The site comprises an irregularly shaped parcel of land situated approximately 2km to the west of Hinckley town centre, Leicestershire.

The site may be centred approximate Ordnance Survey National Grid Reference 440550E 294750N and compromise agricultural land to the immediate west of the A47. The Planning Authority is Hinckley and Bosworth Borough Council. The site layout has been provided in **Appendix A**.

A site compound with offices, welfare facilities, concrete silos and contractor's car parking will be present on site.

1.3 Planning Requirements

The CEMP sets out the environmental commitments that are to be delivered by the Principal Contractor for the proposed development.

The CEMP will be updated where necessary when full planning conditions are provided by Hinckley and Bosworth Borough Council

Outline planning permission had previously been granted by Hickley and Bosworth Borough Council for phase 4 of the Normandy Fields development (15/00188/OUT). It is the intention of Bloor Homes to increase the number of dwellings within phase four in a reserved matters application following a land acquisition.

1.4 References

In order to prepare this CEMP information provided regarding the site has been provided by Bloor Homes and made available publicly (i.e. on the local authority planning portal, gov.uk, British Geological Society etc).

The technical reports which have been reviewed in order to prepare this CEMP are detail in **Table 1** overleaf.

Table 1: Report References

Title	Prepared By	Date	Reference
Construction Environmental Management Plan: Phase 1, 2, 3 and 7, Normandy Fields (Land West of Hinckley, Leicester)	RSK	July 2020	422533
Phase II Site Investigation Report	GeoDyne	June 2017	D36147
DRAFT Flood Risk Assessment	Stephen Daykin Consulting	Undated	No reference
Ecological Assessment	Ecology Solutions	January 2023	7341.EcoAss.vf1
Archaeologic Evaluation	Oxford Archaeology	June 2023	8382 v2

In addition to the above, the following plans have been provided for the site. In some cases, copies of these plans have been inserted into the CEMP.

Title	Prepared By	Date	Reference
Site Presentation Plan	Bloor Homes / nineteen47	Undated	N1787 F-009 E

2 KEY ENVIRONMENTAL IMPACTS AND MITIGATION METHODS

Environmental management measures have been developed to avoid or reduce environmental impacts associated with the construction works. Environmental management measures shall be incorporated into Risk Assessments and Method Statements (RAMS) and will be communicated to the workforce.

2.1 Noise and Vibration

A review of the likely noise and vibration effects from construction works will be undertaken once a detailed schedule of equipment, processes and durations are known. Mitigation measures will be planned on-site in accordance with BS 5228 2009+A1:2014 – Code of Practice for noise and vibration on construction and open sites (Part 1. Noise and Part 2. Vibration) as outlined below.

Permitted hours of work

No construction work (including site clearance and the delivery of materials) will take place within the site outside of the following hours;

07.30 – 18.00 Monday to Friday

08.00 – 13.00 Saturdays

No construction work or deliveries to be carried out on Sundays or Bank Holidays.

There may be instances where Bloor Homes are required to work outside the permitted hours for noisy works. In this case, Bloor Homes will contact Hinckley and Bosworth Borough Council's Environmental Health Officer to obtain permission and confirm what actions they would require.

Dependant on noise survey findings and recommendations, if undertaken, the below control measures may be subject to change.

Table 2: Noise & Vibration Mitigation and Control Measures

Mitigation & Control Measures	Responsibility
Compliance Obligation: To be a good neighbour - to minimise noise and vibration disturbances to nearby residences.	
Consideration will be given to reducing noise emissions from site: - Static plant such as generators, compressors and pumps will be positioned in a way that causes the minimum noise disturbance, i.e., away from sensitive receptors or behind noise barriers; - Where practicable, noisy plant and/or equipment will not be used simultaneously and/or in close proximity together to avoid cumulative noise impacts; and - The use of impact tools will be avoided near to occupied premises, wherever possible.	Site Manager
Plant and equipment will be switched off when not in use (including during breaks and down time of more than 30 minutes). No idling vehicles or plant onsite.	Site Manager/Ground Works Contractor
Audible reversing warning systems on mobile plant and vehicles will be of a type which, whilst ensuring that they give proper warning, have a minimum noise impact on persons outside sites.	Site Manager/Ground Works Contractor
Vehicles and mechanical plant will be maintained and operated in such a manner as to minimise noise emissions. The contractor shall ensure that all plant complies with the relevant statutory requirements.	Site Manager/Ground Works Contractor
Where practicable, equipment which breaks concrete, brickwork or masonry by bending, bursting or "nibbling" will be used in preference to percussive tools.	Site Manager/Ground Works Contractor
Pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers.	Site Manager/Ground Works Contractor
Materials will be lowered and not dropped with drop heights minimised where practicable.	Site Manager/Ground Works Contractor
Site personnel will be instructed on Best Practical Means (BPM) to reduce noise and vibration as part of their induction onsite training and as required prior to specific works.	Site Manager/Ground Works Contractor

