



ALLISON
HOMES

**CONSTRUCTION ENVIRONMENTAL
MANAGEMENT AND EMERGENCY
RESPONSE PLAN FOR**

**Land south of 295 Main Street
Stanton under Bardon
Leicestershire
LE67 9TQ**

ENVIRONMENTAL POLICY STATEMENT

It is the policy of the Allison Homes Group Limited and its subsidiaries Allison Homes to promote our environmental standards within the organisation and to minimize the impact caused by our operations on the environment. It is our intention to follow the best practicable methods of compliance within environmental legislation to maintain these standards and continue improvement.

This policy outlines the measures Allison Homes aims to implement to identify and minimise risks associated to our activities:

- Compliance with current environmental legislation and acting in anticipation of future requirements.
- Delivering continuous improvement in the management and protection of environmental issues.

To achieve these objectives Allison Homes Limited is committed to:

- Preventing pollution, reducing waste and ensuring the efficient use of materials, energy and water.
- Using sustainable, reusable or recyclable products where practical.
- Ensuring unavoidable waste is disposed of in an environmentally acceptable manner.
- To minimise where possible, noise, traffic movements, emission of pollutants, disturbance to the public, local ecosystems, and wildlife habitats.
- To minimise environmental incidents and maintain emergency responses procedures.
- To review our activities to identify, and control, aspects that may impact on the environment.
- To request our supply chain's compliance with our policy and provision of their own.
- To provide training, information, and instruction to enable staff to understand and implement our policy.
- Ensure the management of waste throughout our developments.

The Group Chief Executive Officer has overall responsibility for environmental management within Allison Homes and staff share an equal responsibility to minimise environmental impacts at work. This environmental policy requires the co-operation of all people associated with our activities to be discharged successfully and meet our responsibilities.

Allison Homes Limited is committed to upholding the standards outlined in this policy. Sufficient authority and resources will be made available to meet these responsibilities in a reasonable and efficient manner. All employees will be made aware of and have access to this policy document, and it will also be available to third parties where appropriate. Employees are encouraged to propose suggestions for improvement to this document. The environmental policy will be reviewed annually as a minimum to consider amendments to legislation and future developments within Allison Homes.

Signed.



Group Chief Executive Officer

10th January 2025

ENVIRONMENTAL LEGISLATION

- The Environment has been subject to strict legal controls since the introduction of The Environment Protection Act 1990. This Act was introduced to protect the environment and prosecute companies and/or individuals who fail to do so.
- The introduction of The Environment Act 1995 took further steps towards protection of specific issues – Contaminated Land, Packaging recovery & setting up of The Environment Agency.
- The primary function of The Environment Agency is to protect and enhance the environment by combining roles of the National Rivers Authority, HM Inspectorate of Pollution and The Waste Regulation Authorities.

NON-COMPLIANCE

- Effect of environmental prosecutions can be very detrimental to a company; it can lead to:
- INCREASED COSTS
- ADVERSE PUBLICITY
- LOW MORALE
- REMOVAL FROM TENDER LIST
- By increasing our Environmental Awareness, we hope to achieve a high level of environment protection on our sites, creating a positive working environment for all

CRITERIA TO MANAGE ON SITE

On site, we should **MANAGE** the following:

Allison Homes Risk

	High	Med	Low
Waste Disposal including waste minimisation and recycling		✓	
Water Pollution Control		✓	
Air – Dust and Dirt, Emissions – Fumes, Odours and Smoke	✓		
Noise		✓	
Ground Contamination		✓	
Fuel & Chemical Management		✓	
Housekeeping and Environmental Impacts			✓
Vibration		✓	
Contaminated Land			✓
Contamination of Land During Construction		✓	
Protection of Plants and Animals			✓
Spill response procedures flow chart.			

Incident Response Plan – Note emergency response 24/7 for major incidents can be provided by Veolia by calling 0203 567 41 42. Advice should be taken from Veolia to whether the incident requires reporting to the EA. Any report to the EA must be approved by your Director and the Safety department.

On all projects the above criteria will fall within our remit and be the responsibility of Allison Homes. Site management teams must ensure the engagement and compliance of all subcontractors to meet our legal requirements.

