



SHE FORM – Project Environmental Plan

Form Guidance: This form is to be completed prior to construction works starting on site by the pre-construction (technical) team and handed over to the Project Team.

Project Name:	Stoke Road Hinckley	Project No.	MZ565
Project Address:	Off Stoke Road Hinckley LEIC LE		
Duration of Project:	Start Date: 10/2025	End Date: 10/30	Weeks: 250weeks
Prepared By: (Pre-construction)	P M Eastwood Print Name Above Signature Above Date <u>10.09.25</u>		
Reviewed By: (SHE team member)	Print Name Above Signature Above Date _____		
Accepted By: (Site Manager)	Print Name Above Signature Above Date _____		
PROJECT DESCRIPTION			
The site is an arable agricultural set of fields on the outskirts of Hinckley. There are no recorded contaminants. The foundations should be standard strip footings with deepening due to tree influence. However, filling may lead to alternative foundation designs. The site will be timber frame construction. Access is from the Normandy Way which keeps construction traffic away from the centre of the village. Access is from Stoke Road which will need careful management. The infrastructure for whole development will be installed by our groundworker who will likely be principal contractor at the outset. The project comprises the design and construction of 313 nr houses/maisonettes and apartments. The scheme will have all infrastructure (roads) installed to basecourse at the outset. Landscaping and all associated other site works are outlined in both the planning permission and the site working drawings. There are extensive S278 works to be completed as early as is practical. Please see later in respect of the management of mud, dust and noise.			



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**1. PROJECT DETAILS & DESCRIPTION**

SITE OVERVIEW	
The site is located:	The site comprises a new build site with 475 plots for both sale by Vistry and for an RSL (a mixed tenure site). The site is on the outskirts of Hinckley accessed from Normandy Way.
Geology:	The site has constant slopes that will require low level retaining. Retaining walls will be generally 600mm or less if possible. The larger retainers will probably be proprietary systems that will be installed prior to foundations in that area. FFLs to the scheme will be generally about 300mm above the existing level. The existing ground is a clay material and foundations have been designed to bear on this medium. Some deepening will be needed for tree influence (see structural drawings). The intention will be to try to balance any arisings and retain on site. This will reduce the need for carting away to tips.
Contaminated Land:	There is no record of any contaminants hence no requirement for a capping layer. The indigenous topsoil will be re used for the plots.
Groundwater:	Groundwater should not be an issue having reviewed the borehole logs etc. (refer to SI report). All main drainage will be installed at the outset giving outfall for surface water into the new balancing pond.
Watercourses & Flood Risk:	The outfall for storm water from the site will be collected into the designed balancing ponds and then released into an existing watercourses to the edge of the site. It will be necessary to protect the water course from silt run off from the outset of the site. Water sampling will be undertaken periodically.
Biodiversity:	Ecology surveys have been carried out and will be re visited as the site progresses if deemed necessary. This will be undertaken by a certified Ecologist. Of late we have been informed that GC Newts maybe close to the site; this is to be further inspected.
Trees:	The above ecologist has also been involved with recording of any trees. Arbocultural survey. There are few on the site but several on the peripheries. Any removal required will be outside of the bird nesting season. Some hedges will be removed for infrastructure works.
Invasive Species	Non denoted
Archaeology:	Non denoted but intrusive testing undertaken.
<i>Refer to the project's VG-FM-SHE-029 Environmental Aspects & Impacts Register with detailed impacts mitigation plan and actions required to manage these items.</i>	

2. CLIENT OR PROJECT SPECIFIC REQUIREMENTS

The applicable environmental requirements to be delivered by the project, in addition to Vistry Group targets and procedures, are summarised in the table below, and may include contractual requirements, as well as any conditions required by the Local Authority with respect to Planning or nuisance mitigation for the local community.

For this project the following requirements are specified:		
Site Working Hours	Monday – Friday:	7.30am-18:00hrs requested but await planning clarification
	Saturday:	7.30am-13:00hrs requested but await planning clarification
Noisy Works Restrictions	Local Authority:	Non denoted (see later)
	Client: (if applicable)	NA
Delivery Time Restrictions	NA	



Vehicle/Traffic Restrictions	To be assessed by site team. Signage to be installed for the traffic routes to site.
Planning Conditions	Planning conditions should be consulted in respect of the planning authorities requirements in respect of any environmental concerns



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Sustainability Targets	Construction Waste Volume Target by Tonnes per Plot	8.95 tonnes per plot	
	Waste Diversion from Landfill Target	Demolition	N/A
		Construction	98%
		Excavation	95% of arisings to be re used on site if possible.
Project or Client Specific Environmental Objectives and Targets	Main objective is to provide on site parking at the outset of the development in order to minimise impact on any neighbours. We target no more than 1 parking related complaint every 6 months. There is a plan to provide c.24 spaces within 6 weeks of commencement. With most of the infrastructure installed initially and a sizeable car park to be installed, parking should not be an issue.		