Mitigation & Control Measures	Responsibility
Should it be required, a programme for noise and vibration monitoring will be prepared and agreed with Hinckley and Bosworth Borough Council.	Site Manager

2.2 Air Quality

Construction works may give rise to a risk of dust impacts during earthworks and construction, as well as from track-out of dust and dirt by vehicles onto the public highway. The IAQM (Institute of Air Quality Management, 2014) guidance recognises that, even with a rigorous dust management plan in place, it is not possible to guarantee that the dust mitigation measures will be effective all of the time, for instance under adverse weather conditions. The local community may therefore experience occasional, short-term dust annoyance.

Construction activities will result in increases in vehicles, plant and equipment on and offsite, which can impact on the local air quality increasing particulate matter and nitrogen dioxide levels, which can have adverse effects on human health. There is the potential for the construction activities to impact upon both existing and new properties.

To reduce emissions of dust and limit dispersion, the following mitigation measures will be followed.

Table 3: Air Quality Mitigation and Control Measures

Mitigation/Control	Responsibility
Compliance Obligations: To be a good neighbour – to minimise the generation of dust during the construction phase of the development. To protect the environment – to mitigate against the release of air emissions including gases and particulates which can have an adverse effect to human health.	
Preparing and Maintaining the Site	
Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.	Project Manager
Appropriate dust suppression e.g., water spray, will be used where there is a high potential of dust generation when preparing and maintaining the site.	Site Manager
Avoid site run-off of water or tracking of mud, which can create dust issues once dried.	Site Manager/Ground Works Contractor
Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site, cover as described below.	Site Manager

Mitigation/Control	Responsibility
Operations	
Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g., suitable local exhaust ventilation systems.	Site Manager/Ground Works Contractor
Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.	Site Manager
Operating Vehicle/Machinery	
Impose and signpost a speed-limit on haul roads and work areas.	Site Manager
Plant and equipment will be switched off when not in use (including during breaks and down time of more than 30 minutes). No idling vehicles or plant onsite.	Site Manager
Vehicles and mechanical plant will be maintained and operated in such a manner as to minimise exhaust emissions. The contractor shall ensure that all plant complies with the relevant statutory requirements.	Site Manager
Should emissions of dark smoke occur (except during start up) then the machinery will be stopped, and any problem rectified before being used.	Site Manager
Earthworks	
Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.	Site Manager/Ground Works Contractor
Avoid stripping areas of topsoil that are not immediately required for works.	Site Manager/Ground Works Contractor
Stockpile surface areas to be minimised (subject to health and safety and visual constraints regarding slope gradients and visual intrusion) to reduce area of surfaces exposed to wind pick-up. Stockpiles to be sealed when left for any significant period of time.	Site Manager/Ground Works Contractor

Mitigation/Control	Responsibility
Construction	
Avoid scabbling (roughening of concrete surfaces) if possible.	Site Manager/Ground Works Contractor
Ensure sand and other aggregates are stored appropriately to avoid windblown dust.	Site Manager/Ground Works Contractor
Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.	Site Manager/Ground Works Contractor
Track-out	
Road Sweeping will be in operation to prevent detritus from the site entering the highway.	Site Manager
Wheel washing facilities, will be placed adjacent to the exit of the development, if and when required.	Site Manager
Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.	Site Manager
Where possible, provide an adequate area of hard surfaced road between the wheel wash facility and the site exit.	Site Manager
Other	
Bonfires or burning of waste materials is prohibited.	Site Manager

2.3 Ecology and Nature Conservation

An Ecological Assessment report was prepared by Ecology Solutions (report reference 7341.EcoAss.vf1, dated January 2023). The report concluded that it is considered that the development proposals will not have any significant adverse effects on any statutory and non-statutory sites of nature conservation.