WASTE MINIMISATION, WASTE DISPOSAL, & RECYCLING

Waste Minimisation

Waste of materials adds to the cost of any project and uses up decreasing resources e.g. Timber, metal ores, fossil fuels etc

Consider the following when using any resources on site:

- Manufacturers instructions on storing and maintaining the lifespan of materials.
- Unused materials are RE-USED on other projects so that they are not wasted
- Use the right materials for the right job
- **SAVE ENERGY BY:**
- Switching off any plant, heaters, lights & general equipment when not in use
- Always separate wastes so that recyclable waste ends up being recycled and not sent to landfill

Always remember the 3 R's – REDUCE, RE-USE, RECYCLE

WASTE DISPOSAL

The best practice applied to management & disposal on our sites has 2 major benefits:

- A tidy site promotes a good image, emphasising safety, efficiency and care for the environment.
- The minimisation, management and appropriate disposal of waste will be economically beneficial to the company.

Adhering to the following points will help to achieve these benefits:

- Follow waste separation procedures by using containers labelled for recycling e.g. Metals, wood, plastic, paper
- Ensure tipper skips and bins are positioned close to the points of work.
- Avoid storage of waste adjacent to watercourses, gullies, drainage points or other sensitive areas.
- Not only solid waste requires consideration, liquid waste spills must also be carefully controlled e.g. Oil, chemicals or foul waste **MUST** be collected and removed from site by specialist licensed authorised contractors.
- Hazardous waste should not be mixed with general waste e.g. fluorescent lamps, paints, solvents, trade chemicals etc
- Waste that is removed from site **MUST** be collected by a Registered Waste Carrier to comply with the Environment Protection (Duty of Care) Regulations 1990. All providers of waste disposal for Allison Homes are registered with the Environment Agency as Licensed Waste Carriers.

RECYCLING

- Workplace recycling has the potential to ensure waste is minimised and it is important materials are re-used whenever possible, recycled when not possible and items that can be recycled are not disposed of into landfill.
- Remember that recycling costs are less than the cost for producing a new product from raw materials.
- 50% of UK paper products are made from recycled paper