3. ENVIRONMENTAL PERMITS, LICENCES & EXEMPTIONS

The project may require specific environmental permits/licences/consents/permissions for its operational delivery. The project team will review/complete the environmental permits/licences/consents/permissions for its operations, using the list below. Note that this list is not exhaustive, and there may be other permits required. Copies of permits etc. will be kept in this section.

Permit/Licence	Purpose	Required (Y/N)	Date Applied	Date Received
Abstraction licence	Usually for open loop boreholes, the application process can take 3 months following testing of the boreholes and has a cost implication, from October 2009 onwards it is also likely that dewatering of quantities greater than 20m ³ /day will also require a licence, if the dewatering will be for less than 28 days a temporary licence can be applied for and takes around 1 month.	N		
Section 32 Consent	Required for drilling boreholes and requires a form to be submitted to the Environment Agency. If applying to drill boreholes for water abstraction i.e., open loop GSHP the EA will set conditions on the drilling and subsequent testing of the boreholes. Consent will take 1-2 weeks.	N		
Water Discharge Consent	Required to discharge to either groundwater or surface water i.e., discharging back to a borehole following abstraction, pumping dewatering water to a river/ stream. Requires an application to be made to the Environment Agency and the application process can take 4 months.	N		
Trade Effluent Consent	Required to discharge anything other than 'domestic' sewage to a foul sewer, therefore any dewatering water, pool testing water or other discharge other than toilet and kitchen waste will require consent from the sewerage company/ authority. This can take 4-6 weeks and has a cost, dependent on the sewerage provider.	Y		
Section 61 Consent	Required when noisy works are likely to occur. Requires an application to be made to the local authority giving details of the methods to be used and anticipated noise levels. Can take a number of weeks to be granted.	N		
Waste Exemptions	U1 Exemption – Use of construction waste (crushed and excavation)	Y		
	T7 Exemption – Crushing bricks and concrete	N		
	T5 Exemption – Screening and blending of waste	N		
	U8 Exemption – Use of waste for specified purpose	N		



Headwall agreements	Required from the Environment Agency for headwalls to be altered or built. Consent may take several months, and the Environment Agency should be consulted during the design of the Headwall.	N		
Flood Defence Consents/ Ordinary Watercourse Consents	Permission from the Environment Agency or Local Authority to do work on or next to a river, watercourse, flood defence or sea defence.	N		
European Protected Species Licence	Numerous wildlife permits and will be determined by what wildlife is on the site e.g. Great Crested Newts, Badgers, Bats etc. For further information please refer to the ecology report and consult with your SHE Advisor.	N		
CL:AIRE Materials Management Plan	CL:AIRE is a code of practice (CoP) that provides a framework which allows the re-use of excavated materials on-site or their transfer between sites, without being classified as waste. It therefore provides an alternative to the use of Environmental Permits or exemptions. MMP's take at least 6 weeks to obtain.	Y		

4. ENVIRONMENTAL RISK ASSESSMENT

The Operations Management Team, in conjunction with the SHE Advisor, has completed an environmental risk assessment, which is shown in the [VG-FM-SHE-29](#) Environmental Aspect & Impact Register that encompasses the design, pre-construction, construction and commissioning phases of the project.

Further details concerning the methodology employed to assess project environmental risks are detailed within the [VG-SOP-SHE-19](#) Safety, Health and Environmental Risk Management.

5. BIODIVERSITY ACTION PLAN

Ecological mitigation plans and wildlife licences often form part of planning conditions. Failure to comply with these not only means a breach in the Wildlife and Countryside Act 1981 but also of the Town and Country Planning Act 2018.

