



Bloor Homes Ltd

Phase 1, 2, 3 and 7, Normandy Fields (Land West of Hinckley, Leicester)

Construction Environmental Management Plan (CEMP)

3020007 CTR098 (00)

RSK GENERAL NOTES

Project No.: 3020007 CTR098 (00)

Title: Construction Environment Management Plan (CEMP): Phase 1, 2, 3 and 7, Normandy Fields (Land West of Hinckley, Leicester)

Client: Bloor Homes Ltd

Date: January 2026

Office: RSK Environment, Fourways House, 57 Hilton Street, Manchester, M1 2EJ.
Tel: 0161 236757

Status: FINAL

**Technical
Author**

Riccardo de Pantz

**Technical
reviewer**

Andy White

Signature



Signature



**Site
Manager**

**Construction
Director**

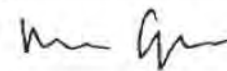
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Quality Reviewer

Maeve Quigley-Bramhall

Signature



Revision control sheet				
Revision ref.	Date	Reason for revision	Amended by:	Approved by:
Rev 00	23/01/26	First issue	N/A	See above

We RSK Environment Limited were engaged by Bloor Homes Ltd, Ashby Road, Measham. Swadlincote, Derbyshire, DE12 7JP, Company number: 02162561 to carry out Construction Environment Management Plan (CEMP) support services regarding various Bloor Homes construction sites by means of our fee proposal letter dated 3rd October 2025 (reference: 3020007 TL02(00)) including RSK Standard Terms and Conditions Issue No.13.2, which forms the appointment between ourselves and the Client.

References in this Report to 'we', 'us' or 'our' shall mean RSK Geosciences as a trading name of RSK Environment Limited (company no.SC115530) at registered address 65 Sussex Street Glasgow G41 1DX.

The Report should be read and used in accordance with the limitations and constraints identified in the Report text, and at Appendix A – Service Constraints.

Bloor Homes Ltd

Phase 1, 2, 3 and 7, Normandy Fields (Land West of Hinckley, Leicester) – Construction Environmental Management Plan
3020007 CTR098 (00)

Bloor Homes Annual Review

This section provides a record of Bloor Homes' annual review of the CEMP. It should be completed by Bloor Homes to confirm when a review has been undertaken. Reviews are recommended at least annually to ensure that the information within the CEMP remains accurate and appropriate for the development. Where updates are required, RSK can undertake revisions to the CEMP.

Date	Reviewer name	Reviewer position	Reviewer signature	Review outcome e.g. <i>no change/ update required of...</i>

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1 INTRODUCTION

RSK have been commissioned by Bloor Homes to develop a Construction Environmental Management Plan (CEMP) for the development known as Phase 1, 2, 3 and 7, Normandy Fields (Land West of Hinckley, Leicester) comprising of 850 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.

1.1 Project description

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

- Development of 850 residential dwellings.
- A primary school.
- Convenience retail space.
- Public open space.
- Associated infrastructure ((including other green infrastructure, drainage, access and utilities)

1.2 Site location and description

The site is located approximately 2 km to the west of Hinckley Town Centre in Leicestershire (refer to **Appendix B**). The development site is bound to the east by the A47 Normandy Way, with residential properties and Wykin Community Park beyond. Commercial/industrial premises are located to the south of the development site, associated with Triumph motorcycles. Agricultural land borders the west and north of the development site.

The site comprises six large fields used for arable farming. The fields are separated by hedgerows with tracks running along some of the field boundaries. An open ditch to the north of the site flows through a culvert at the northeastern site corner and then runs through the site.

The area of the development site is approximately 45 hectares. The site lies in the boundary of Hinckley & Bosworth Borough Council. A Phasing Plan is shown at **Appendix B**.

The Ashby-de-la-Zouch Canal is located approximately 200 m to the west and approximately 300 m to the south of the site. Battling Brook flows in a westerly direction through Hinckley and is located approximately 400 m to the south of the site.

The centre of the development site is grid reference SP 40500 94560.

A site location plan is provided in **Appendix B**.

1.2.1 Site specific details

Currently, an updated Construction Management Plan (document reference: EM136-SL-010C, dated: January 2024) is provided by the client. During construction there will be a site compound located within the development that will provide a site office, meeting room, canteen, toilets and drying room. There will be a main site storage area for materials and wastes. There will also be a designated site parking area for site personnel and contractors.

Temporary haul roads will be established in appropriate locations as the development progresses. The updated Construction Management Plan is included in **Appendix C**.

The construction activities shall commence following the completion of the enabling works and are expected to last four years. Refer to **Appendix B** for the different phases. Updated Site Layout plan for Phase 7 is available in **Appendix D**.

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:

08.00 – 18.00 Monday to Friday

9.00 – 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 & Bosworth Borough Council's Environmental Health Officer to obtain permission and confirm what actions they would require.

1.3 Planning requirements

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

Bloor Homes require a CEMP to be produced as it is intended to form the basis for the management of the main environmental aspects associated with the construction of the proposed development site. The CEMP sets out the environmental commitments that are to be delivered as part of the construction of the proposed development.

The development was granted Outline Planning Permission (15/00188/OUT) for the erection of up to 850 dwellings, 500 m² of retail units, a primary school, community facilities including sports pitches, parkland, children's play areas, allotments, sustainable urban drainage systems, a new access and associated infrastructure (outline - access only). The CEMP has been developed as part of Hinckley and Bosworth Borough Councils Outline Planning Application requirement under Planning Condition 6 to develop a Construction Environmental Management Plan:

No development shall take place within each phase of development, until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to and

approved in writing by the Local Planning Authority. The CEMP shall set out the overall strategies for:

- a) The means of access and routing for demolition/ground work and construction traffic
- b) The parking of vehicles of site operatives and visitors
- c) Loading and unloading of plant and materials
- d) Storage of plant and materials used in constructing the development
- e) Location of Contractor compound(s)
- f) Wheel washing facilities
- g) Management of surface water run-off including details of any temporary localised flooding management system and a scheme to treat and remove suspended solids from surface water run-off during construction
- h) Temporary highway works
- i) Prevention of impact to existing and proposed residents from dust, odour, noise, smoke, light and land contamination during construction
- j) Details of how the above will be monitored and a procedure for the investigation of complaints.

The approved CEMP shall be adhered to throughout the construction period for that phase of development to which it relates.

Reason: To ensure appropriate mitigation for the impacts caused by the construction phases of the development and to reflect the scale and nature of development in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016).

1.4 References

In order to prepare this CEMP, information regarding the site has been provided by Bloor Homes and from publicly available information (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**.

Table 1: Report references

Report Title	Prepared By	Date	Reference
Phase 1, 2, 3 and 7, Normandy Fields (Land West of Hinckley, Leicester)	RSK	July 2020	N/A
Preliminary Ecological Appraisal	RSK	01 July 2016	N/A
Great Crested Newt Survey Report	RSK	11 July 2017	N/A

Report Title	Prepared By	Date	Reference
Construction Mitigation Strategy (CMS)	Ecology Solution Ltd	May 2017	7341.CMS.dv1
Written Scheme for Investigation for Archaeological Excavation	CgMS Consulting Limited	February 2016, revised October 2016	AT/SM/17117/04
An Early-Middle Roman Settlement at Hinckley West, Leicestershire	CgMS Consulting Limited	8 March 2018	X:\h\Hinckley West Leicestershire\PostTe xavation\Report
Flood Risk Assessment	Peter Brett Associates	26 February 2015	30667/4001
Phase II Exploratory Investigation Report	GeoDyne Limited	16 July 2017	D36147
Remediation Method Statement	GeoDyne Limited	23 June 2020	D36147
Travel Plan	Walker Engineering	March 2019	C:\LAWRENCE WALKER LIMITED\LWL Projects\Miscellaneous\Bloor LCC Sites\Site 5 - Hinckley\Reports\TP\REPORT - TP - Mar 2019,

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.

Table 2: Plan references

Plan Title	Prepared By	Date	Reference
Construction Management Plan	Bloor Homes	January 2024	EM136-SL-010C
Location Plan	Bloor Homes	May 2025	EM100-PD-001B
Site Layout (Phase 7)	Bloor Homes	May 2025	EM136-PD-021S

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

Demolition and construction works have the potential to generate noise and vibration disturbances that can affect nearby residences and local businesses, and can also impact upon the local environment.

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.

A Noise Assessment Report was produced by Cole Jarman Limited (document reference: 16/0662/R1, revision 4, dated 30 September 2019), although no construction-specific mitigation measure was provided. Construction works have the potential to generate noise and vibration disturbances that can affect nearby residences and local businesses. As the proposed development proceeds, the occupants of newly constructed properties in the completed development phases on this or adjacent sites may become sensitive receptors to the effects of construction of buildings in later phases.