Benefits of using recycled paper

Reduction of pollution created

Reduction of pressure on landfill sites

RECYCLING, RE-USE AND REDUCTION AT WORKPLACES

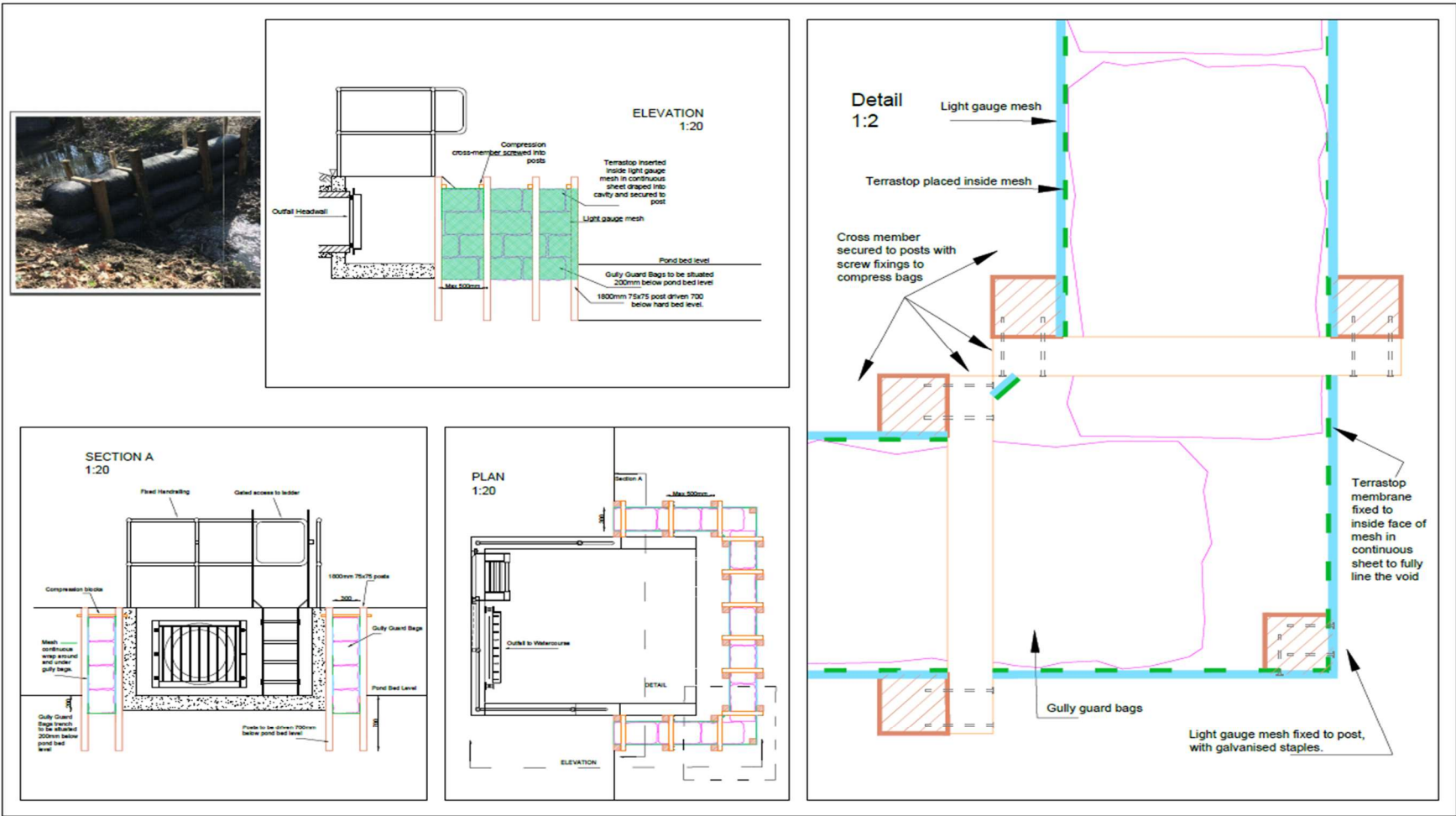
- Use scrap paper for rough printing, photocopying instead of “post it” notes
- Always photocopy double sided when possible
- Participate in paper recycling scheme on sites
- If there is a can, bottle or other waste recycling scheme on your site please take part
- Consider all items which can be recycled

WATER POLLUTION CONTROL

- Water as a resource is used for numerous leisure activities – therefore care required due to potential pollution threat
- Under the Water Resources Act 1991 polluting controlled waters is a criminal offence. The penalties are:
- The penalties can be brought against **ANYONE**
- Contamination into watercourses has an immediate effect on the water & can be seen readily e.g. Pollution by oil, chemical spill, silts.
- **General Precautions** – Any activity that may have the **potential** to pollute water should be carried out away from a watercourse or **drain**. When refuelling by hand, use a funnel or a container with a spout to prevent spillage, mortar mixing areas must be positioned away from watercourses and protection measures adopted to prevent run offs contaminating areas. Silts must be controlled and not enter waterways, please protective ensure measures are installed.
- **Fuel & Chemicals** - All fuel and chemical storage must be adequately banded. Any fuel/chemical spills to be reported immediately to supervisor. Suitable spill kits must be available where the fuels and chemicals are stored and operatives must know how to use them correctly
- **Discharges into Sewers** - It is an offence to discharge into a sewer, this can be trade effluent, standing water, or any other substance which has not been tested and a permit issued to allow it to be discharged.
- By taking these precautions chances of pollution are minimised.

Site Specific and General Measures:

Please refer to the Construction Management Plan as displayed in the site office and to any applicable ecological / environmental licenses.