Evidence of badgers were noted on the site. No evidence of any other notable mammals was recorded within the site during the surveys.

Evidence of Great Crested Newts have been identified within 250m of the site.

Ecological mitigation measures that will be employed on the site are detailed in **Table 4**.

Table 4: Ecology & Nature Conservation Mitigation and Control Measures

Mitigation/Control	Responsibility
Mitigation to prevent harm to protected species e.g. badgers Compliance Obligation: To prevent activities that intentionally or recklessly damages or obstructs a protected species breeding or resting place and/or disturbing a protected species	
Pre-works checks will be completed by a suitably competent person(s) to confirm no presence of any protected species.	Site Manager/ Groundworks and Ecological Clerk of Works
Site personnel will be given site inductions providing information on the presence of any protected species and their legal obligations, should any be found onsite.	Site Manager/ Groundworks and Ecological Clerk of Works
If excavations and trenches are required to be left open overnight, measures will be put into place to ensure mammals cannot become trapped.	Site Manager/ Groundworks and Ecological Clerk of Works
Any trenches or pits will be inspected each morning to ensure no mammals have become trapped overnight. Should a trapped animal be encountered the Ecological Clerk of Works will be contacted immediately for further advice.	Site Manager/ Groundworks and Ecological Clerk of Works
Potentially poisonous/hazardous substances required on site during the construction phase will be stored securely in fenced areas.	Site Manager/ Groundworks and Ecological Clerk of Works

Mitigation/Control	Responsibility
Mitigation to prevent disturbance of bats The following section describes how Bloor Homes will mitigate against harm to bats onsite.	
Light-spill onto retained and newly created habitat, in particular the retained hedgerows, tree lines and scrub, will be minimised in accordance with good practice guidance (Bat Conservation Trust and Institute of Lighting Professionals, 2018) to reduce potential impacts on light-sensitive bats (and other nocturnal fauna) giving consideration to the following: • Light exclusion zones or 'dark buffers'; • Appropriate luminaire specification – ideally less than 2,700K; • Light barriers / screening e.g. new planting of trees and hedgerows, fences or walls; • Spacing and height of lighting units – increased spacing and lower heights will decrease the space that is illuminated; • Light intensity; • Directionality e.g. avoid upward spread of light or towards trees if possible; and • Dimming and part-night lighting e.g. when human activity is low switch off or dim lights.	Ecological Clerk of Works
Mitigation to prevent disturbance of nesting birds The following section describes how Bloor Homes will mitigate against harm to nesting birds onsite. Compliance Obligation: To prevent activities that intentionally or recklessly, damage or destroy nests.	
During clearance works continuous checks will be made by contractors for nesting birds.	Ground Works Contractors
If nests are discovered, then works will cease until the Ecological Clerk of Works has determined the status of the nest.	Ecological Clerk of Works
If an active nest is identified, works will only proceed within the exclusion zone once the Ecological Clerk of Works has confirmed the young have fledged.	Ecological Clerk of Works

Mitigation/Control	Responsibility
Large and/or structurally complex areas of vegetation will be subject to a careful inspection and where necessary may require an ecology watching brief to work alongside the contractors clearing and checking vegetation.	Site Manager/ Ecological Clerk of Works
Where breeding bird activity cannot be established within structurally complex areas of vegetation, bow saw, and loppers will be used to carefully cut away small sections of vegetation, ensuring disturbance is localised.	Ground Works Contractor / Ecological Clerk of Works
Mitigation to prevent disturbance of reptiles and amphibians The following section describes how Bloor Homes will mitigate against harm to reptiles and amphibians onsite.	
To discourage reptiles and amphibians from areas which will be soon stripped: • Cut scrub and tall grass no lower than 150mm; carefully remove arisings and leave habitat undisturbed for 48 hours. • To be followed by directional vegetation clearance (avoiding wet weather during the active period) and soil stripping – the direction of working to be determined by the location of good habitat to be retained (starting furthest away from the favourable habitat and working towards it, to encourage newts to disperse towards safe areas).	Ground Works Contractor / Ecological Clerk of Works
Access roads must use existing roads and tracks and keep habitat disturbance to a minimum, avoiding any areas of sensitive or potentially valuable habitat.	Ground Works Contractor / Ecological Clerk of Works
Reasonable Avoidance Measures (RAMs) will be implemented during construction.	Ground Works Contractor / Ecological Clerk of Works
Tree Retention and Protection The following section describes how Bloor Homes will mitigate against harm to trees onsite. Compliance obligation: To protect trees and hedgerows from accidental damage from construction activities	

