

Project Conway, Henley-on-Thames

213610 - Estate Management

Date of permission - 15.09.23



BEAU BESPOKE

Planning Ref: 213610 - Estate Management

Condition no: 4

Planning Condition:

No development [including demolition and site clearance] shall take place until a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for:- - the control of dust, odour and other effluvia - the control of noise (including noise from any piling and permitted working hours) - the control of pests and other vermin (particularly during site clearance) - The control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site. Construction activity shall be carried out in accordance with the approved CEMP.

Project Conway

Construction Environmental Management Plan

Project	Project Conway		
Client	Stowdes Estates	Contractor Reference	Project Conway
Contractor	Beau Bespoke	Contractor Rev	P01
Purpose of Issue	For approval (discharge of planning conditions)		
Site address	Henley-on-Thames, RG9 3HR	Planning Ref	213610 'Estate Management'
Prepared by	Chris Ash, Land & Water Services Ltd	Role	Environmental Manager

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Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Document Review

Reviewed By:			
Name:		Signed:	
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Approved By:			
Name:		Signed:	
Title		Date:	

Revision history

Revision	Purpose	Amendment	Prepared By	Date
P01	First draft	-	Chris Ash	01.02.25
P02	First Revision	Adjustments made following Beau Bespoke Review	Chris Ash	17.02.25
P03	Second Revision	Inclusion of CEMP (Biodiversity) content	Sarah Board / Chris Ash	28.02.25
P04	Third Revision	Inclusion of contractor CTMP; minor additions and amendments, including document format	Neville Carruthers	04.03.25
P05	Fourth Revision	Split CEMP and CEMP(Biodiversity) into separate documents	Chris Ash	25.03.25
P06	Fifth Revision	Minor amendments	NC	31.03.25

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
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Abbreviations and Definitions

Term / Abbreviation	Definition
CEMP	Construction Environment Management Plan
EPR	Environmental Permitting Regulations
CTMP	Construction Traffic Management Plan
MMP	Materials Management Plan
SWMP	Site Waste Management Plan
SRP	Soil Resource Plan
RAMS	Risk Assessment Method Statement
EM/ER	Environmental Manager/Environmental Representative
ECow	Ecological Clerk of Works
CLR	Community Liaison Representative
COSHH	Control of Substances Hazardous to Health
SDS	Safety Data Sheet
TPO	Tree Preservation Order
PM	Project Manager
WCL	Waste Carriers License
(CL:AIRE) DoW CoP	Definition of Waste Code of Practice
EWC	European Waste Catalogue
PPE	Personal Protective Equipment
SHEQ	Safety, Health, Environment & Quality
OFI	Opportunity for Improvement
EA	Environment Agency
EPF	Environmental Protective Function (equipment)
HSE	Health & Safety Executive
TPF	Tree Protection Fencing
GCN	Great Crested Newts

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

List of referenced documents and drawings

Ref	Title	Document author/owner or location	Document No. / Ref.
01	Proposed Landscape Masterplan	Strowdes Estate	051_1101
02	Site Roads – Enabling works	Beau Bespoke	CMP
03	CL:AIRE The Definition of Waste: Development Industry Code of Practice	www.claire.co.uk/cop	online
04	Risk Assessment & Method Statement (TEMPLATE)	Beau Bespoke TEMPLATE	
05	Site Induction	Beau Bespoke	
06	Environmental Briefings / Toolbox Talks Record	Beau Bespoke	
07	Emergency Response Drills records	Beau Bespoke	
08	Site Waste Management Plan	Beau Bespoke TEMPLATE	
09	Control of Substances Hazardous to Health Poster	Beau Bespoke poster TEMPLATE/EXAMPLE	
10	Environmental Incident Report Form	Beau Bespoke TEMPLATE	
11	Environmental Inspection/Audits Report Form	Beau Bespoke / L&W TEMPLATE	
12	Waste_classification_technical_guidance_WM3	https://www.gov.uk/government/publications/waste-classification-technical-guidance	online
13	Construction Phase Health & Safety Plan	Beau Bespoke	CPH&SP
14	Construction Code of Practice for the Sustainable Use of Soils on Construction Sites	www.defra.gov.uk	online
15	Ecological Addendum Report	ACD Environmental	PRI23977
16	Project Conway – Tree Protection Scope of Works 'Revised Tree Protection Scheme	Fulford-Dobson Associates Ltd. (note: 2022 version specified in Main House 213587, Condition 9, and Gatehouse 213588 Condition 6)	FDA1242.2
17	Construction Traffic Management Plan	Beau Bespoke	CMP