This Biodiversity Action Plan (BAP) should be updated at all three project stages: Pre-commencement, Operations and Post-construction. The BAP should demonstrate project commitment to mitigating harmful impact on existing site Biodiversity as well as commitment towards maximising enhancement measures in accordance with (where applicable) Biodiversity Net Gain (BNG) and project specific requirements, either on or off site. Biodiversity Net Gain is an approach to development that leaves biodiversity in a better state than before. Mandatory Biodiversity Net Gain as set out in the Environment Act applies in England only. The Act requires all development schemes in England to deliver a mandatory 10% biodiversity net gain to be maintained for a period of at least 30 years. Note that some Local Authorities may mandate a higher net gain target to be achieved.

5.1 Biodiversity Mitigation and Enhancement

Insert the actions from the ecologist report below, along with any additional biodiversity enhancements and/or Biodiversity Net Gain requirements.

Action	Responsibility	Status
For e.g., Complete DEFRA Biodiversity Metric 3.0 to assess current areas value to wildlife	Technical	Complete
For e.g., Install hedgehog highways (required unless prior agreement received not to)	Site Manager	As the works proceed if needed



5.2 Ecology Licenses

Insert details of any ecology licenses that were identified as being required in the ecologist's report.

License Required	Requirements of license	Responsibility

6. REUSE OF MATERIALS

Materials can be reused on- or off-site, as long as used for the purpose of original intent, or through use of the relevant regulatory agreed protocol and/or CL:AIRE Code of Practice. Records of material reuse must be kept on site and recorded on [VG-FM-SHE-108](#) Site Waste Management Plan with evidence for regulatory assurance held in the Project Environmental Plan file, as well as to demonstrate positive efforts taken to avoid waste creation. For further details regarding the reuse of materials please refer to [VG-SOP-SHE-40](#) Waste Management.

7. WASTE DUTY OF CARE

All waste removal companies, including project supply chain partners removing their own waste from site, **must be** registered waste carriers. Copies of their Waste Carrier Registration Certificates **must be** obtained and filed within this section of the plan.

7.1 Permits and Exemptions

The Environmental Permitting Regulations require that a premise receiving / treating waste must either hold an Environmental Permit or be registered exempt from permitting requirements. Copies of such documentation, along with details of permitted waste types, must be requested from construction/demolition/excavation waste service providers, prior to any waste being removed from site (i.e. PRIOR to the use of their services being made).

Details of licences/permits/exemptions for ALL waste leaving a Vistry Site must be recorded in the Duty of Care Schedule table below.

For further information regarding Duty of Care requirements please refer to [VG-SOP-SHE-40](#) Waste Management.

7.2 Site Waste Data

The Site Manager must ensure that all waste materials leaving site, including those managed by supply chain partners, are recorded on [VG-FM-SHE-108](#) Site Waste Management Plan, having checked WTN's against approved destination sites to ensure that only approved sites are used.



Duty of Care Schedule

Producer	Waste Details		Carrier Details		Destination Details		
Vistry or Supply Chain	Waste type(s)	EWC Code(s)	Carrier	Waste Carrier Licence Number and Expiry Date	Disposal Site Permit/ Exemption No.	Waste Transfer/ Disposal Site Address	% Landfill Diversion
				Exp:			
				Exp:			
				Exp:			
				Exp:			
				Exp:			
				Exp:			
				Exp:			
				Exp:			

**8. CARBON**

Reducing energy consumption and carbon emissions from our site activities such as use of temporary site accommodation and use of plant, tools and machinery on-site is crucial to sustaining our aims in minimising our impact on climate change.