Nevertheless, mitigation measures can be planned onsite 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. It is not expected that there will be any significant vibration effects resulting from the demolition and construction of the scheme or from the completed development.

Table 3: Noise and 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. • The use of impact tools will be avoided near to occupied premises, wherever possible.	Site Manager

Mitigation & Control Measures	Responsibility
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 when reversing, will travel in a direction away from sensitive receptors whenever possible.	Site Manager/ Ground Works Contractor
Vehicles and mechanical plant used for the works will be fitted with effective exhaust silencers, 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
Where practicable, pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers.	Site Manager/ Ground Works Contractor
Loading and unloading of materials and equipment will be undertaken away from sensitive areas. 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. All employees will be advised regularly of the following, as part of their training: a) The proper use and maintenance of tools and equipment. b) The positioning of machinery on site to reduce the emission of noise to the neighbourhood and to site personnel; c) The avoidance of unnecessary noise when carrying out manual operations and when operating plant and equipment. d) The protection of persons against noise. e) The operation of sound measuring equipment (selected personnel).	Site Manager/ Ground Works Contractor
Should it be required, a programme for noise and vibration monitoring will be prepared and agreed with Hinckley & Bosworth Borough Council.	Site Manager
Audits of the site activities will be carried out at regular intervals during the construction programme by a designated person to check that noise and vibration mitigation is being appropriately undertaken, including checking plant and equipment are being operated with suitable acoustic covers in place.	Site Manager/ Ground Works Contractor
There will be a noise and vibration complaint handling procedure for the site, any complaints made will be responded to in a timely manner. Bloor Homes will appoint a responsible person to liaise with the public regarding matters relating to noise and vibration.	Site Manager/ Ground Works Contractor
The use of hoarding around the work site perimeter, where practicable and relevant, will be erected to assist in the screening of noise generated from low-level sources.	Site Manager/ Ground Works Contractor

Mitigation & Control Measures	Responsibility
All radios or personal music devices only permitted indoors at a controlled volume.	Site Manager/ Ground Works Contractor
All work involving plant or powered tools to take place strictly during site operational hours.	Site Manager/ Ground Works Contractor
Vibration monitors to be used in occurrences of excessive periods of work causing vibration	Site Manager/ Ground Works Contractor
Local residents are to be notified prior to any works which may cause abnormal amounts of vibration	Site Manager/ Ground Works Contractor
If and when available ideally use mains operated equipment with a low noise specification; ensuring that sub-contractors are aware of and stick to the site rules.	Site Manager/ Ground Works Contractor
Use temporary acoustic screening to protect noise sensitive properties from noisy activity.	Site Manager/ Ground Works Contractor
Limit unnecessary movement of mobile plant and revving of engines.	Site Manager/ Ground Works Contractor
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.	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, 2024) 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.

The development is not located within an Air Quality Management Area (AQMA). The nearest AQMA is located approximately 4 km to the southwest in Nuneaton city centre.

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

Table 4: 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, seed or fence stockpiles to prevent wind whipping.	Site Manager
Develop and implement a stakeholder communications plan that includes community engagement before work commences on site; display the name and contact details of the person accountable for air quality and dust issues on the site boundary (i.e. the environment manager/engineer or site manager).	Project Manager
Keep site fencing, barriers and scaffolding clean using wet methods.	Site Manager/Ground Works Contractor
Avoid the use of diesel or petrol-powered generators and use mains electricity or battery powered equipment where practicable.	Site Manager/Ground Works Contractor
Use enclosed chutes and conveyors and covered skips.	Site Manager/Ground Works Contractor
Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	Site Manager/Ground Works Contractor
Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.	Site Manager/Ground Works Contractor
All vehicles entering and exiting the site must remain on the designated areas to avoid the movement and transfer of site debris/mud.	
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

Mitigation/Control	Responsibility
During dry spells site to be dampened down with water to control dust pollution.	Site Manager
Operating Vehicle/Machinery	
Impose and signpost a 10 mph speed-limit on haul roads and work areas. If long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate)	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
The following controls should apply to Non-Road Mobile Machinery (NRMM): • All NRMM should use fuel equivalent to ultralow sulphur diesel. • All NRMM should comply with either the current or previous EU Directive Staged Emission Standards. • All NRMM should be fitted with Diesel Particulate Filters (DPF) conforming to defined and demonstrated filtration efficiency (load/duty cycle permitting); the on-going conformity of plant retrofitted with DPF, to a defined performance standard. • Implementation of fuel conservation measures including instructions to throttle down or switch off idle construction equipment; switch off the engines of trucks while they are waiting to access the site and while they are being loaded or unloaded, ensure equipment is properly maintained to ensure efficient fuel consumption.	Site Manager/ Ground Works Contractor
Plant and equipment will be maintained, with routine servicing to be completed in accordance with the manufacturer's recommendations.	Site Manager/Ground Works Contractor
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
For smaller supplies of fine powder materials, ensure bags are sealed after use and stored appropriately to prevent dust generation.	Site Manager/Ground Works Contractor
Track-out	
If and when required, mechanisms such as road sweep will be employed at regular intervals in and around the site to prevent the transfer of mud from the site to the highway.	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
Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site.	Site Manager/Ground Works Contractor
Avoid dry sweeping of large areas.	Site Manager/Ground Works Contractor
Dust and Emissions Management	
There will be a dust complaint handling procedure for the site. Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner. Bloor Homes will appoint a responsible person to liaise with the public regarding matters relating to dust.	Site Manager/Ground Works Contractor
Make the complaints log available to the local authority when asked.	Site Manager/Ground Works Contractor
Carry out regular site inspections to monitor dust management and air quality, record inspection results, and make an inspection log available to the local authority when asked. Increase the frequency of site inspections when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.	Site Manager/Ground Works Contractor
Other	
Bonfires or burning of waste materials is prohibited.	Site Manager
Fixed plant will be sited away from sensitive receptors, minimising the use of diesel or petrol-powered generators, using mains electricity or battery powered equipment where possible.	Site Manager/Ground Works Contractor

2.3 Ecology and nature conservation

A Preliminary Ecological Appraisal was undertaken by RSK (document reference: 856462, dated 1 July 2016).

No statutory designated sites of nature conservation importance are located within the application boundary. There are six statutory designated sites within 5 km of the development boundary, of which two are Sites of Special Scientific Interest (SSSIs), one is a Local Nature Reserve (LNR) and three are Country Parks (CPs). The designated sites are a sufficient distance from the site boundary to ensure that they will not be affected by any proposed works associated with the site.

Badgers are likely to be present in the embankment to the east of the site. There was no evidence of badgers found within the site, indicating that it is unlikely to be of significant value for them.

Great Crested Newts (GCN) have been recorded within 500 m of the development site. No newts were recorded inside the development site boundary.

Evidence of water vole activity was identified in the open ditch running through the development site.

The hedgerow, trees, arable field and gardens of the development site provide suitable foraging and nesting habitat for a variety of common nesting birds.

Bats were recorded commuting and foraging along the hedgerows, ditches and stream.

No evidence of invasive non-native species was found during the walkover survey.

A Great Crested Newt Survey Report was also produced by RSK (document reference 856462, dated 11 July 2017), which included the requirement of a licence from Natural England before the start of the works.

A Construction Mitigation Strategy (CMS) was produced by Ecology Solution Ltd (document reference: 7341.CMS.dv1, dated May 2017), outlining the construction mitigation measures recommended, which are listed in **Table 5** below.

A Tree Constraints Plan is available in **Appendix E**.

Ecological and Arboricultural mitigation measures that will be employed on the site are detailed in **Table 5**.