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Contents

INTRODUCTION	8
Overview of the Document	8
Aims and Purpose of CEMP	8
CEMP Implementation	8
Assumptions	9
Brief overall Project Description	9
Description of Works Covered by this CEMP	10
Location of Works	10
Outline Site Plans	10
Access and Egress Arrangements	12
Site set-up and Welfare	12
CONTRACT REFERENCE DOCUMENTS	12
Planning Conditions	12
Key Environmental Regulation and Legislation	12
Consents and Licenses.....	12
Consents and Permit checklist.....	12
Permitting and Exemptions	13
RAMS and Drawings	13
PROJECT PROGRAMME AND WORKING HOURS.....	13
Site Working Hours	13
Proposed Works Programme	13
CONTRACTOR ROLES AND RESPONSIBILITIES	14
Environmental Management Responsibilities.....	14
Project Manager (Beau Bespoke)	14
Works Manager (Beau Bespoke)	14
Works Supervisor.....	14
Environment & Sustainability Manager (EM).....	15
Environmental Clerk of Works.....	15
Delivery Team (Including Supply Chain).....	15
Community Liaison Representative (Beau Bespoke CLR)	16

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

The Environmental Representatives based on Site	16
WASTE MANAGEMENT	16
General	16
Duty of Care Compliance	17
Waste Storage	17
Site Waste Management Plan (SWMP)	17
Waste Minimisation	17
Record keeping of Environmental Compliance Documents	18
Waste Disposal/Recovery	18
Re-use of site won materials under a Materials Management Plan	18
Unexpected contamination of land and materials	18
MATERIALS AND SUBSTANCES	19
Detail of hazardous or risky substances to be used on site	19
Control of Substances Hazardous to Health (COSHH)	19
Safety Data Sheets (SDS)	19
POLLUTION AND ENVIRONMENTAL INCIDENT RESPONSE	19
Emergency Environmental Response Plan	19
Pollution Prevention Plan	20
ENVIRONMENTAL & SUSTAINABILITY COMMUNICATION	21
Contact Lists and Regulator Hotlines	21
Inspection and Auditing Schedule	23
Non-compliances	23
ENVIRONMENTAL MANAGEMENT	24
Environmental and Sustainability Policy	24
Details of the Environmental Management System	25
ENVIRONMENTAL MITIGATION	25
Aspect and Impacts of the Works and Mitigations	25
Stage 1: Operational Details	25
Stage 2: Table 3. Impact assessment, Risk Identification and Control Measures	27
List of Environmental Protection Function (EPF) equipment	39

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

MAINTENANCE, INSPECTION AND CALIBRATION	39
Environmental Protection Function equipment maintenance, inspection and calibration routine	39
Maintenance of Plant	40
LIGHTING, NOISE, VIBRATION, DUST AND AIR QUALITY	40
Lighting 40	
Dust and Air Quality	40
Dust Management Plan.....	40
Noise and Vibration Management	41
CONSTRUCTION TRAFFIC MANAGEMENT	41
Traffic Hours	42
Wheel Washing Facility	42
Dusts from Vehicles	42
LANDSCAPE AND VISUAL	42
Protection of vegetation	42
Protection of Land and Soil resources	43
Soils Management Plan	43
Control of Pests and Vermin	44
TRAINING AND AWARENESS	44
Site Inductions and Toolbox Talks	44
EXTREME WEATHER EVENTS	44
UNEXPECTED ARCHAEOLOGY	45
TREE PROTECTION.....	45
APPENDICES.....	46
APPENDIX I	46