	Aspect	Reduction Measures and Good Practice	Actions Achieved (Y/N)	Action Date
a	Earlier connection to the grid The electricity grid is approximately 30% more carbon efficient than diesel, even assuming that it is being used in plant in very good condition.	- Connect to mains as soon as possible. - Send out a supply application for a temporary builder's service as a priority action once a new project has been secured.		
b	Hybrid Generators Hybrid generators combine renewable sources of power with traditional fossil fuels to supply power.	Where generators are to be used on site, request Hybrid Generator.		
c	HVO Fuel HVO stands for Hydrotreated Vegetable Oil and it can be used as a form of renewable diesel. Reduces greenhouse gas emissions by up to 90%.	Where possible (and subject to manufacturers guidelines) procure HVO fuel instead of Diesel.		
d	Eco-Cabins Manufacturers of the most energy efficient cabins claim a carbon saving of over 50% when compared to a standard cabin.	- Specify the most energy efficient site accommodation. - Specify retrofit of existing stock to turn them over to new efficient site accommodation. - Specify only A rated electrical appliances. - Install one central printer/copier/fax machine rather than individual desk printers.		
e	Electricity Meters	Install electric meters to site office and sub meter/s to site and sub-contractors' cabins to determine who and what is using the energy.		
f	Plant Construction plant on site often accounts for most of the project's carbon emissions, especially where there is demo or excavation earthworks.	- Choose the right machine for the task – avoid inefficient oversized machines. - Enquiries and quotations for plant should state fuel efficiency. - Check fuel efficiency before ordering. - Operate plant efficiently (e.g., minimising idling time and using power appropriately) - Switch off when not in use. - Position material to avoid double handling.		
g	Lighting	- Switch off unnecessary night time site and accommodation lighting. - Consider lighting levels required. - Fix motion sensors on lighting in areas not constant in use. i.e. in drying rooms. - Fix daylight sensors. - Install energy efficient security and task lighting such as LED		

**9. IDENTIFIED PRIORITY TOOLBOX TALKS & TRAINING**

The following risk-based priority training needs have been identified for this project based on the findings outlined in Section 1:

Toolbox Talk/Training	Supply Chain/ Vistry People	Required	Completed (Y)
Be A Good Neighbour	All	Within 1 st week	
Fuel Storage & Handling	Groundworkers	After induction	
Invasive Species	Groundworkers	After Induction	

NOTE: the above list of training is an example and not exhaustive and during the life of the project, toolbox talks will be used at relevant project phases to remind the site team, supply chain and trades of best practice procedures and advice.

10. SUBCONTRACTOR MANAGEMENT

The project will engage various subcontractors to carry out project construction related activities. These subcontractors are responsible for performing all work in conformance with:

- Relevant environmental legislation and other environmental requirements e.g., Pollution Prevention Guidelines
- The requirements of this Project Environmental Plan and Vistry Environmental Standards
- Contractual environmental requirements.

For further information refer to [VG-SOP-SHE-38](#) Training, Competency and Appointments.

11. COMMUNICATION AND LIAISON

The communication of project related environmental information to key stakeholders is a vital element in maximising project environmental performance. For further information refer to [VG-SOP-SHE-06](#) Consultation and Communication.

12. MANAGING COMPLAINTS

The Operations Management Team will ensure that all environmentally related complaints are recorded on the KEYS database. For further information refer to [VG-SOP-SHE-06](#) Consultation and Communication.

13. ENVIRONMENTAL INCIDENTS AND EMERGENCY RESPONSE

All environmental incidents should be initially reported in accordance with [VG-SOP-SHE-01](#) Accident and Incident Reporting and Investigation. Any Significant Environmental Incidents should be reported on the 22-minute reporting hotline and to the Business Unit Directors as soon as details are confirmed. The Environment Agency / Natural Resources Wales or local authority should be contacted, when necessary, by telephone as soon as practicable, but no later than one (1) hour after incident confirmed.

The Project Lead will, when necessary, report incidents to the Environment Agency (EA) / Natural Resources Wales (NRW) via:	
• EA / NRW Local Area Office	0845 988 1188
• EA / NRW 24-hour Emergency Hotline	0800 80 70 60

[VG-SOP-SHE-18](#) Safety, Health and Environmental Emergency Preparedness & Response describes the actions required to plan for the effective management of potential environmental emergency incidents so as to minimise any potential detrimental environmental impacts.



As a result of implementing this Standard, a [VG-FM-SHE-088](#) Spill Response Plan (SRP) has been developed and made available to all site personnel. Additionally, the Operations Management Team will ensure that this SRP is tested at least once and that site personnel are adequately trained in its requirements.

14. ENVIRONMENTAL TRAINING

Courses are run by Vistry covering various environmental issues, as defined in the [Vistry SHE Training Matrix](#). For site personnel, the site induction will be used to promote overall environmental awareness as well as employee and subcontractor environment management responsibilities. The site induction will be further enhanced through the delivery of a series of toolbox talks that should be delivered to relevant site personnel on an on-going basis.

15. ENVIRONMENTAL AUDITS AND INSPECTIONS

Continuous monitoring of environmental performance will take place via regular Site Safety and Environmental Reviews (SHE Inspections Reports), which establishes employees' and subcontractors' compliance to the requirements of the SHEMS, this PEP, method statements and the Client and statutory obligations. Refer to [VG-SOP-SHE-23](#) Monitoring Performance.