Mitigation/Control	Responsibility
All hedgerows, trees and scrub to be retained within the proposed development and adjacent to the site, shall be protected during construction in line with standard arboriculturalist best practice (BS5837:2012 - Trees in relation to design, demolition and construction) or as otherwise directed by a suitably competent arboriculturalist. This will involve the use of protective fencing or other methods appropriate to safeguard the root protection areas of retained trees / hedgerows.	Site Manager/Groundwork Contractor and Arboricultural Clerk of Works
Should any works be considered as likely to impact upon trees scheduled for retention then specialist arboricultural advice should be sought.	Site Manager/Groundwork Contractor and Arboricultural Clerk of Works
A pre-commencement meeting and arboricultural supervision for key stages in the development that have a potentially detrimental impact on trees, should be included to reinforce that the tree protection, and other methodology, is clearly understood and correctly implemented.	Site Manager/Groundwork Contractor and Arboricultural Clerk of Works

2.4 Archaeology and Cultural Heritage

An Archaeologic Evaluation report was prepared by Oxford Archaeology (report reference 8382, dated June 2023). No significant archaeological features were identified as part of the evaluation. Based on the evaluation results the site is considered to have no further archaeological interest.

Table 5: Archaeology and Cultural Heritage Mitigation and Control Measures

Mitigation/Control	Responsibility
Compliance Obligation: To prevent damage to buried archaeological features as a result of excavation activities.	
If archaeological remains are found after construction work has begun the Responsible Person will carry out the following: - - Stop work immediately in the area - Mark the area to avoid further disturbance - Protect the find by fencing/blocking it off and - Inform the Project Lead immediately.	Site Manager/ Ground Works Contractor

2.5 Oil and Fuel Storage and Contaminated Land

The construction works would be managed in accordance with CIRIA guidance 'C532 – Control of Pollution from Construction sites' to help ensure a well-managed operation which minimises potential environmental risks.

The following mitigation measures will be applied to prevent oil, lubricants, chemicals and fuel from entering surface water features during site preparation and construction:

Table 6: Ground Conditions Mitigation and Control Measures

Mitigation/Control	Responsibilities
Compliance Obligation: To protect sensitive receptors by undertaking activities that reduce the risk of ground contamination	
All oil and fuel storage will be sited at least 10 m from a surface water feature and 50 m away from a borehole or well.	Site Manager/ Ground Works Contractor
All fuel will be stored in a double skinned tank, or a tank in a suitable bunded area. Containers will be in good condition and be bunded with secondary containment of 110% of the biggest container capacity or 25% of the total stored capacity, whichever is the greater. All valves, filters, sight gauges, vent pipes or other related equipment (not including a fill pipe or draw off pipe) will be situated within the secondary containment.	Site Manager/ Ground Works Contractor
All fuel deliveries on site will be supervised by a responsible person and storage tank levels will be checked before and during delivery to prevent overfilling and that the fuel that is delivered is to the correct storage tank.	Site Manager/ Ground Works Contractor
Re-fuelling activities will only be undertaken by suitably competent persons and spill kits will be available within the site compound. Vehicles will not be left unattended during refuelling.	Site Manager/ Ground Works Contractor
All static plant shall be placed with drip trays to prevent ground contamination as a result of oil spills and leaks. Plant and machinery will be kept within the compound and secure containers outside of working hours.	Site Manager/ Ground Works Contractor