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Introduction

Overview of the Document

This document has been developed, to direct, guide and inform good environmental management and best practices concerning the protection of the environment, during the construction of a residence and associated ancillary buildings plus associated landscaping on the Strowdes Estate at Henley-on-Thames.

The main packages of work requiring planning approval include (i) excavation of soils and their placement within the site boundary as part of the project's landscape plan, (ii) construction of the main house, ancillary staff buildings and a tunnel that connects the two, (iii) construction of access roads and pathways, (iii) re-scaping of the grounds, including a landscaping scheme which makes use of some significant volumes of excavated soils, lakes construction, and soft scaping with plants/trees. These activities may run concurrently or sequentially, depending on the client's programme.

This Construction Environmental Management Plan (CEMP) has been written and developed by Land & Water Services Ltd (LAWS) on behalf of Beau Bespoke and the client. The CEMP details the environmental management requirements and controls expected to be put in place by contractors for the duration of these works, in accordance with latest legislation, guidance and best working practices.

The Environmental Management Plans (EMP) for the individual packages of works are to be informed by the CEMP and are to be submitted to the principal contractor by the respective works contractor as separate documents; the individual contractor's own EMP will set out the details of the mitigation measures to be employed for the lot specific operations and tasks.

Aims and Purpose of CEMP

This Construction Environmental Management Plan (CEMP) has been developed in accordance with latest legislation, regulatory guidance and best practices to guide and inform the task specific environmental management practices to be used by the site operatives, prior to and during the various packages of work associated with the project. The purpose of the CEMP is to define and lay out the responsibilities with respect to environmental protection and compliance, to identify the aspects and impacts, and to guide the implementation of any risk mitigation measures. This CEMP details management measures that need be adopted to minimise environmental impacts and forms the framework within which the task specific measures must be implemented. This document has been developed to identify, avoid, minimise and mitigate against environmental and ecological effects of any on-site activities within and outside of the site boundary.

CEMP Implementation

The Project's Management Team, along with all subcontractors and suppliers to the project will comply with the requirements of the CEMP. The Construction Environmental Management Plan is an overarching guidance document that is to be referred to by contractors working on the Conway Project. The CEMP and its content are written with the purpose of prescribing, informing and guiding best environmental working practices during the construction phases of the project.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

The CEMP provides a framework to manage all contract environmental requirements and applicable legislation. The CEMP is supported by environmental control plans that define the arrangements required to manage the project's environmental risks and support on site environmental performance. Task-specific requirements are detailed within Risk Assessment and Method Statements (RAMS). Awareness of environmental controls will be communicated to those working for, or on behalf of the Project via site induction, workshops/training, prestart briefings and toolbox talks.

All service providing contractors will be required to present evidence to show how they will control their environmental risks if their activities are deemed to potentially create an environmental impact. This will be reviewed by the project environmental team at the supplier approval stage.

Inspections and audits of site activities, management, training and documentation will be conducted in order to monitor compliance with the CEMP. This CEMP will be subject to review and revised, if necessary, should activities or conditions onsite change in a way that may influence management or mitigation measures.

Assumptions

This CEMP has been prepared with the following assumptions:

- All appropriate consents and license required for each element of the works will have been issued prior to the construction commencement of each element.
- Any plans and drawings that inform this CEMP are true and accurate at the time of preparation. Any additions or changes to the project design should be written into the CEMP where appropriate as a revision.
- This CEMP relates to those construction activities only associated with planning conditions as detailed in the section '*Description of Works Covered by this CEMP*'
- All EWC coded waste streams will be managed and disposed of using a licensed contractor and at an appropriately permitted facility.
- Non-waste subsoil and topsoil will be reused within the site under a Materials Management Plan (MMP), which is to be prepared at the time of producing this CEMP.