Table 5: Ecology and arboricultural mitigation and control measures

Mitigation/Control	Responsibility
Mitigation to prevent harm to protected species e.g. badgers, hedgehogs etc. 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	
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

Mitigation/Control	Responsibility
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
To protect the ditch, it will be fenced off including a 2 m buffer. Where this are populations of Water Voles, this buffer will be extended to 6 m to ensure Water Voles are not disturbed.	Site Manager/Groundworks and Ecological Clerk of Works
Any works undertaken within 2 m of the stream during construction will be carried out under direct supervision by an appropriately qualified ecologist to ensure reptiles and Water Voles are protected.	Site Manager/Groundworks and Ecological Clerk of Works
During construction, a weekly check of the stream for litter will be undertaken by site personnel, any litter found will be removed.	Site Manager/Groundworks and Ecological Clerk of Works
Potentially dangerous materials will not be stored within 10 m of the open ditch during construction. All refuelling/oil changing etc. of vehicles and equipment will be undertaken away from the stream in a designated area.	Site Manager/Groundworks and Ecological Clerk of Works
Lighting during the night will be avoided in all ecological sensitive areas including the open ditch.	Site Manager/Groundworks and Ecological Clerk of Works
Culverts are proposed in four places along the open ditch. Before the culverts are installed the areas to be affected will be checked for the presences of Water Voles. Where disturbing Water Voles is unavoidable it will be necessary to obtain a licence from Natural England to displace Water Voles.	Site Manager/Groundworks and Ecological Clerk of Works
As a precaution, around three months prior to any construction works for a given phase, a check for any evidence of Badgers will be conducted within the site paying attention to the adjacent off-site habitats bordering the site as appropriate. Should any active setts be discovered within the site that would be impacted by the development, then an appropriate strategy for mitigation will be devised and a licence secured from Natural England (disturbance/sett closure) if necessary.	Site Manager/Groundworks and Ecological Clerk of Works
Any trenches or deep pits within the site that are to be left open overnight will be covered or provided with a means of escape should a Badger enter. This could simply be in the form of a roughened plank of wood placed in the trench as a ramp to the surface.	Site Manager/Groundworks and Ecological Clerk of Works
Any trenches or pits will be inspected each morning to ensure no Badgers have become trapped overnight. Should a Badger become trapped in a trench it will likely attempt to dig itself into the side of the trench, forming a temporary sett. Should a trapped Badger be encountered the Ecological Clerk of Works will be contacted immediately for further advice.	Site Manager/Groundworks and Ecological Clerk of Works

Mitigation/Control	Responsibility
The storage of topsoil or other 'soft' building materials on site should be given careful consideration. Badgers could adopt such mounds as setts, which would then be afforded the same protection as established setts. Such mounds should be regularly inspected to check for use by Badgers.	Site Manager/Groundworks and Ecological Clerk of Works
Mitigation to prevent disturbance of bats The following section describes how Bloor Homes will mitigate against harm to bats onsite.	
During construction, 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, 2023) to reduce potential impacts on light-sensitive bats (and other nocturnal fauna) giving consideration to the following: • Appropriately sized light exclusion zones or 'dark buffers'. • LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. • Appropriate luminaire specification – ideally a warm white light (less than 2,700 K). • Light sources should feature peak wavelengths higher than 550 nm to avoid the component of light most disturbing to bats. • 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. • Directionality e.g. avoid upward spread of light or towards trees if possible, mount all luminaires horizontally with no light output above 90° and/or no upward tilt. • Dimming and part-night lighting e.g. when human activity is low switch off or dim lights. • Where appropriate, external security lighting should be set on motion-sensors and set to as short a possible a timer as the risk assessment will allow.	Site Manager/Groundworks and Ecological Clerk of Works
Normal construction activities will be limited to daytime hours to reduce light pollution generated by construction activities on bats foraging within the area during the night. This is not applicable during winter months (November to March inclusive) when days are shorter, and bats are in hibernation. In any event, appropriate measures will be employed during construction to minimise light spill onto the trees and hedgerows within the site and into adjacent off-site habitats. Lighting will be angled away from these features which are suitable foraging habitats for bats.	Site Manager
Where roads cross the stream and hedgerow features the gap will be minimised to reduce the impact to commuting bats. The	Site Manager

Mitigation/Control	Responsibility
ends of hedgerows that meet the new roads, will be maintained at the existing height wherever possible.	
Contractor compounds will be located away from retained hedgerows and trees to minimise potential lighting and disturbance impacts. Between April and October any construction lighting within the site is to be turned off prior to sunset.	Site Manager
Use of unnecessary lighting will be avoided during demolition and construction. Light-spill onto retained and newly created habitats, such as the retained hedgerows and newly created green space, will be minimised through directional lighting as well as the use of lighting shields (e.g. hoods and cowls) to minimise impacts on nocturnal species, including bats, which may make use of these habitats.	Site Manager/ Engineer and Ecological Clerk of Works
In general, light sources should not emit ultra-violet light so as to avoid attracting insects and thus potentially reducing numbers in adjacent areas, which bats may use for foraging. Metal halide and fluorescent sources should not be used. LED luminaires should be used where possible. A warm white spectrum (ideally <2700 Kelvin) should be adopted to reduce blue light component. Luminaires should feature peak wavelengths higher than 550 nm to avoid the component of light most disturbing to bats.	Site Manager
Lighting columns should in general be as short as possible, although in some locations taller columns would allow reduced horizontal spill.	Site Manager/ Engineer and Ecological Clerk of Works
Timers and bespoke dimming regimes will be used to reduce lighting at times of predicted low use and will take into consideration the changing of the seasons. Motion sensors will also be installed to illuminate areas only when required. The programming of timed lighting to ensure adequate dark periods between dusk and dawn across the construction footprint, and particularly around retained habitats.	Site Manager/ Engineer and 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.	
To avoid a potential offence under the relevant legislation, no clearance of suitable vegetation should be undertaken during the bird-nesting season (1 March to 31 August inclusive). Where vegetation clearance is undertaken during this period, it must first be visually checked by the Ecological Clerk of Works immediately prior to removal.	Site Manager/Ground works contractor and Ecological Clerk of Works
During any 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

Mitigation/Control	Responsibility
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
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 150 mm; 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
Newt exclusion fencing will be installed along the boundary of the site to prevent Great Crested Newts from entering the development site during construction. It has been agreed with the county ecologist that the fencing can be erected without a need for a licence and a capture and translocation exercise will not be merited. The location of the fencing is such that new aquatic and terrestrial habitats for Great Crested Newts will be constructed during the first phase of the development, but the fencing will remain in situ until the development is complete. The fencing will be checked once weekly for any damage and need for repair, to ensure Great Crested Newts are not able to enter the site.	Ground Works Contractor/Ecological Clerk of Works
Suitable habitat to be removed for the development (including field margins and hedgerows) will be carried out under a Risk Assessment (RAMs) method statement to ensure GCN are not impacted. As part of this method statement, the habitat to be cleared will be subject to a thorough fingertip search by a suitably qualified ecologist prior to removal, to ensure GCN are not present. If a GCN is recorded during the search, all works will stop within the habitat, and a licence will be obtained from Natural England, before works can continue. Once the search is complete and no GCN are recorded, the remaining vegetation, surface rubble and brash will be removed by hand, before excavators (under close ecological supervision) slowly strip the	Ground Works Contractor/Ecological Clerk of Works

Mitigation/Control	Responsibility
topsoil and any root systems. All spoil arisings will be hand searched by an ecologist for any remaining animals.	
Vegetation will be made unsuitable by reducing cover as much as possible (by cutting to 150 mm in a slow and systematic manner). Once the vegetation is lowered in height, the area will be hand searched by a suitably qualified ecologist and if any reptiles are found they will be caught by hand and moved to suitably retained habitat within the site. Once the hand search is complete the remaining vegetation, surface rubble and brash will be removed by hand, before excavators (under close ecological supervision) slowly strip the topsoil and any root systems. All spoil arisings will be hand searched by an ecologist for any remaining animals. Any reptiles caught will be recorded and moved to suitable retained habitat.	Site Manager/ Groundworks and Ecological Clerk of Works
Care will also be taken by all staff to ensure the site remains unsuitable to reptiles (i.e. in a cleared state, with no piles of brash, logs, or rubble left in situ that could acts as resting and hibernation sites).	Site Manager/ Groundworks and Ecological Clerk of Works
A European Protected Species Licence will be obtained from Natural England prior to the development. The Licence will include a Method Statement detailing Newt-proof fencing within 500 m of Great Crested Newt breeding ponds, to the south and west of the site. The most suitable habitats will be retained within the scheme. Good quality habitats (rough grasslands and hedge bases) are generally unaffected and therefore translocation effort is not a requirement. Only small-scale works will be allowed to take place in retained suitable habitat, and these will need to be listed in the licence and only take place after a hand search and watching brief. These works include small areas where road and footpath crossings will be installed.	Site Manager/ Groundworks and Ecological Clerk of Works
Areas that are to be developed will be hand searched prior to works proceeding. Any amphibians found will be moved to retained habitats behind fencing. Hibernacula will already have been constructed along the western boundary. An ecologist should continue to be consulted during the detailed design stage in order to ensure that the layout of the development (particularly any associated landscaping) is compliant with Natural England's requirements for habitat compensation and enhancement.	Site Manager/ Groundworks and Ecological Clerk of Works
Tree and Hedgerow 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	
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	Site Manager/Groundwork Contractor and Arboricultural Clerk of Works