Mitigation/Control	Responsibilities
The Emergency Response Procedure will be displayed on the project Health and Safety noticeboard and briefed to all site staff.	Site Manager/ Ground Works Contractor
All hazardous liquids e.g., oils, lubricants, chemicals and tins of paint will be stored in a segregated area in a suitable locked COSHH container. Containers must be labelled with the contents and maximum volume and be of sufficient strength and structural integrity to ensure it is unlikely to burst or leak in its ordinary use. COSHH assessments will be available nearby for information in the event of a spillage.	Site Manager/ Ground Works Contractor
During any excavation/enabling works those undertaking the works will observe the uncovered ground for any visual and odorous signs of contamination, as the release of noxious fumes, petrol, oils, solvents, chemical residues and smells may indicate contamination. When contamination is suspected the following will be carried out: - Work will be stopped immediately; - Suspected contamination reported to the site manager and further advice sought; - Area is to be sealed off and methods used (where possible) to prevent the spread of the contamination; - Clear the area to ensure there is nothing that could cause a fire; - Contact the Local Authority or Environment Agency; - Ensure that suspected contamination is tested, and characterised and remediation strategy is put into action; and - Follow good practice guidance to remediate the area.	Site Manager/Ground Works Contractor

2.6 Water Resources and Flood Risk

A draft Flood Risk Assessment has been prepared by Stephen Daykin Consulting (undated). The site is considered to be in a Flood Zone 1 which means it has a low probability of flooding from rivers or sea. The nearest watercourse is Battling Brook, 200m to the south of the site.

Construction methodologies will be assessed to identify potential legal obligations with regards to working in, over, or in close proximity to the watercourse, and suitable mitigation will be designed and implemented to manage associated environmental risks.

SuDS General Maintenance Requirements

Sustainable drainage systems (SuDS) will be utilised on the development to manage rainfall and use landscape features to deal with surface water. SuDS control the flow rate and volume of water leaving the development area, prevent pollution by intercepting silt and other pollutants that run-off from hard surfaces.

Inspection, maintenance and remedial actions of the onsite surface water drainage scheme, is important to manage the sites surface water and storm water run-off.

The SuDS features have been designed for easy maintenance to comprise:

- Regular day to day care – litter collection and checking the inlets and outlets where water enters or leaves the SuDS feature;
- Occasional tasks (i.e., weekly, but will depend upon how frequently activity is required) – removing any silt that builds up; and
- Remedial work – repairing damage where necessary.

Table 7: Water Resources & Flood Risk Control and Mitigation Measures

Mitigation/Control	Responsibilities
Compliance obligation: To prevent pollution to watercourses	
To minimise the amount of exposed ground and prevent silt laden surface water run-off, only the areas where work is to start will have vegetation removed and topsoil stripped.	Site Manager/Project Manager
Temporary dewatering from excavations to surface water may take place under the Environment Agency regulatory position statement (RPS) (link) providing the conditions of the RPS are met.	Project Manager/Site Manager
Soil and aggregate stockpiles will be positioned away from watercourses and drains. These stockpiles will be appropriately sealed.	Site Manager
Surface water drains will be protected with gully guards or other measures deemed appropriate. These will be inspected at regular intervals during the construction phase to determine when they need replacing.	Site Manager
Unauthorised discharges into controlled waters or the local drainage network	
In the event of an unauthorised discharge into a watercourse the Environment Agency will be notified as soon as reasonably practicable.	Site Manager
In the event of an unauthorised discharge into the drainage network the sewerage provider will be notified as soon as reasonably practicable.	Site Manager

2.7 Waste Management

A Site Waste Management Plan (SWMP) has been completed by Bloor Homes (dated May 2017, revised in July 2023 to include Phase 4). The SWMP describes how waste will be managed throughout the lifetime of the project and act a guide to project and construction personnel on how to manage waste in accordance with statutory and best practice requirements.

The earthworks and construction work on the site are likely to produce the following wastes:

- Mixed construction waste;
- Mixed inert waste;
- Timber from construction;
- Plasterboard;
- Mixed metals from construction;
- Paper, cardboard & plastics; and
- Hazardous waste – small quantities of part full paint tins, mastic tubes and aerosols.