WARNING TO PURCHASERS: Property Misdescriptions Act 1991			
Length and area figures are intended for illustrative purposes only and should be treated as general guidance only.			
Any figure including setting, landscaping, layout, structural loading, materials, buildings, any other and other items shown are intended to be illustrative only and should not be used as a basis for any other purpose.			
Any figure and/or description is not intended to form part of any contract or warranty, unless specifically stated otherwise.			
Rev	Description	Initial	Date



Headwall Outlet Silt Protection Barrier

Drawn by	RS	Checked by	TR
Scale	Various @ A1	Date	25.02.22
Drawn by	RS	Checked by	TR

1 Inflow headwall scouring control detail WTS Rip Rap/Stone Pitching to extend a minimum of 1.5m from headwall apron and full apron width. Erosion control matting to be installed for 5m in ditch and pinned to top of bank. 150mm WTS 100mm Pea Gravel Silt mat Erosion control membrane Timber frame silt fence Detail		
2 Inflow headwall concrete heave bag detail Concrete heave bags. Each bag to be applied to the one below and to be built a minimum of 50mm above headwall on 1 course and width of wingwall. If water needs to be released, remove central bag from top two courses.	3 Pond Measuring Post - To be installed at lowest point in pond 0.1m 1x2.4m Post to be driven 0.5m into ground and marked in 0.1m increments and labelled in 0.5m increments	
4 Cut off ditch with WTS Rip Rap/Stone and silt fence detail Bund generated from ditch excavation to be rolled and seeded. WTS Rip Rap/Stone Pitching (checkers every 20 to 30 m) Silt Fence Topsoil Check Dam Cut Off Ditch Topsoil		
5 Inflow / runoff headwall gabion basket detail Silt matting placed behind basket and weighted down with sandbags. Gabion basket tightly fitted between heave bags (back with silt fence material and tied with gabion alone)	6 Silt Fencing Detail 0.75m silt fence Post to be at 2m centres and secured with 5 nail per post Silt fence buried 150mm into the ground (as indicated by red marker line)	
7 Headwall timber framed silt fence checkdam detail 4x2" timbers to be double wrapped in silt fence material and staked to fit across the headwall apron.		
8 Ditch timber framed silt fence checkdam detail 4x2" timbers to be double wrapped in silt fence material and staked to fit across the ditch apron. Timber framed silt fence placed across channel and to be cut into bank and base by a minimum of 150mm (as indicated by red marker line)		
9 Silt fence / straw bale checkdam detail 0.75m Silt Fence Straw bale wrapped in silt fence material Existing Swale Bank Silt fence buried 150mm into ground (as indicated by red marker line)		
10 Ditch gabion basket checkdam detail WTS Stone Pitching / Rip Rap to extend a minimum of 5m from the gabion basket 100mm depth (as per detail 1) 500mm wide gabion basket lined with silt fence material and filled with stone		
11 Ditch timber framed silt fence checkdam with silt matting 4x2" timbers to be double wrapped in silt fence material and staked to fit across the ditch channel Erosion control matting to be installed for 5m in ditch and pinned to top of bank WTS Rip Rap / Stone Pitching to extend a minimum of 1.5m from the timber framed silt fence check dam		12 Monitoring Point Detail

ALLISON HOMES	Albion Homes Central East Project Name Silt Mitigation Measures - Standard Designs Project ID: 302613 Drawing no: 24901 Revision: C01 File name: 302613-DE-249-SS-D-C-24901-C01	<table border="1"> <tr> <td>CD1</td> <td>SS 11 23</td> <td>Final Issue</td> <td>AS</td> <td>MD</td> <td>MD</td> </tr> <tr> <td>Rev</td> <td>Date</td> <td>Amendment</td> <td>Drawn</td> <td>Chkd</td> <td>Appd</td> </tr> </table>	CD1	SS 11 23	Final Issue	AS	MD	MD	Rev	Date	Amendment	Drawn	Chkd	Appd
CD1	SS 11 23	Final Issue	AS	MD	MD									
Rev	Date	Amendment	Drawn	Chkd	Appd									

Silt Control

What are the main principles of silt control?

Controlling a pollution event at source i.e. preventing it from happening in the first place will nearly always be less expensive than having to manage a pollution event. A comprehensive understanding of site drainage is a key element in planning how to prevent clean water from entering the site as well as how to manage water produced on site.

Identifying key areas on site that require protection is another important aspect of planning, these include:

- Haul roads and site compounds
- Entrances to drains.
- At river crossings
- In drainage channels
- On slopes

Why control silt?

Good surface water management is essential for the protection of sensitive environmental receptors such as aquatic life in rivers, streams, groundwater, and lakes.

Sediment pollution can cause significant damage that may result in criminal prosecution, prison sentences, and fines of up to £3 million.