16. SPECIALIST SUBCONTRACTOR RESPONSIBILITIES

NAME / POSITION	DESCRIPTION	CONTACT NUMBER
Adler & Allan Limited	- To provide specialist spill response services to the project in the event of a significant spill incident. - To remove waste spill clean-up materials and to provide the site team with all waste duty of care paperwork associated with the disposal of waste spill clean-up materials.	0800-592-827
FPCR	- Conduct Phase 1 Habitat Survey(s) where the presence of protected ecological resources are known / suspected. - Conduct extended Phase 2 Habitat Survey(s) to assess the potential presence of protected fauna and / or flora; if required as a result of a Phase 1 Habitat Survey - Conduct protected faunal species surveys where their presence has been identified. - Develop / review method statement(s) for the management of protected species that includes all relevant recommendations made within ecological surveys. - Liaise with ecological regulatory bodies to ensure the suitability of method statements. - Obtain and fully implement the conditions of a European Protected Species Licence i.e., Development Licence, if required - Implement with the assistance of the site team all physical and management controls, defined with method statements and licences, to protect known flora / fauna. - Monitor site works to assure conformance with method statements and / or licences. - Regularly discuss progress and issues with the Project Lead.	01509 672772
Border Archaeology	- Develop and submit a method statement to regulatory bodies for works that may impact known or suspected cultural heritage assets. - Obtain in conjunction with the Project Lead all relevant regulatory permissions. - Implement with the assistance of the site team all physical and management controls, defined with method statements and licences, to protect known or suspected cultural heritage assets from construction activities.	01568 610101



	• Conduct an archaeological Watching Brief to monitor construction activities in areas of known or suspected cultural heritage assets. • Report the identification of any cultural heritage asset to the relevant regulatory body. • Recommend site works be suspended if cultural heritage assets are identified. • Regularly discuss progress and issues with the Project Lead.	
Paul Ford	• Conduct tree felling / surgery works as per the scope of contract. • Ensure permission (i.e., section 211 Notice / Tree Felling Licence) is in place for works to protected trees; otherwise, do not proceed with works. • Ensure a Tree Felling Licence is in place for the felling of more than 5m³ of non-protected trees; otherwise, do not proceed with works. • Regularly discuss progress and issues with the Project Lead.	0797670213
Waste Contractors	• Refer to the Site Waste Management Plan (SWMP) VG-FM-SHE-108.	See SWMP
Others	• Please fill in as site progresses	

17. MANAGEMENT REVIEW

The Site Manager should review this at least plan bi-monthly or following any significant change to policy or procedure, changes to the environment or any other change that has a direct impact making it ineffective.

Revision	Date	Details	Name	Signature



18. Items specific to the Stoke Road HINCKLEY development.

- The compound will be fully hoarded in line with Vistry standard temporary works details. Any active work areas will be temporarily fenced off. The site entrance will be gated and managed so as to not allow any unauthorised access.
- Loading and unloading will be in designated areas via use of telescopic loader driven by suitably qualified driver. Banking of same will be undertaken if deemed necessary.
- Materials and plant will be stored in the designated compound areas which may vary throughout the life of the site. All materials and plant will be fenced off when site is inactive.
- The access to the site will be via the existing road network. There is only one way into the site via Stoke Road. A gateman will be positioned at this entrance.
- The management of any dust and dirt on neighbours will be managed in line with Vistry standards. This dictates that wheelwashing and road sweeping will be undertaken to minimise any impact of the deposit of mud onto adjoining roads. In periods of dry weather damping down will be undertaken to minimise any dust nuisance. Heaps of arisings (subsoil and the like) will be weathered and covered if needed.
- The management of any impact of our operations on our neighbours in respect of vibration and noise is covered in the Vistry standards. If certain operations are likely to affect our neighbours (ie piling etc) then monitoring will be undertaken to ensure agreed limits are not exceeded. Mitigation measures will be introduced as necessary to maintain levels to the accepted levels and again full monitoring will be utilised to ensure this is the case.
- With water courses passing through the development, we will carefully monitor and restrict any silt run off. This will be by silt barriers to the northern boundary. The outfall from our new storm water system will be trapped through the hydrobrake manhole that restrict flows into the watercourse; these have built in silt traps that will deal with water borne silt.