Table 8: Waste Management Mitigation and Control Measures

Mitigation/Control	Responsibilities
Compliance Obligation: To ensure waste is removed from site in line with the legal requirements of 'Duty of Care'.	
There will be a defined waste storage area to encourage the reuse and recycling of materials, this will include; - Segregating wastes using appropriate storage containers; - Using suitable containers for waste types and labelling containers appropriately (i.e., gypsum/plasterboard, timber, etc.); - Use covered skips to prevent spread of wind-blown wastes;	Site Manager

Mitigation/Control	Responsibilities
- Hazardous wastes will be stored in suitable lockable containers away from sensitive receptors and site traffic; and - Avoiding the mixing of hazardous and non-hazardous materials.	
Facilitating effective segregation will require communication with contractors, sub-contractors and site operatives to ensure correct segregation of waste streams.	Site Manager / All onsite Contractors
A Site Waste Management Plan (SWMP) has been developed for the earthworks and construction phase. The SWMP will detail how each waste stream will be managed; the projected waste volumes and the Duty of Care checks on all waste carriers and permitted disposal/ treatment sites.	Project Manager
Where practicable bricks/blocks and aggregates will be reused within hardstanding areas onsite.	Site Manager
Appoint appropriately registered waste management contractors for the development.	Project Manager
Site operatives shall undertake regular checks of the Waste Transfer Notes and Hazardous Waste Consignment Notes supplied against the details of the Waste Management Matrix (WMM) to ensure waste is being managed in line with current waste legislation.	Site Manager
The Site Waste Management Matrix will be maintained periodically throughout the construction phase.	Site Manager/ Ground Works Contractor/ Surveyor
Open fires and burning of waste will be prohibited at all times.	Site Manager

2.8 Soil Management

Under the Waste Framework Directive naturally occurring soils are not considered waste if re-used on the site of origin. However, if it is proposed to import clean and naturally occurring soils direct from another site, a Materials Management Plan (MMP) would need to be in place at the receiving site.

Table 9: Soil Management Mitigation and Control Measures

Mitigation/Control	Responsibility
Compliance obligation: to protect soil resources and promote their reuse	
A Soil Resource Plan should be prepared showing the areas and type of topsoil and subsoil to be stripped, haul routes, the methods to be used, and the location, type and management of each soil stockpile.	Site Manager/ Ground Works Contractor
Any imported topsoil and inert material intended for use within gardens shall require suitable evidence to demonstrate it is appropriate for use on residential developments.	Site Manager
Where possible any stripping, stockpiling or placing of soil should be carried out under dry weather conditions and where possible using tracked equipment to reduce compaction.	Site Manager/Ground Works Contractor
Traffic movement will be confined to designated routes to avoid compaction of soil.	Onsite Contractors
Stripped soil should be stored for short periods of time to avoid resulting in significant detrimental impacts on the soils' physical, chemical and biological properties, including drainage characteristics.	Site Manager/Ground Works Contractor
Stockpiles of different soil materials should be clearly defined and signed where necessary to avoid the mixing of topsoil and subsoil.	Site Manager/Ground Works Contractor
Soil will not be mixed with construction waste or contaminated materials.	Onsite Contractors

Mitigation/Control	Responsibility
When a Materials Management Plan (MMP) is required, it will be developed to manage arisings from excavations and services as per the CL:AIRE Code of Practice. It will include details of: 1. the materials in terms of potential use and relative quantities; 2. where and how these materials will be stored; 3. the intended final destination and use of these materials; and 4. how these materials are to be tracked and moved.	Site Manager/ Ground Works Contractor
Where off-site disposal is required, a suitable chemical analysis will be performed to classify if the soil is hazardous or non-hazardous and Waste Acceptance Criteria [WAC] testing performed to determine a suitable disposal facility.	Site Manager/ Ground Works Contractor

2.9 Transport

Traffic Management will be required for the duration of the work programme. Access to the site will only be via allocated, signed access point(s).