Brief overall Project Description

Wokingham District Council has approved the following five planning applications in relation to the proposed developments at Conway (Strowdes Estate):

213587 - An application for the erection of a large, detached dwelling.

213588 – Application for a gate house at the North of the site, which leads to the main house.

213610 – Application for the construction of Estate management building/quarters, including a tunnel that connects to the main house.

240832 – An application to connect the grounds to a riverside pavilion at the South-Western boundary.

240847 – Application to construct staff housing in the Southern corner of the Estate.

To date, all pre-existing outbuildings have been demolished except for a small building known as the 'Meter House', a boat house and summerhouse on the riverside. The works will be enabled by a network of temporary and permanent access and haul roads, some of which are currently present and form a part of the pre-existing site.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Description of Works Covered by this CEMP

One of the above-mentioned planning applications has a condition that is covered by the scope of the Construction Environment Management Plan:

- (i) Application ref. **213610** 'Estate Management'

Location of Works

The site of the works is located at Stowdes Estate (Park Place), Remenham in Berkshire (RG9 3HR). The figure below (Fig 1) provides satellite map imagery showing the location of the site. The site boundary has been marked by a yellow dash line.

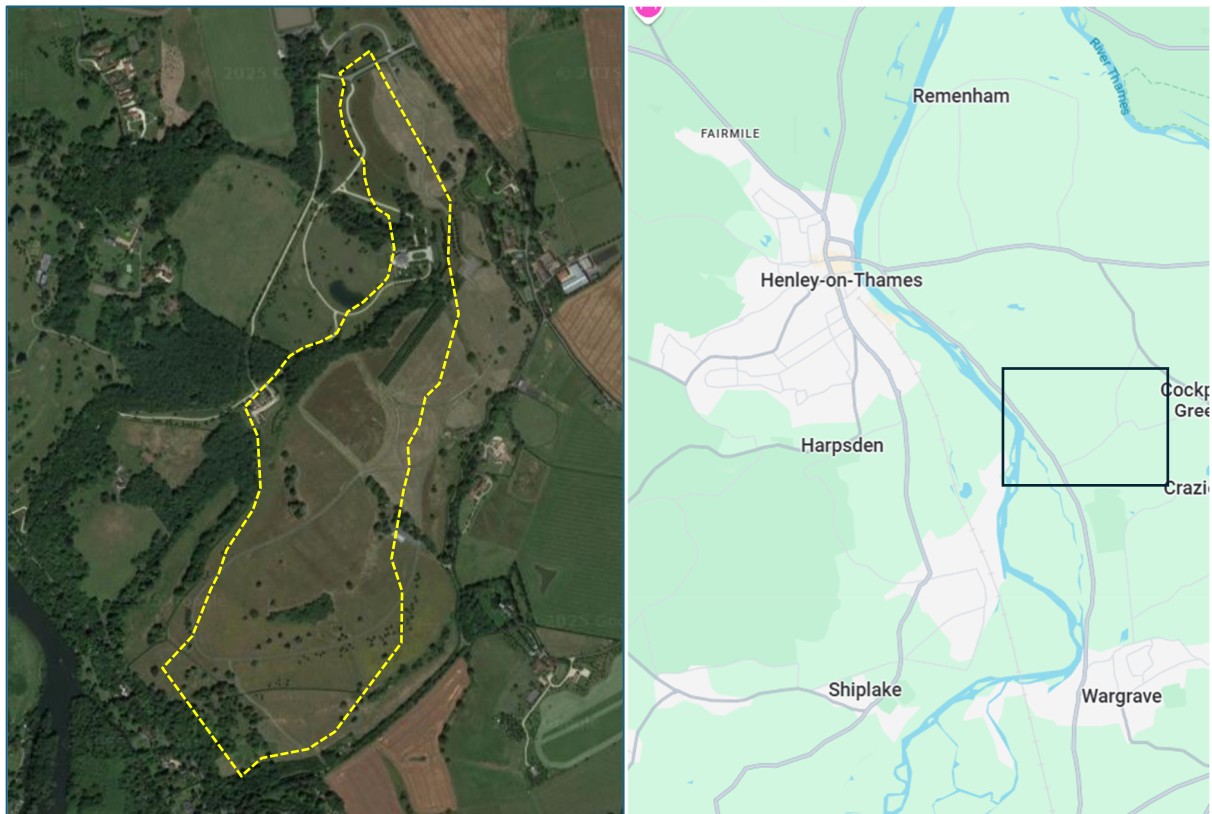


Figure 1. Site location plan

Outline Site Plans

The current masterplan for the proposed project is shown below in Fig 2. Note the site boundary is marked by a blue line, red line boundaries for each planning application are marked within the masterplan.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Access and Egress Arrangements

The site is served by access points on Culham Lane and Kenton's Lane. The works will be accessed by the temporary enabling roads network. For detailed plans refer to the Beau Bespoke Construction Traffic Management Plan (CTMP) (Appendix II).

Site set-up and Welfare

Phase 1 site offices, security and site welfare facilities are as indicated on the above traffic management plans.

Contract Reference Documents

Planning Conditions

For a list of outstanding Planning Conditions, refer to APPENDIX 1. Planning conditions are listed for applications:

213587 – Main House

213610 – Estate Management

Key Environmental Regulation and Legislation