Mitigation/Control	Responsibility
use of protective fencing or other methods appropriate to safeguard the root protection areas of retained trees/hedgerows.	
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
Any hard-landscaping work or services requiring excavation will be outside of the Root Protection Areas (RPA) of retained trees. Any such work which is required within the RPA, will be carefully considered by the advising Arboricultural Consultant and methods to ensure minimal damage to the RPA's outline in the Arboricultural Method Statement for Local Planning Authority (LPA) approval.	Site Manager/Groundwork Contractor and Arboricultural Clerk of Works
Protective Barriers - Following tree removal and prior to site preparation, excavation, construction or material deliveries, a permanent protective fence will be erected around the Root Protection Area of trees and hedgerows to be retained. Tree protection barriers are required to safeguard retained tree cover from damage during construction. The location for the barriers has been informed by the retained hedgerows RPAs and existing site features. Hedgerow protection barriers' locations are illustrated within the 'Tree Retention Plan'. - Protective fencing is to be erected prior to any construction plant or materials entering the site, and checked it is correctly positioned and fit for purpose by the Arboricultural Clerk of Work	Site Manager/Groundwork Contractor and Arboricultural Clerk of Works
Construction Phase - No materials that are likely to have an adverse effect on tree or hedgerow health such as oil, bitumen or cement will be stored or discharged within 10 metres of the trunk of a tree that is to be retained. No fires will be lit - No equipment, site parking or site accommodation will be stored or located within the enclosed Hedgerow protective fencing, which serves to protect the RPA. - Vehicles being loaded and unloaded by self-loading crane should be supervised and will be positioned in such a manner that retained trees and hedgerows are not at risk of damage. - Care will be taken when planning site operations in proximity to trees to ensure that wide or tall loads or plant with booms, jibs and counterweights can operate without coming into contact with retained trees and hedgerows - Prior to and during site construction works no spoil will be stored and no cement mixing will take place within the RPA of any tree or hedgerow. Any encroachment within this protected area will be with prior agreement of the LPA Arboricultural Officer.	Site Manager/Groundwork Contractor and Arboricultural Clerk of Works

Mitigation/Control	Responsibility
- Any hard-landscaping work or services requiring excavation will be outside of the RPA of retained trees and hedgerows. Any such work which is required within the RPA, will be carefully considered by the advising Arboricultural Consultant and methods to ensure minimal damage to the RPA's outline in the Arboricultural Method Statement for LPA approval. - There will be no rotovation of ground within any area designated a RPA and Construction Exclusion Zone (CEZ) and enclosed by Temporary Protective Fencing. The integrity of the protective fencing will be periodically checked to ensure it is repaired or replaced if damaged.	

2.4 Archaeology and cultural heritage

CgMS Consulting Limited prepared a Written Scheme for Investigation for Archaeological Excavation (document reference: AT/SM/17117/04, dated: February 2016, revised October 2016) following the results of a geophysical survey, a fieldwalking and trial-trench evaluation. It was agreed with Richard Clark (the Principal Planning Archaeologist for Leicestershire County Council) that three areas of the site, targeting the identified Prehistoric pit, possible ring ditch and Roman enclosure and associated features, would be subject to archaeological excavation as part of conditioned scheme.

CgMS Consulting Limited undertook an Archaeological Assessment (document reference: X:\h\Hinckley West Leicestershire\PostExcavation\Report, dated 8 March 2018) where two areas were opened to investigate potential prehistoric and Roman features found in the northern half of the development. Archaeological excavations revealed evidence of a Romano-British settlement dating between the mid-first and early third century AD. The available information indicates the archaeological resources within the development site are of local importance.

There are no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Park sites identified within the development site or its immediate vicinity. In addition, the Site does not lie within a Conservation Area.

It is not anticipated that any works within the development area will impact any heritage assets. If any situation or works activity arises which may impact any surrounding heritage areas, then suitable mitigation measures shall be implemented, and a detailed sequence of works shall be produced and included/append to this document. Hinckley and Bosworth Borough Councils Local Planning Authority will be contacted and informed prior to the undertaking of any works.

Archaeology and cultural heritage mitigation measures are detailed in **Table 6** below.

Table 6: 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. • Inform the Project Lead immediately.	Site Manager/Ground Works Contractor

2.5 Oil and fuel storage and land contamination

The construction works would be managed in accordance with CIRIA guidance 'C532 – Control of Water 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 7: Oil and fuel storage and contamination 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 and oil tanks will be integrally bunded or located within a secondary containment system capable of holding 110% maximum capacity.	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	Site Manager/Ground Works Contractor

Mitigation/Control	Responsibilities
machinery will be kept within the compound and secure containers outside of working hours.	
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. • Follow good practice guidance to remediate the area.	Site Manager/Ground Works Contractor
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

2.6 Water resources and flood risk

Peter Brett Associates prepared the Flood Risk Assessment (document reference: 30667/4001, dated: February 2015), for the development and identified the site is in a Flood Risk Zone 1 (1<1000 years) and is at low risk of flooding from tidal, fluvial, overland flow, drainage flooding, groundwater flooding and flooding from artificial sources. An open ditch flows from the northern area through the site and enters a culvert immediately to the south of the southern site boundary. The culvert extends beneath the Triumph Factory to the south of the site. Smaller field drains join the ditch as it flows through the site. There is no floodplain associated with this watercourse on the EA Flood Map likely to be due to the small size of the catchment. In the absence of existing model data, the EA requested a modelling study to be undertaken as part of the FRA. Hydrological and hydraulic modelling of the ditch confirms the majority of the site is located within Flood Zone 1. An area of low-lying land adjacent to the southern site

boundary has been identified as Flood Zone 2 (1 in 1,000 year) as a result of the limited capacity of the culvert under the factory site. A 6 m corridor is to be maintained free of structures from the top of bank along the ditch to provide access for maintenance in the channel and to act as an ecological corridor.

The Topographical Survey indicates ground levels generally fall from northeast to southwest with ground levels of approximately 109 m above ordnance datum (AOD) at the north eastern site corner and approximately 103 m AOD in the northwestern site corner. Ground levels at the southeastern site corner are approximately 97.5 m AOD and approximately 95.5 m AOD in the southwestern site corner. The lowest point in the site is along the southern site boundary adjacent to the field drain where ground levels are approximately 93.6 m AOD.

The Ashby-de-la-Zouch Canal is located approximately 200 m to the west and approximately 300 m to the south of the site. Battling Brook flows in a westerly direction through Hinckley and is located approximately 400 m to the south of the site.

GeoDyne prepared the Phase II Exploratory Investigation Report (document reference: D36147, dated: July 2017) and identified some foundation and service excavations are likely to require dewatering, involving minor sump pumping. Excavations may also be susceptible to standing water following periods of wet weather. Given the low contaminant concentrations there no specific risks are considered to be posed to Controlled Waters.

SuDS General Maintenance Requirements

The surface water strategy for the development is to maintain the existing drainage regime by discharging surface water at greenfield runoff rates (100 yr greenfield runoff rate of 10.3 l/s/ha) to the existing watercourses crossing the site. Sustainable drainage Systems (SuDS) including a series of attenuation basins and swales will be implemented to store storm water runoff and ensure peak flow rates of discharge from the development does not exceed the greenfield run-off. For all catchments (A-F), surface water runoff will be discharged to the existing ditch by a gravity drainage system.

Mitigation measures relating to water resources and flood risk control are detailed in Table 8 below.