How to control it?

Planning silt control interventions is relatively quick and painless. Slowing the flow of silty water naturally aids deposition, where sediment can be trapped and removed whilst allowing water time to infiltrate. There is a range of products that are inexpensive and simple to deploy.



De-Silter Tank

Contaminated water pumped through filters and weir system, sediment collects in the **easy clean** base of the tank. Drain-off valves for maintenance, shut-down and to prevent freezing up.

Access hatch at bottom of unit for cleaning c/w a maintenance drain.



Type	Size
Length	2300mm
Width	2300mm
Height	2100mm
Weight (Dry)	1398kg
Flow Rate	1200gal/minute



Examples of silt control methods:

Silt Mat– captures sediment and prevents resuspension.



Silt Wattle– reduces flow on sloping ground and in channels & ditches



Floc Mat– traps sediment using a mild anionic flocculant



Silt Net– for placement in lagoons to aid sediment deposition



Treated Geo-Jute– for polishing water and lining channels



Rock Check— reduces and distributes
water flow in channels



Pipe Reactor— mobile water treatment
unit



AIR POLLUTION CONTROL

- Dust, emissions or odours on any site affect the well being and personal comfort of everyone and it constitutes a Statutory Nuisance.
- The Clean Air Act 1993 covers the above.

Dust and Dirt

- Fine particles of dust and dirt, once airborne, must settle. This will cause a nuisance through soiling of surfaces, as well as causing health problems.
- Contaminated or hazardous material such as asbestos requires specialist attention to comply with legislation.

Fumes, Odours and Smoke

- Processes involving the combustion of fuels and heating & drying of materials commonly emit fumes, odour and smoke – this can cause serious health problems and affect the environment.
- Environmental pollution is difficult to control but consider the following:
 - Never leave plant or vehicle engines running unnecessarily
 - Maintain all plant and vehicles on a regular basis.
 - Hazardous substances (COSHH) should be suitably stored and handled responsibly.
 - Do not burn waste materials on site

NOISE POLLUTION CONTROL

- The Environment Protection Act 1990 describes noise as a Statutory Nuisance – the level of noise which constitutes a nuisance – depends on circumstances.
- The Noise Abatement Act 1960 and the Control of Pollution Act 1974 give statutory powers to local authorities to serve notice on plant and machinery, working hours and noise levels.
- Noise at it's worst can cause deafness and at a lower level it is an irritant.
- In construction, noise takes two main forms:
- Noise produced by plant and machinery
- Noise produced in construction process such as demolition, piling or the erection of steelworks

Reduce noise in the following ways:

- Use permanent and semi-permanent plant away from site boundaries
- Limit shouting and use of radios on site in sensitive areas
- Arrange material transfer points away from sensitive buildings and people
- Arrange delivery times to suit area e.g. Daytime for residential and nighttime for inner city areas
- Use all silencing equipment available and keep panels closed on all generators and compressors
- Switch off noisy equipment when not needed
- Observe restrictions on working hours

GROUND CONTAMINATION

- A major concern relates to the potential contamination of the earth. Ground contamination has a potential long term impact.
- Small spills can accumulate to become a major problem
- Contamination originates from poor storage, handling and disposal of chemicals and fuel. Even the small spills can impact on the local area.

Problems can be avoided by using good control techniques:

- Good housekeeping
- Disposing waste into the appropriate containers
- Reporting spills immediately and taking action using clean up facilities (spill kits, bowsers etc)
- Storage areas and tanks must have adequate bunding (110% capacity of the vessel)
- Empty containers always retain some liquid – SPIKE & DISPOSE

FUEL & CHEMICAL MANAGEMENT

- Most people know that fuel has the potential to injure, but very few are aware of its impact on the environment.
- Fuel can:
 - kill wildlife, including fish, mice, insects and plant life
 - Accumulate within plants and animals and be passed onto the human food chain

The following methods can help to prevent pollution Containers and Barrels

- Tanks, drums, containers & barrels are CORRECTLY labelled
- Do not leave containers / barrels lying around
- Do not leave containers / barrels in areas adjacent to watercourses
- Dispose of empty containers correctly as they always retain liquid