Consents and Licenses

All consents and licences required for the project will be applied for and in place ahead of the project access date.

Consents and Permit checklist

The following consents/ licenses / permits / documentation are required for this operation:

Consent type	Required?
EA Environmental Permit application for waste treatment/ storage/ use/ disposal.	YES
EA Waste exemptions	TBD
CL:AIRE CoP Materials Management Plan	YES
SWMP	YES
Hazardous waste registration for Wales only	N/A
EA Flood risk activity exemption or permit	No
Ordinary Watercourse Consent (via local authority)	No
EA Consent for spraying herbicides nr watercourse	No
EA management team consent- general	No
Felling Licence	YES
Natural England consent for working in SSSI's/ other protected areas	No
Natural England ecology licence	YES
EA Environmental Permit for water discharges/ abstraction	YES
Foul sewer discharge consent (via water treatment facility)	YES
Planning permission	YES
Tree Preservation Order (via local authority)	YES

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Permitting and Exemptions

The storage, handling and general management of wastes generated as part of construction activities are subject to Environmental Permitting Regulations (EPR). It is the responsibility of the producer of the waste to characterise the waste they create, this may involve sampling and analysis where necessary. Wastes must be assigned an appropriate and correct EWC code. The waste producer has a Duty of Care to ensure that the waste leaving their possession is going to an appropriately permitted facility for disposal or recovery and is transported by a carrier with a Waste Carriers License. The movement of all loads of wastes must be documented in a Site Waste Management Plan and are evidenced by waste transfer notes.

Any waste materials that are either stored or re-used on site, must be covered by the appropriate permit or waste exemption. It is the responsibility of the producer of the waste to obtain a permit or register a waste exemption, or to obtain evidence of a valid permit or registered exemption by either the client or a third party which satisfies the legal requirements for placement of the waste at a place other than a licensed disposal facility.

EPR - exempt materials:

Site-won materials, such as bulk clean virgin subsoils and topsoils will not be classed as waste; this will be demonstrated by following the appropriate protocol and through the production of a Materials Management Plan (MMP) and/or Soil Resource Plan (SRP). Refer to later section on MMP requirement.