Table 8: Water resources and flood risk control and mitigation measures

Mitigation/Control	Responsibilities
Control Measures: 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. Vegetation removal and topsoil strip should be removed in sequence. Where vegetation has been removed the area will be re-seeded as soon as the works have been completed in that area.	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

Mitigation/Control	Responsibilities
Please note that the RPS only allows the site to discharge for three consecutive months. If the water discharge activity is likely to go over three consecutive months, then a water discharge activity permit may be required.	
Soil and aggregate stockpiles will be positioned away from watercourses and drains. These stockpiles will be appropriately sealed.	Site Manager
Grassy areas of vegetation will be left along the edge of the watercourse to act as a natural barrier to filter silt from any surface water run-off.	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
Any wheel wash facilities provided at entry and exits points will be arranged so that water from the facility does not discharge directly into water bodies or the on-site surface water sewerage network.	Site Manager
A mechanical road sweeper will be used to clean the site hard standing and any mud or debris deposited by site vehicles on roads or footpaths in the vicinity of the site. Frequency of road sweeping will increase depending on site activities and weather conditions.	Site Manager
Vehicle washing will only be undertaken in designated areas where the drainage is isolated from the surface water system. The wash water will be discharged to foul sewer which requires a Trade Effluent Discharge consent or will be removed from site and disposed appropriately.	Site Manager
Silt protection measures will be inspected at regular intervals during the construction phase to check their efficiency and determine when they need maintaining.	Site Manager
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 – removing any silt that builds up. • Remedial work – repairing damage where necessary.	Site Manager
Dewatering - Water from dewatering excavations will typically be laden with silt and must be treated before being discharged to a surface water feature or land drain. This water can be treated using a silt buster which requires authorisation or simply pumped (at a strictly controlled rate) over a grassy area of the site where the silt can naturally be filtered and the water percolates through the soil. Water that contains fine or course suspended solids e.g. silty water, cannot enter a surface water feature even if the water has been subject to 'pump and treat' such as being passed through a silt buster, without the issue of an Environmental Permit from the Environment Agency.	Site Manager

Mitigation/Control	Responsibilities
Water that contains fine or coarse suspended solids e.g. silty water can be discharged to the local sewer network with a consent from the local sewer undertaker. Authorisation must be gained before the water is discharged into either a watercourse or sewer network.	
It is important that ditches are maintained so that they can continue to collect and carry rainwater without impeding the channels flow, helping to minimise flood risk. Regular maintenance including vegetation removal and silt removal, enables the free-flowing movement of water and helps to prevent surface water flowing off areas of land and into people's property. Vegetation clearance is best completed in late September/October when vegetation has naturally died back and before the UK's winter storm season.	Site Manager/Project 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
All foul water from onsite washroom/welfare facilities will be disposed to the public foul sewer with the necessary discharge consent or be removed off site and disposed of appropriately.	Site Manager/Project Manager

2.7 Waste management

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

- Mixed construction waste.
- Light mixed and compactable waste.
- Mixed inert waste.
- Timber from construction.
- Plasterboard.
- Mixed metals from construction.
- Packaging (including plastic, cardboard, pallets etc).
- Paper, cardboard and plastics.
- Hazardous waste – small quantities of part full paint tins, mastic tubes and aerosols.

There will also be chemicals and hazardous materials associated with the project such as fuels and lubricants which are to be stored on site during the construction phase of the project. These include but are not limited to:

- fuels
- oils

- lubricants
- paint and coating
- adhesives and resins
- solvents
- compressed gases
- cements and binders.

Mitigation measures relating to waste management are detailed in **Table 9** below.

Table 9: 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'.	
Waste to be disposed of in strict accordance with the site waste management plan (SWMP).	Site Manager/All onsite Contractors
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.). • Waste will be segregated onsite into individual waste containers (metal, hardcore, timber, inert etc.) and monitored in relation to type and weight/volume, enabling the onsite recycling of materials to be maximised. • Plasterboard and metal are to be separated into separate skips and recycled. • Use covered skips to prevent spread of wind-blown wastes. • Hazardous wastes will be stored in suitable lockable containers away from sensitive receptors and site traffic. • Avoiding the mixing of hazardous and non-hazardous materials.	Site Manager
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
Clear signage will be erected above each skip and waste container to facilitate the segregation of different waste streams.	All onsite Contractors
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
A Bloor Homes Site Waste Management Matrix (SWMM) will be developed for the earthworks and construction phase. The	Site Manager

Mitigation/Control	Responsibilities
SWMM 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.	
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
Site operatives shall undertake regular checks of the Waste Transfer Notes and Hazardous Waste Consignment Notes supplied against the details of the Site Waste Management Matrix (SWMM) to ensure waste is being managed in line with current waste legislation.	Site Manager/Ground Works Contractor
Over 75% of site waste is to be diverted from landfill.	Site Manager/Ground Works Contractor

2.8 Soil management and land contamination

GeoDyne prepared the Phase II Exploratory Investigation Report (document reference: D36147, dated: July 2017) for the development site. The site is considered to be uncontaminated, with the exception of a very localised hotspot of arsenic contamination in the topsoil recovered from TP24 east of the site.

GeoDyne prepared the Remediation Method Statement (RMS) (document reference: D36147, dated: June 2020) which sets out the remediation and validation measures required at the site. It is recommended that hotspot delineation works, by means of targeted sampling and laboratory testing, are undertaken in the vicinity of TP24. Following delineation and removal of the arsenic hotspot, the site may be considered to be uncontaminated with respect to the determinands tested, based on a conservative residential with plant uptake end-use.

No visual or olfactory evidence of contamination was identified during the course of the exploratory investigation works. No Made Ground deposits were encountered across the site. On the basis of the ground gas monitoring undertaken to date, the site does not require any ground gas precautions in relation to methane and carbon dioxide. No radon precautions are required at the site.

Landfill features were identified approximately 200 m to the east of the site and were considered to represent a potential source of hazardous ground gases (carbon dioxide and methane) that could affect the development. On the basis of the ground gas monitoring undertaken, the site does not require any ground gas precautions in relation to methane and carbon dioxide. However, it is recommended that the gas regime is reassessed on a parcel by parcel basis at that time, if appropriate.

Soil Management

GeoDyne prepared the Phase II Exploratory Investigation Report (document reference: D36147, dated: July 2017) and reported ploughed topsoil was encountered in all of the exploratory holes advanced at the site, to depths of between 0.20 m and 0.50 m below ground level (bgl), with an approximate average thickness of 0.30 m. However, on investigation the topsoil was visually poor quality, testing indicates that the topsoil is

classified as a low fertility multipurpose topsoil. However, liaison with a topsoil specialist is recommended to confirm the topsoils suitability for use within the proposed development.

The Natural Strata across the site typically comprised firm to stiff (locally very stiff) silty Clay which was often sandy and/or gravelly, particularly near surface to depths of the order of 1.20 m bgl. Firm clayey silt was also encountered across the majority of the site, either as large pockets or discrete bands within the Clay strata. Thicker deposits of Silt were encountered underlying the Clay in some southwestern and eastern areas of the site from typical depths in excess 1.80 m bgl.

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 or reuse made ground on site, a Materials Management Plan (MMP) would need to be in place.

Mitigation and control measures relating to soil management and land contamination are detailed in **Table 10** below.

Table 10: Soil management and land contamination 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
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.	Site Manager/ Ground Works Contractor

Mitigation/Control	Responsibility
4. How these materials are to be tracked and moved.	
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
Approximately 12 further samples of topsoil will be obtained from the location of trial pit TP24 and the immediate surrounding area to assess the lateral extent of the arsenic concentrations. All 12 recovered topsoil samples should be submitted to an accredited laboratory for total arsenic analysis. The samples will be individually compared to the Generic Acceptance Criteria (GAC) value of 37 mg/kg. Subject to the results of the additional arsenic testing and assessment works, it may become necessary to undertake localised topsoil source removal works in the area of trial pit TP24.	Environmental Engineer
The area of topsoil requiring removal is subject to validation testing adopting the following proposed protocol: - Removal of arsenic impacted topsoil under the supervision of a suitably qualified Environmental Engineer. - Following topsoil removal, two representative topsoil samples should be collected from each side and base of the excavation (i.e. 10 samples in total) in order to demonstrate that the remaining in-situ soils do not contain arsenic in excess of the GAC value of 37 mg/kg. It should be noted that the excavation is anticipated to be approximately 0.30 m deep to coincide with the thickness of the topsoil at the location of trial pit TP24. If the results of the analysis indicate that the concentrations of the determinands are less than the GAC, the lateral or vertical extent of the hot-spot excavation (as appropriate) shall be deemed acceptable with the retained topsoil surrounding the excavation regarded as acceptable. - Should the results of the analysis reveal unacceptable levels of arsenic, it will be necessary to excavate further and remove additional impacted soils. Validation testing should be repeated on the re-excavated faces of the excavation.	Environmental Engineer
Validation Reporting If remediation works are ultimately deemed necessary, it would be necessary to produce a remediation validation report to demonstrate compliance with the RMS.	Environmental Engineer
Segregation of Materials Any 'clean' materials (i.e. the Natural Strata) must be kept separate from any unsuitable materials (i.e. potentially contaminated topsoil) at the site. Any cross contamination may result in the necessity to remove all affected materials from the site. Appropriate measures should therefore be adopted by the chosen Contractor, such as placement of materials on suitable polythene sheeting to prevent cross contamination from occurring.	Site Manager/ Ground Works Contractor
All fuel will be stored in a double skinned tank, or a tank in a suitable bunded area in compliance with the Control of Pollution (Oil Storage) (England) Regulations 2001 (containers will be in good condition and be bunded with secondary containment of 110% of the biggest container	Site Manager/ Ground Works Contractor