Storage Tanks

- Regularly check taps and hoses for any leakages
- Ensure regular maintenance and inspection

Maintenance of Machinery and Plant

- Drip trays to be used under plant.
- Maintenance and refuelling of plant must not to be carried out within 30metres of any watercourse
- Ensure correct refuelling procedures and report any spillages

HOUSEKEEPING & ENVIRONMENTAL IMPACTS

Keeping a clean and tidy site is of extreme importance for our Safety, Health and Environment and benefits the Company's image

To achieve a clean, tidy and safe site remember:

- Deliveries should be minimised and stored correctly
- Dispose of waste materials in the appropriate bins/skips provided
- Materials in public view should not create an eyesore
- Wrapping & packaging materials are usually lightweight and can become a windblown nuisance
- Avoid spilling liquids anywhere on site but especially in the vicinity of the site entrance or public streets
- Clean up any spills rapidly and report them to your supervisor
- When using temporary lighting consider the location of any neighbours
- Turn off lighting when not required

VIBRATION

- Vibration is not only a Health and Safety problem it is also an Environmental concern.
- Within construction vibration is mainly associated with Demolition, Piling and Ground working activities.
- Less geologically and structurally damaging construction activities on site which involve vibration, such as use of hand operated plant must be covered within the contractor's risk assessment.

CONTAMINATED LAND

- Contaminated land creates Health, Safety and Environmental Hazards – these are dependant upon the site, specific contaminants, and levels on site.
- Details of contaminants and the risks involved with their removal should be drawn up prior to commencement of work on site. It is therefore vital you are aware and measures are in place to safeguard your Health, Safety, and the Environment

Therefore:

- Be aware of who is responsible for dealing with contaminated material.
- Be aware of contaminants present on site and ensure you follow all control measures.
- Make use of any decontamination facilities, do not cross contaminated areas, be aware of dirty & clean areas.
- Be aware of any watercourses or water sources on site and do not allow any contaminated material to enter these areas.
- Ensure a good site welfare regime to allow all persons thoroughly wash their hands if having been in any areas suspected to hold contamination.

CONTAMINATION OF LAND DURING CONSTRUCTION

- Land can become contaminated throughout the construction stages if correct precautions are not taken and the process suitably controlled.
- Contamination of land creates Health, Safety and Environmental Hazards that can last for many years causing damage to people, flora and fauna.
- Details of potential contaminants and the risks involved with their use must be recognized prior to commencing and a plan created to inform management and persons involved on site to control the use of substances and what action to take in the event of any emergency situation.