Table 10: Transport Mitigation and Control Measures

Mitigation/Control	Responsibilities
Compliance obligation: Limit of vehicle movements as per planning conditions	
The movement of heavy goods vehicles associated with the transportation of material to and from the site shall be restricted to the following hours; Mon – Friday: 07.30 – 18.00 Saturdays: 08.00 – 13:00 No delivery (or construction) activities will take place on Sundays or Bank Holidays.	Site Manager
No waiting or standing of delivery vehicles will be allowed on the existing roads adjacent to the site.	Project Manager / Site Manager

Mitigation/Control	Responsibilities
Compliance obligation: Limit of vehicle movements as per planning conditions	
The following traffic management measures to control any potential impacts arising from site traffic: - Use of speed limits on the access road and on site; - All engines will be switched off while waiting to unload; - Use of dust suppression methods (i.e. use of water bowser to dampen down haul route – site conditions will be monitored to minimise / mitigate against silt run off / protection of drainage); - Retractable sheeted covers will be used to protect against wind-blown material; and - A wheel-wash facility or jet wash facility shall be in place to clean the wheels and underside of the vehicles as they leave site. The site manager shall check the immediate highway vicinity on a daily basis to observe the effectiveness of this system and take remedial action if necessary. - Mud on roads from site clearance and muck shifting will be removed using road sweepers if required – any associated effluent or waste from the cleaning process will be managed in accordance to waste Duty of Care requirements.	Project Manager / Site Manager

2.10 Residents and Local Community

The site is adjacent to residential properties located immediately to the east of the A47, Normandy Way.

Given the location and nature of the development, the construction process may impact upon residential properties located within the vicinity of the proposed development, however the sensitivity of each receptor may vary. It is considered that the following environmental issues may be of concern:

- Nuisance including:
 - o Mud on roads spread by construction traffic;
 - o Excessive or poorly directed light; and
 - o Litter.
- Dust and fumes from transport and construction activity;
- Site lighting;
- Noise and vibration from transport and construction activity; and
- Traffic and transport disruption.

Many of these issues have been covered in the sections above. The table below summaries the remaining issues.

Table 11: Residents and Local Community Mitigation and Control Measures

Mitigation/Control	Responsibilities
Compliance obligation: Manage work activities to reduce nuisances to the local environment	
Residents will be approached in advance of potentially noisy disturbances. There will be a noise complaint handling procedure for the site, any complaints made will be responded to in a timely manner.	Site Manager

Mitigation/Control	Responsibilities
Compliance obligation: Manage work activities to reduce nuisances to the local environment	
To reduce the risk of construction lighting affecting the amenity of residents or creating a statutory nuisance, external lighting will be designed and positioned to: • Provide the minimum levels necessary for safe working; • Avoid disturbance to adjoining residents and occupiers; • Avoid creating dazzle or distraction for drivers using adjacent highways; • Seek to minimise light spillage or pollution; and Reduce excess light on sensitive ecological habitats.	Site Manager

3 GENERAL ENVIRONMENTAL REQUIREMENTS

The Contractor shall provide details for general environmental management within their detailed CEMP, including:

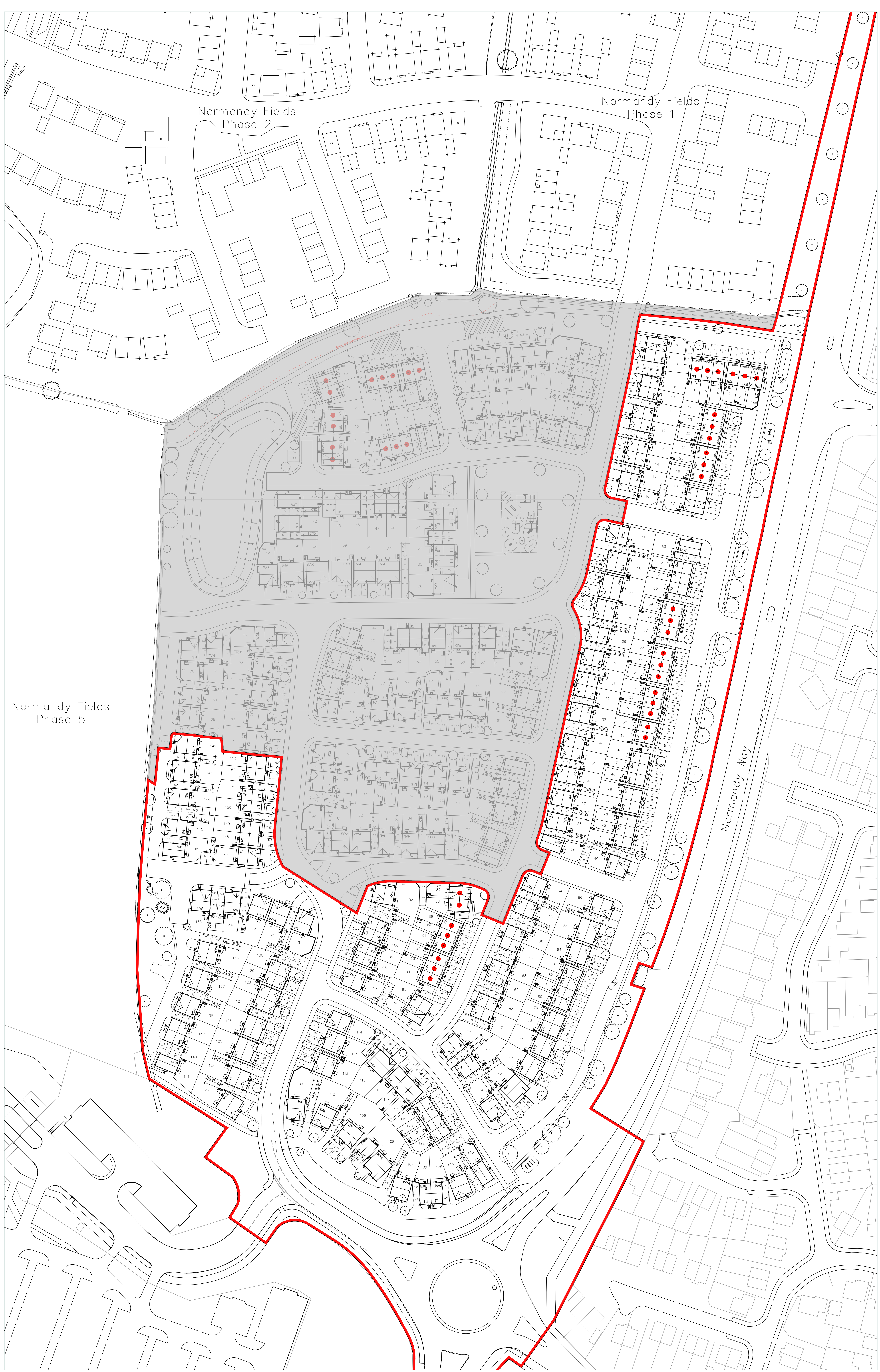
- Roles and responsibilities;
- Competence training and awareness;
- External communications;
- Documentation and records;
- Monitoring, inspections and audits;
- Key performance indicators and reporting; and
- Consents, permits and other permissions.

3.1 Emergency Preparedness and Response

The Contractor shall provide details for emergency preparedness and response within their detailed CEMP, including:

- Spill kit contents, locations and spill drills;
- Plan for extreme weather events;
- Incident reporting and investigation;
- Emergency contacts; and
- Incident response.

Appendix A Site Layout



Key

- Proposed Tree
- Existing Tree
- BCP
- Bin Storage Area
- Increased Spec Private Driv
- Affordable Housing
- Area under separate applic

Normandy Fields
Phase 5

Normandy Fields
Phase 2

Normandy Fields
Phase 1

Normandy Way

House Type Name	House Type Code	Beds	Nr
Attendants			
Senior	SEN	2	14
Sorter			
SDR	SDR	3	16
STD	STD	3	2
Sub Total			31
Market			
ORA	ORA	2	19
Greener			
GRD	GRD	3	16
LYT	LYT	3	4
SVK	SVK	3	4
KIL	KIL	3	14
LAW	LAW	3	2
MAK	MAK	3	10
WOL	WOL	3	3
SAX	SAX	3	1
Market			
HAL	HAL	4	10
LTD	LTD	4	7
REL	REL	4	9
WYA	WYA	4	4
SKE	SKE	4	5
WOL	WOL	4	1
COR	COR	4	1
SHA	SHA	4	1
HAR	HAR	4	6
Sub Total			122
Total			153