Mitigation/Control	Responsibility
capacity or 25% of the total stored capacity, whichever is the greater). Re-fuelling activities will only be undertaken by suitably competent persons and spill kits will be available within the site compound. All refuelling, oiling and greasing will take place above drip trays or on an impermeable surface which provides protection to underground strata and watercourses and away from drains. Vehicles will not be left unattended during refuelling. If bowzers are to be used for refuelling, then the bowzers will carry spill kits.	
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. COSHH assessments will be available nearby for information in the event of a spillage.	Site Manager/ Ground Works Contractor
When uncovered 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 (if required). • Follow good practice guidance to remediate the area.	Site Manager/ Ground Works Contractor
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).	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.	Site Manager/ Ground Works Contractor
The Bloor Homes Project Manager will contact a suitably qualified specialist to investigate any ground contamination. Construction work cannot then re-commence until an amended investigation and risk assessment has been produced, and where necessary, a remediation strategy submitted to Hinckley and Bosworth Borough Council detailing how this unsuspected contamination shall be dealt with, for approval. Works can then only re-commence once remedial actions have been completed and a verification report submitted to the council for approval.	Site Manager/ Ground Works Contractor
Any imported topsoil and inert material intended for use within gardens shall require chemical testing to ensure it is suitable for use on residential developments.	Site Manager/ Ground Works Contractor

2.9 Transport and traffic management

Walker Engineering prepared the Travel Plan (document reference: C:\LAWRENCE WALKER LIMITED\LWL Projects\Miscellaneous\Bloor LCC Sites\Site 5 - Hinckley\Reports\TP\REPORT - TP - Mar 2019, , dated March 2019 for the development.

Traffic Management will be required for the duration of the work programme. Access to the site will be via a new 3-arm roundabout onto the A47 Normandy Way, which runs along the eastern boundary of the site.

Traffic may cause the following impacts:

- noise
- dust
- traffic congestion resulting in extra travel time for residents
- vibration
- local air quality degradation
- nuisance
- additional hazards to residents of moving vehicles.

No construction-specific mitigation measures were provided in the report. General mitigation and control measures relating to transport and traffic management are detail in **Table 11** below.

Table 11: Transport and traffic management mitigation and control measures

Mitigation/Control	Responsibilities
Compliance obligation: Reduction of vehicle movement impacts on surrounding receptors	
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: 08.00 – 18.00 Saturdays: 09.00 – 13:00 No delivery (or construction) activities will take place on Sundays or Bank Holidays.	Site Manager
Delivery drivers will be asked to phone site at least half an hour from delivering. This will allow site to control the vehicles on site and ensure that there is sufficient space to accept any deliveries before they turn up and block surrounding roads.	Site Manager
No parking of vehicles on local grass verges.	Site Manager
No parking of vehicles obstructing road or footpath accesses.	Site Manager
No waiting or standing of delivery vehicles will be allowed on the existing roads adjacent to the site.	Project Manager/ Site Manager
The placement of orders for materials shall be carefully managed to ensure that vehicle movements to and from site are minimised.	Site Manager/ Ground Works Contractor

Mitigation/Control	Responsibilities
Compliance obligation: Reduction of vehicle movement impacts on surrounding receptors	
Opportunities to combine and consolidate deliveries (and use of initiatives such as reverse logistics) shall be explored.	
Parking on Normandy Way by vehicles associated with the construction of the development will be discouraged for the duration of the working day. Similarly parking in surrounding residential streets, should also be discouraged. It is therefore recommended that an allowance is made for these vehicles within the site during the construction phase	Site Manager/ Ground Works Contractor
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. • There will be no unauthorised off- site parking of heavy good vehicles (HGVs) or employees' cars in residential streets surrounding the site, vehicles must use designated ingress and egress routes; • 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). • Site conditions will be monitored to minimise and mitigate against dust and silt run off which can lead to pollution of local water courses. The use of dust suppression techniques will be employed (i.e. use of water bowser to dampen down haul route). • Retractable sheeted covers will be used to protect against wind-blown material. • Mud on roads from site clearance and muck shifting will be removed using road sweepers – any associated effluent or waste from the cleaning process will be removed taking due consideration of waste Duty of Care requirements, ensuring the contents of the road sweeper is not disposed of in onsite drains. • Ensure that the management and interaction of pedestrians and vehicular movements on site are controlled, managed and shall be safe at all times through planned interventions and segregation.	Project Manager/ Site Manager

2.10 Residents and local community

The site is adjacent to residential properties to the east beyond A47.

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:
 - mud on roads spread by construction traffic.
 - excessive or poorly directed light.
 - litter.

- Dust and fumes from transport and construction activity.
- Site lighting.
- Noise and vibration from transport and construction activity.
- Traffic and transport disruption.

Many of these issues have been covered in the sections above. **Table 12** below summaries the remaining issues.

Table 12: 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
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. • 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.
- 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.
- Incident response.

3.2 Site fencing and security

During initial works on site the perimeter will be identified, marked and construction areas fenced to prevent unauthorised access. The site will be assessed on a site-specific level, with different types of fencing installed to the environment. Site boundary fencing/tree protection fencing to consist of 2 m heras fence panels secured and clipped to 8 ft timber post to be concreted at a depth of 2 ft to inhibit movement.

All fencing will:

- Be 2.40 m high as a minimum.
- If mesh fence (Heras) is to be used, mesh will not exceed 30 mm depth.
- Be secured to prevent failure due to vandalism and wind damage.
- Include lockable gates will be provided at all entry and exit points.

The suitability of the fencing selected and installed will be monitored as a part of the on-going monitoring of the construction activities occurring on site.

Further site security measures (such as manned security outside of working hours, CCTV monitoring etc.) will be evaluated as the project progresses.

3.3 Key contacts

Bloor Homes and/or their appointed contractor shall be responsible for implementation of this CEMP. A list of contacts responsible for the environmental management of the development shall be compiled, utilising **Table 13** below.

Table 13: Key contacts

Name & Position:	Company	Contact no:	Email address:
Construction Director – Craig Vincent	Bloor Homes	01455 248 488	Craig.vincent@bloorhomes.com
Site Manager - Geoff Hibbert	Bloor Homes	TBC	TBC
Technical Director – TBC	Bloor Homes	01455 248 488	Geoff.hibbert@bloorhomes.com
Groundworks Contractor	ECL	01582 579 812	N/A
Chris Flint – Drainage Engineer	Bloor Homes	01827 302 000	Chris.flint@bloorhomes.com
TBC – Ecological Clerk of Works	TBC	TBC	TBC

Other key contacts which may be applicable are listed in **Table 14** below.

Table 14: Other key contacts

Name & Position:	Contact no:	Email address:
Environment Agency pollution hotline	0800 80 70 60	enquiries@environment-agency.gov.uk
Environmental Health Officer	01793 835600	N/A
Planning Authority - Hinckley & Bosworth Borough Council	01455 238141	tps://myaccount.hinckley-bosworth.gov.uk/service/Contact_us?topic=Customer_Services
Water Company - Severn Trent Water	03457 500 500	N/A
Sewage company - Severn Trent Water	03457 500 500	N/A

3.4 Change management

The CEMP may be reviewed and amended following:

- A major environmental incident.
- A major change in the construction methods to be used on site.
- Change of environmental regulations that affect the works.
- Change to the environmental aspects and impacts of the works.

APPENDICES

APPENDIX A

SERVICE CONSTRAINTS

1. Service Constraints

1.1. This Report (the "Report") and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as Leap Environmental or RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the "Appointment") between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranties, third party rights or letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the Report is used, or the proposed use of the site change, this Report may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.

1.6 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions contained in this Report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this Report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

- a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.
- b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.
- c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the Client or third parties, including laboratories and information services, during the performance of the Services.
- d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

2. Service Constraints where the Report provides an intrusive assessment of ground conditions:

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent

of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

3. Service Constraints where the Report relates to Surface Water Management:

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibility for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

4. Service Constraints where the Report relates to Waste Management:

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded, by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK's assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the

comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.

5. Service Constraints for Construction Environmental Management Plan Reports:

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

6. Service Constraints where the Report relates to Ground Gas Membrane Verification:

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

7. Service Constraints for Environmental Due Diligence (EDD) Reports:

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.

7.2 This Report describes the results of the EDD exercise. The scope of this EDD Report, where appropriate, covers legal or regulatory compliance with respect to UK or international regulations associated with environmental matters.

7.3 As with any EDD exercise, there is a certain degree of dependence upon information provided by the target company. The EDD does not include a site walkover / visit or liaison with site representatives unless identified in the Services. Therefore, the assessment is based on the available desk study information. Also, there is a certain degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this EDD exercise was performed.