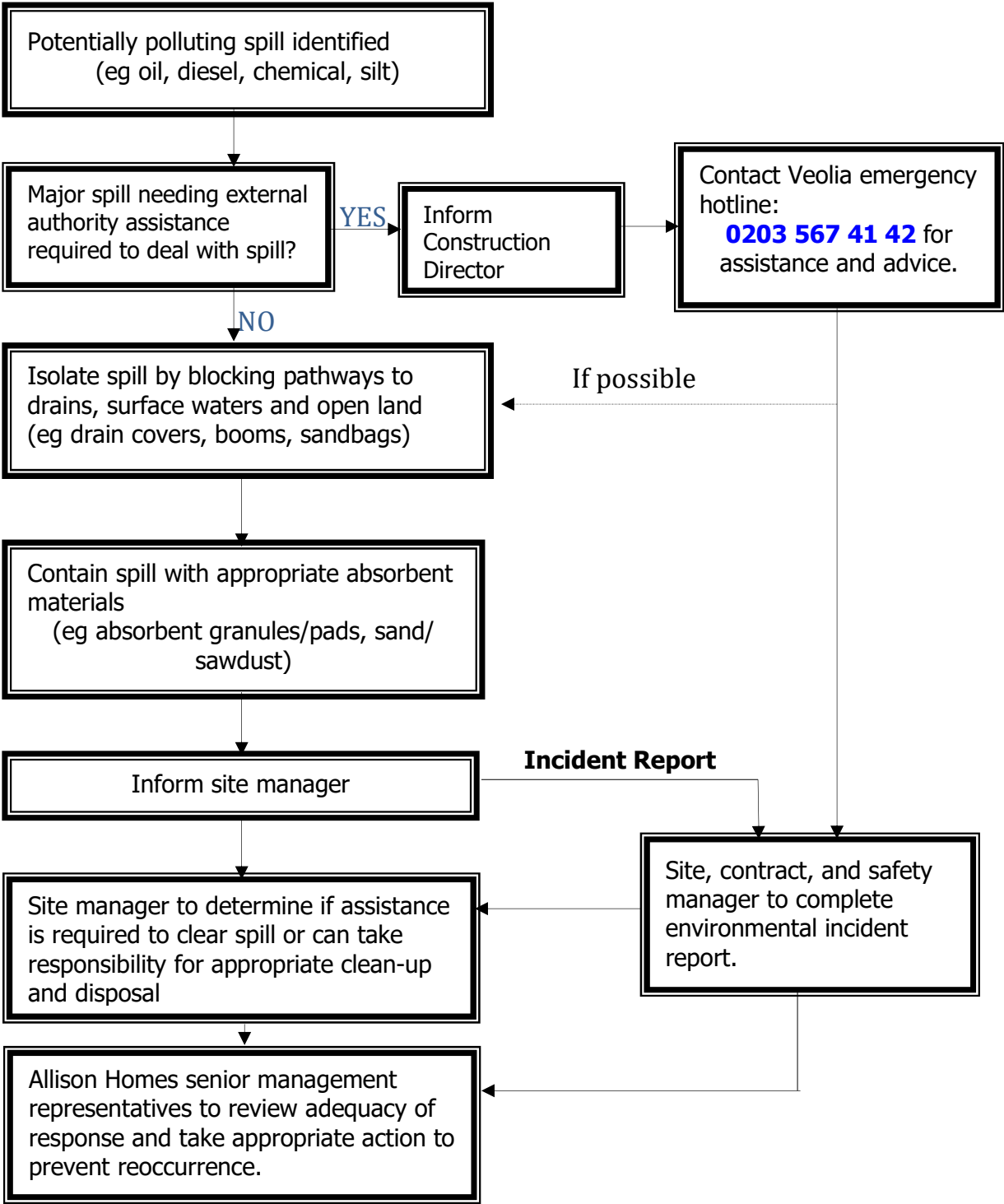
Therefore:

- Be aware of who potentially is using substances, or completing processes that could contaminate land.
- Be aware of the types of substances that could cause contamination.
- Be aware of who is responsible for dealing with contaminated material.
- Check this detail is included in the emergency response plan.
- Ensure any person involved with using items that could contaminate are suitably aware of the process to be followed in the event of any emergency.
- Ensure watercourses, drainage systems, and gullies are suitably protected from the risk of any contamination entering.
- Ensure any potential contaminants swept or collected on sites are disposed of correctly.
- Ensure the location and positioning of any plant or equipment with the potential to contaminate is planned correctly to ensure the risk is eliminated or as low as practicably possible.
- Ensure spill kits and other suitable emergency resources are available in the required quantities to use in the event of any environmental contamination situation.

PROTECTION OF PLANTS AND ANIMALS

- A certain level of disturbance is created through construction work to the local environment including plants and animals
- The level of disturbance should be minimised as the Wildlife and Countryside Act 1891 (and Amendments) gives protection to flora and fauna. There are specific acts that protect fauna, for example the Badgers Act 1992.
- Generally, it is of great importance that you as an individual are aware of the environment you are working within and the sensitive areas of the site that must be protected and preserved at all times

SPILLAGE RESPONSE PROCEDURE



Note- The Veolia environmental engineer shall determine if the event is reportable to the EA. The final decision shall be made by an Alison Homes director or the Safety Department.