Reference is made to the Definition of Waste – Development Industry Code of Practice (DoWCoP)^(REF03) for the protocol of re-using site won material outside of the Environmental Permitting Regulations.

RAMS and Drawings

For detailed method statements and works sequence reference can be made to the documents and drawings listed at the top of this CEMP document (Risk Assessment Method Statement Template^(REF04), Site Induction^(REF05), Environmental briefing/toolbox talk records^(REF06), Environmental Emergency Response Drill^(REF07)).

The latest set of Drawings and RAMS will be provided by the principal contractor and used throughout the works. Individual RAMS will be developed for all of the specific tasks relating to the construction phase of the works. The Principal Contractor has a RAMS template that can be developed for any activities that have the potential to cause a negative environmental effect.

Project Programme and Working Hours

Site Working Hours

No work relating to the development, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National holidays.

Proposed Works Programme

Refer to Beau Bespoke Construction Management Plan.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Contractor Roles and Responsibilities

Environmental Management Responsibilities

The following lists the roles and responsibilities regarding environmental protection and compliance of key people during the construction activities.

Project Manager (Beau Bespoke)

The PM's role is to oversee the implementation of good environmental practice within the whole project. The Project Manager is to be reported to on any issues regarding environmental compliance during the works.

- To promote best sustainable practice.
- Communicate the project's environmental commitments to project teams and suppliers

Works Manager (Beau Bespoke)

The client's project Works Manager takes overall responsibility for management of environmental issues on the construction site by leading and supporting on all aspects of environmental compliance and protection.

- To manage the carrying out the day-to-day responsibility for implementing good environmental practices in line with legislation.
- Make sure risk assessments are produced relating to incidents that could affect the environment.
- Make provisions for the prevention and clean-up of environmental incidents such as spillages.
- Make provision for monitoring of environmental quality around where operations are occurring.
- To take advice and liaise with environmental scientists and specialists to gain understanding of the risks to the environment posed by planned works.

Works Supervisor

The works supervisor/site manager must read and understand the requirements of EMP relating to their works. In cooperation with the EM, the works supervisor must plan how the mitigations and controls required by the CEMP will be implemented. The CEMP informs the task-specific RAMS, which are typically written by the works supervisor.

- To produce environmental risk management plans for works and produce method statements to mitigate the effects of works alongside environmental scientists.
- To manage waste effectively and responsibly under a duty of care and retain the appropriate paperwork for the required length of time.
- Ensure environment and quality site folders are maintained and up to date.
- Ensure environmental monitoring is undertaken satisfactorily in accordance with the sites environmental risk management plan.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

- Ensure spill kits are available on site and operatives are trained in how to use them.
- Ensure operatives are trained in pollution prevention and identify where training is required.
- Hold toolbox talks to inform operatives of risks on site and the correct procedures for managing them.
- In the event that a concern is reported, immediate action is taken to remedy or isolate the hazard in order to prevent danger to wildlife, water and environmental quality.
- To undertake environmental risk assessments of a site.

Environment & Sustainability Manager (EM)

The EM, or equivalent Environmental Representative (ER) for each contractor working on the construction phase of the project is responsible for reading and understanding the requirements of this CEMP. This overarching CEMP informs the writing of a risk assessment based EMP specific to the contractor's works, which the EM will prepare in advance of the activities. The EM should communicate the task-specific actions from the EMP to the works supervisor. The EM is also responsible for delivering the appropriate staff training where necessary, to ensure that the mitigations and controls are clear and understood.

- To advise and assist in the planning of work and oversee the adequate provision of resources for works to be completed managing risks to the environment.
- Ensure adequate waste identification and basic characterisation methods are adopted for the specific waste streams to suit the prescribed disposal options.
- To oversee the correct waste management processes using the waste hierarchy.
- To produce environmental risk management plans for works and produce method statements to mitigate the effects of works alongside site managers.
- To oversee adequate training of personnel in environmental compliance.
- To aid and advise personnel in matters of environmental compliance and best practice.
- Inspect the works and audit the procedures to ensure good environmental practice and compliance.
- Liaise with Regulatory bodies.