7.4 This Report, including all supporting data and notes (collectively referred to hereinafter as "information"), was prepared or collected by RSK for the benefit of its Client.

7.5 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment and the site inspection visit. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the Site therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information and observations collected during the site inspection visit.

8. Service Constraints for Ground source heat energy Reports:

8.1 It is understood that this is a desktop survey only and that there are no requirements for a site walkover, service utility survey, or provision of service plans. These services can be provided upon request if required.

8.2 At a later stage, it is possible that a thermal response test (TRT) will need to be completed, for which a test borehole will have to be drilled, and these would be costed at the time. RSK can provide all aspects of subsequent site work for a GSHP system if required.

9. Service Constraints for Water Abstraction Borehole Reports:

9.1 The Report aims principally to only identify and assess the suitability of the site for a water abstraction borehole. This Report should be considered in the light of any changes in legislation, statutory requirements, and industry practices, that have occurred subsequent to the date of the Report.

9.2 Unless stated in the Report, the opinions expressed in this Report including all comments and recommendations provided are on the basis of the information obtained from a desk-based assessment.

APPENDIX B

PHASING PLAN

ALL INFORMATION SHOWN HEREIN IS THE PROPERTY OF BLOOR HOMES LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BLOOR HOMES LTD. THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF BLOOR HOMES LTD.

KEY

 PHASE 1 OF DEVELOPMENT	 PHASE 2 OF DEVELOPMENT	 PHASE 3 OF DEVELOPMENT	 PHASE 4 OF DEVELOPMENT	 PHASE 5 OF DEVELOPMENT	 PHASE 6 OF DEVELOPMENT
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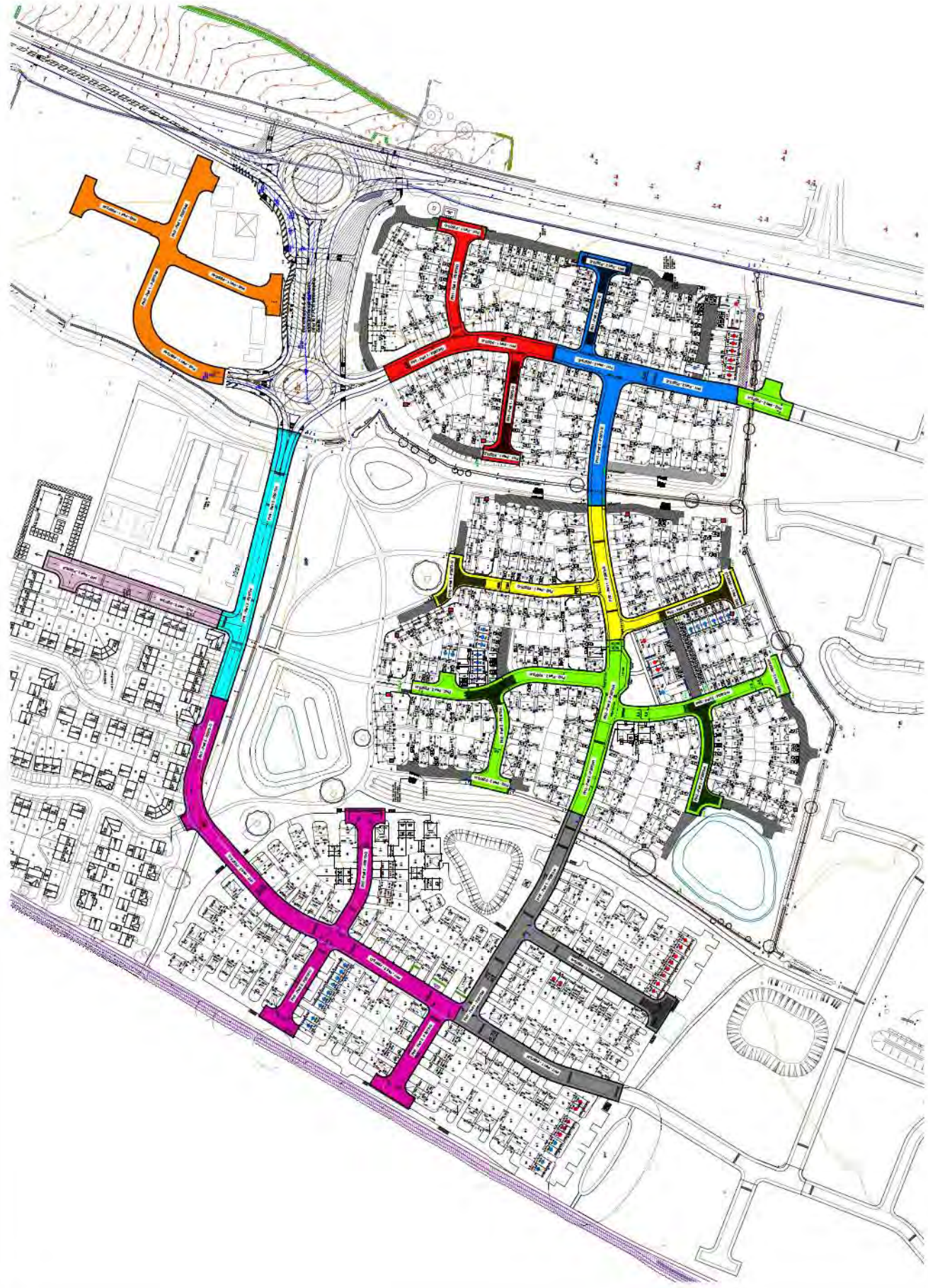
Revisions

NO.	DESCRIPTION	DATE
1	PHASE 1 OF DEVELOPMENT SHOWN	04/03/22 DS
2	PHASE 2 OF DEVELOPMENT SHOWN	11/03/22 DS
3	PHASE 3 OF DEVELOPMENT SHOWN	16/03/22 DS
4	PHASE 4 OF DEVELOPMENT SHOWN	22/03/22 DS
5	PHASE 5 OF DEVELOPMENT SHOWN	29/03/22 DS
6	PHASE 6 OF DEVELOPMENT SHOWN	05/04/22 DS

Proposed development at
Normandy Way
Hinckley

Phasing Plan

DATE: 06.07.22
SCALE: 1:500 @ A1
DRAWN: NTS
CHECKED: DS



Normandy Way , Hinckley



APPENDIX C

CONSTRUCTION MANAGEMENT PLAN

RISK ASSESSMENT LEGEND

	Public Highway/Highway
	Water Feature
	Tree Preservation Order / Tree Preservation Order
	Water Feature
	Unprotected Feature
	Unprotected Feature
	Unprotected Feature
	Unprotected Feature
	Unprotected Feature
	Unprotected Feature

It is important that members of the public or interested parties are able to make a valid complaint regarding the construction works. Such complaints can provide a valuable feedback mechanism to help reduce potential impacts on sensitive features and will also allow the construction works to be refined and improved. Complaints should be directed to the Regional office, telephone number 01827 302090.

	Site Boundary
	BUILD ROUTE NUMBER & DIRECTION
	State Aisle
	SALES
	TEMPORARY TRAIL ROAD
	COMPOUND
	COMPOUND STONE
	BRICK & BLOCK COMPOUND
	WHEEL WASHING AREA
	2025/2026
	2026/2027
	CONSTRUCTION TRAFFIC 4+ VEHICLES A DAY

NEW OPERATIONAL ROUTES
MILKTRUCK DELIVERY ROUTE - 100000
MILKTRUCK DELIVERY ROUTE - 100000
MILKTRUCK DELIVERY ROUTE - 100000
MILKTRUCK DELIVERY ROUTE - 100000

LAUNCH & DELIVERY
ALL VEHICLES ENTERING AND EXITING THE SITE MUST REPORT TO THE SITE OFFICE
ALL VEHICLES AND MATERIAL DELIVERY DRIVERS MUST REPORT TO THE SITE OFFICE
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SITE BOUNDARY FENCING / TREE PROTECTION FENCING TO CONSIST OF 2M HERAS FENCE PANELS SECURED AND CLIPPED TO 8FT TIMBER POST TO BE CONCRETED AT A DEPTH OF 2FT TO INHIBIT MOVEMENT.

STRICTLY NO BURNING OF WASTE OF FIRES ON SITE

SERVICES:
FOR FURTHER DETAILS PLEASE REFER TO ENGINEERING DRAWINGS AND CONSULT THE PROJECT ENGINEER.