Incident Response Plan	
Template for an Incident response plan	
Use this template to help you identify all the relevant information you need to effectively respond to an incident on your site. It is not intended as a description of all the procedures you need to activate the plan. You should identify, develop, and record these separately using the guidance in Section 2.3 – Activation and response. The template is a guide only and can be modified to take in to account any site-specific requirements and operational needs. We recommend discussing your plan where possible with relevant external organisations particularly the emergency services and your environmental regulator to maximise co-operation during an incident. Once in place you can use it as a basis for supporting the planning cycle and maintain effective and safe response to incidents.	
Incident Response Plan	
Name and Address of Company:	Allison Homes East Midlands Ltd 7 Boundary Court Willow Farm Business Park Castle Donington Derbyshire DE74 2UD
Location Of Site:	Land south of 295 Main Street, Stanton under Bardon, Leicestershire, LE67 9TQ
OS Grid Ref:	OS Grid Ref: SK 46570 09998 To center of site
Map References:	
Link to Map:	
Overview of Activities on Site: The construction of (50) dwellings with associated roads, footways, parking, landscaping, and drainage, delivered over 1 phase	
Description of surrounding area: Existing residential properties lie to the north – possible temporary access for site clearance purposes. Main Street lies to the west, with farmland to the south and east of the site.	
Date and version of plan: 18 th March 2025 Rev A	Name and position of person responsible for compiling/ approving the plan: Simon Fraser: Health & Safety Manager Ryan Asher-Powell: Construction Manager

Objectives of Plan: To identify potential hazards forming the construction process. To implement controls to manage identified hazards. To notify and identify persons who shall have an effect on and a responsibility to manage the known hazards. To prevent the risk of accidental or unintentional pollution and environmental damage to the site location or its surrounding area.
List of External organisations consulted in the preparation of the plan. All contact details available within site folder 2 as indicated on full reports: MEC Development Technical Consultants. Utilities Assessment Sept 2023. Ref 28131-UTIL-0701 Rev B. AWA Tree Consultants. Arboricultural Method Statement Feb 2025. Ref AWA6444. OSA On Site Archaeology Ltd. Archaeology Report Feb 2023. Ref OSA23EV03. LITHOS. Geoenvironmental Appraisal Aug 2023. Ref 4252 / 2. Tyler Grange. Ecological Assessment Nov 2022. Ref 13791_r04c_MR_CW. Lightwoods Green Ltd. Tree Survey & Arboricultural Implications Assessment Tree Retention & Removal Plan Revision A Nov 2022. Ref 31-1019-AIA. Allison Homes Technical Site Appraisal. 13.02.25.
Distribution list, number of copies and version: Construction Director / Construction Manager – Site Manger – Technical Manager – Health and Safety Manager.

The plan will be reviewed and updated every 6 months. Revisions are recorded in the table below.

Nature of revision	Date of revision	Author of revision

External Contacts		
Contact	Office Hours	Out of Hours
Emergency Services (Fire, Police, Ambulance)	999 / 101	999 / 101
Local Police	999 / 101	999 / 101
Local Hospital / NHS Trust	Leicester Royal Infirmary 0300 303 1573	Leicester Royal Infirmary 0300 303 1573
Environmental Regulator incident hotline	0800 80 70 60 – Note: Call AH office / Manager first	0800 80 70 60 – Note: Call AH office / Manager first
Local Authority Emergency Planning Dept.	Charnwood Borough Council 01509 263151	Charnwood Borough Council 01509 263151
Water Company / authority	404	404
Electricity Company	404	404
Gas Company	404	404
Waste Company Contractor	404	404
Specialist waste advice	404	404
Specialist clean-up contractor	Veolia	0203 567 41 42
Internal Contacts		
Staff authorised to activate and co-ordinate plan	Name	Contact
Construction Director		
Construction Manager		
Site Manager		
Technical Manager		
Health and Safety Manager	Simon Fraser	07485 394657

Trade Name Substance	Solid/ Liquid Gas or powder	Maximum amount	Location	Type of containment	Health and environmental properties
Ad Blue	Liquid	1000 lts at any one time	Storage areas	IBC tanks or barrels	Hazardous eco systems
Diesel	Liquid	2000 lts at any one time	Storage areas	Bunded bowsters. Drip trays. Plant nappies.	Hazardous
Unleaded Petrol	Liquid	50 lts at any one time	Storage areas	Proprietary containers	Hazardous
Concrete Washout	Liquid	Varied – controlled through chemical stabilisation	Dedicated washout area	Kelly tanks. Blue rinse systems.	Hazardous
Mobile plant oils / fluids	Liquid	20 lts at any one time	Storage areas	Within steel storage containers	Varied as per MSDS