HGV Delivery Route



Item	Qty	Unit	Value
1. Site Preparation	1	Day	1000
2. Site Fencing	1	Day	1000
3. Site Access	1	Day	1000
4. Site Security	1	Day	1000
5. Site Safety	1	Day	1000
6. Site Supervision	1	Day	1000
7. Site Maintenance	1	Day	1000
8. Site Cleaning	1	Day	1000
9. Site Disposal	1	Day	1000
10. Site Restoration	1	Day	1000

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2. Site Fencing	1	Day	1000
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7. Site Maintenance	1	Day	1000
8. Site Cleaning	1	Day	1000
9. Site Disposal	1	Day	1000
10. Site Restoration	1	Day	1000

Hinckley West - Phase 7

Phase 7
Normandy Way
Hinckley
Construction Management Plan
DATE: Jan 2024
SCALE: 1:500 @ A0
DRAWING: 001
CHECKED: NAME
Fitchett
by Peter Fitchett

APPENDIX D

UPDATED SITE LAYOUT OF PHASE 7

Private				
Type	Beds	Stores	No.	
Greenway No.25	3	2	6	
Callie No.09	3	2	3	
Longthwaite No.13	3	2	3	
Coleman No.11	3	2	20	
Austbury No.26	3	2	4	
Smallthwaite No.23	3	2	6	
Clumber	3	2	7	
Andress No.32	4	2	8	
Bourne No.15	4	2	5	
Bolton No.20	4	2	4	
Woolthorpe No.31	4	2	13	
Claydon No.18	4	2	8	
Hawfield No.30	4	2	4	
Knotle No.16	4	2	9	
Wightwick No.35	4	2	10	
Petworth No.07 - DDG	4	2	3	
			117	
Social Rent				
			18%	
Type	Beds	Stores	No.	
2BSP Sotley	3	2	1	
3BSP C. Sotley	3	2	1	
			2	
Shared				
			5.8%	
Type	Beds	Stores	No.	
2B4P Simdair	2	2	5	
3B4P Sotley	3	2	1	
3B4P C. Sotley	3	2	1	
			7	
Total			126	

1. The site is located within the Hinckley and Loughborough Local Plan (2011-2026) and is designated as a 'Medium Density Residential' area. The site is also within the 'Hinckley and Loughborough Local Plan (2011-2026) and is designated as a 'Medium Density Residential' area. The site is also within the 'Hinckley and Loughborough Local Plan (2011-2026) and is designated as a 'Medium Density Residential' area.

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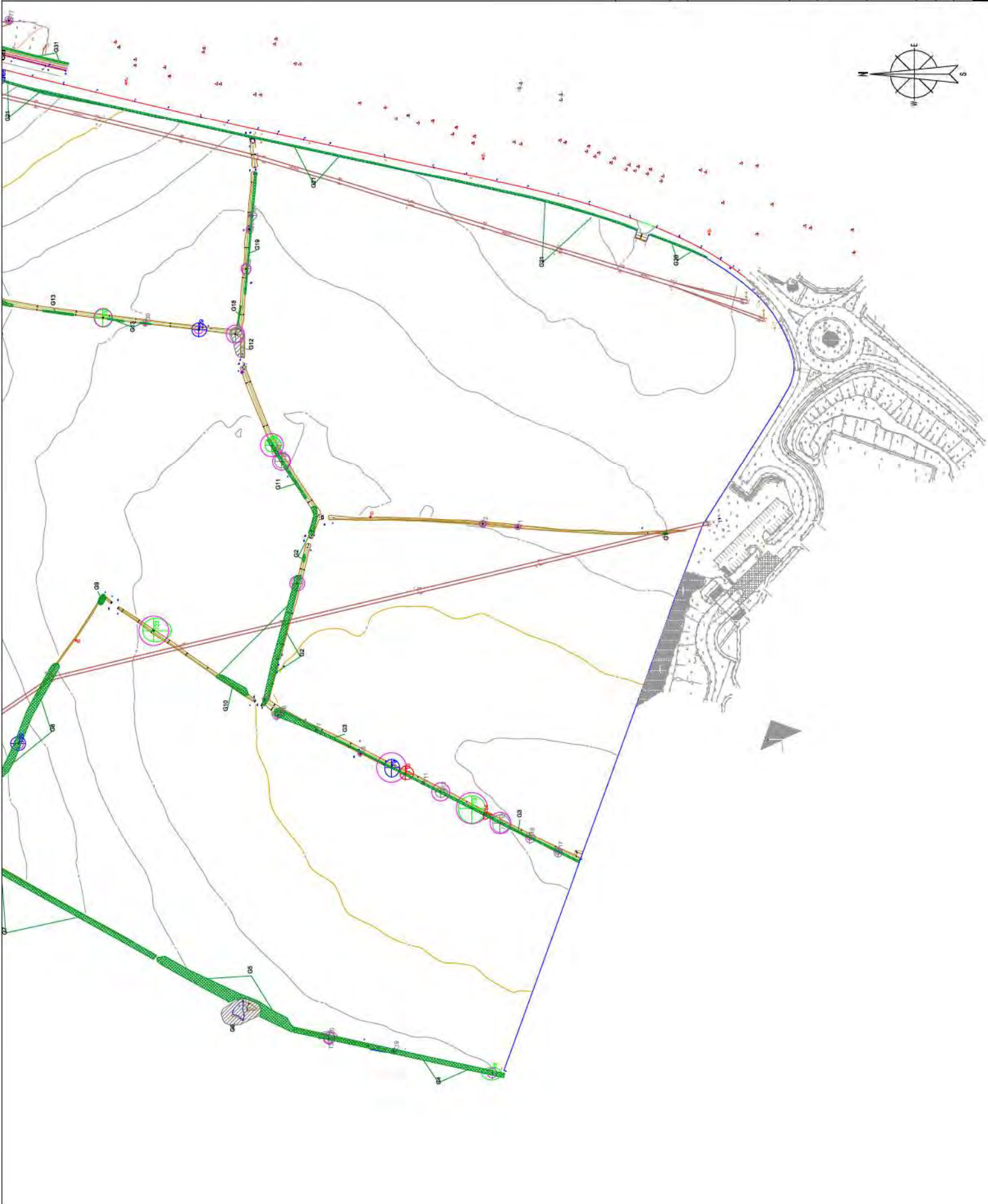
Hinckley - Phase 7

**NORMANDY FIELDS
HINCKLEY
PHASE 7**
Site Layout
 DATE: May 2025
 SCALE: 1:500 @ A0
 DRAWN: NW
 CHECKED: JE

Fitchett
 Planning
 01530 250000

APPENDIX E

TREE CONSTRAINTS PLAN



- Tree Group BS5837 Category A
- Tree Group BS5837 Category B
- Tree Group BS5837 Category C
- Tree Group BS5837 Category U
- Tree BS5837 Category A
- Tree BS5837 Category B
- Tree BS5837 Category C
- Tree BS5837 Category U
- Root Protection Area
- Tree or tree group number
- Hedge

Rev	Date	Author	Check	Issue



18 Fingertons Road
Hemel Hempstead
Herts SG9 6ET
UK
Tel: 0464 551 144
Fax: 0464 551 145
Email: info@rsk.co.uk
Website: www.rsk.co.uk

BLOOR_HOMES

HINCKLEY_WEST
TREE_SURVEY

TREE_CONSTRAINTS_PLAN
TREE_SOUTH

Client	Site	Drawn	Date	Approved	Date
DMA	14/05/14	RF	16/05/14	RF	16/05/14
Scale	1:1250	Scale	1:1250	Scale	1:1250
Project No.	855455	Project No.	855455	Project No.	855455
Drawn By		Drawn By		Drawn By	
Check By		Check By		Check By	
Issue	0	Issue	0	Issue	0

- Tree Group BS5837 Category A
- Tree Group BS5837 Category B
- Tree Group BS5837 Category C
- Tree Group BS5837 Category U
- Tree BS5837 Category A
- Tree BS5837 Category B
- Tree BS5837 Category C
- Tree BS5837 Category U
- Root Protection Area
- Tree or tree group number
- Hedgerow

Rev	Date	Amendment	Drawn	Checked	Valid



18 Fingertons Road
 Hinckley, Leics
 LE11 1AA
 Tel: 01455 512345
 Fax: 01455 512346
 Email: info@rsk.co.uk
 Website: www.rsk.co.uk

BLOOR_HOMES

HINCKLEY_WEST

TREE_SURVEY

TREE_CONSTRAINTS_PLAN

NORTH

Client	Date	Drawn	Rev	Project No.	Scale
DMA	14/05/14	RF	1000/14	855455	1:1250

Project No.	855455	Drawn By	MM
Check By	MM	Scale	1