Environmental Clerk of Works

The ECoW is responsible for ensuring that the mitigations and controls listed within the CEMP are being implemented and enforced during the construction phase of the project. The ECoW is expected to be attend regular site progress meetings so that any non-compliances can be identified, reported and actions taken to close out any such occurrences. This includes ensuring that any protective measures to safeguard sensitive or protected species that remain on site are being enforced.

- To provide support to the contractor's Environmental Manager or representative.
- Oversee monitoring and testing for environmental compliance, including testing of waste
- Monitor the contractor's team for environmental compliance and adherence to Environmental Management Plans.
- Ensure that any compliance limits are being met with regards to noise, dust and vibration.

Delivery Team (Including Supply Chain)

- Contractors to provide their own EMP and risk assessments (RAMS) as required, respective to their work.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

- All construction site workers/tradesmen are to be site inducted and trained in the requirements of the CEMP.
- Individuals are required to follow RAMS and guidance for working within the development
- Follow the work procedures that are designed to safeguard the environment during construction (i.e., segregate waste streams correctly, store oils/fuels/chemicals as per the requirements and operate within any agreed restrictions).
- Follow all site rules to minimise environmental impacts and disturbances.
- Adhere to instruction by the ECoW.
- To comply with any environmental permits and consents that may affect their works.

Community Liaison Representative (Beau Bespoke CLR)

The community liaison representative/officer is responsible for maintaining good relations with the local community, and liaising all concerns of public interest with project stakeholders. The CLR should be a single point of contact for local community and general public enquiries and complaints and must maintain a log of enquiries and actions taken to close them out.

The Environmental Representatives based on Site

Name	Position	Organisation	Contact Details	Duration on site
Jason Gibbs	Project Manager	Beau Bespoke		Full Time
	Works Manager	Beau Bespoke	TBC	
Tom Woo-Glover	Ecological Clerk of Works	Ecological Surveys Ltd.		
	Environment & Sustainability Manager	Beau Bespoke	TBC	
Jason Gibbs	Community Liaison Officer	Beau Bespoke		Full Time

Waste Management

General

Controlled wastes are regulated by the Environmental Permitting Regulations. Contractors are responsible for understanding their responsibilities with regards to the waste they create and must hold the relevant permit, exemption, or in the case of transport a waste carriers license (WCL), for any construction activity that involves the production, handling/movement, storage, treatment, re-use, recovery and disposal of wastes.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Duty of Care Compliance

As above, the works contractor is responsible for ensuring that waste is legally transferred to the next holder who has a relevant permit for the treatment, storage, disposal or recovery of waste. For clean site-won soils that are intended to be re-used within the site, the sub-contractor is responsible for ensuring that the volumes and specification of the materials is compliant with the materials management plan, and that they are eligible for reuse within the scheme.

Waste Storage

Any hazardous waste, e.g., oily rags, used spill kit, discarded chemicals., will be stored in a dedicated hazardous waste bin, which is impermeable and clearly marked. Hazardous wastes will be collected and disposed of by an authorised contractor and a consignment note issued and held for the records.

Non-hazardous construction wastes will be segregated and stored appropriately pending their collection, this means tipping into temporary bunded or contained areas (lined for liquids). For any mixed non-recyclable refuse, this must be placed into a mixed waste skip, pending collection. Recyclable wastes can be co-disposed in a dedicated skip that is marked for recycling but excludes any non-recyclable wastes.

Site won materials that are to be reused under the CL:AIRE CoP scheme are to be deposited and stored according to the approved Materials Management Plan.

Site Waste Management Plan (SWMP)

Production of a SWMP^(REF08) is a requirement of all construction projects exceeding £300k to reduce the amount of waste generated. It must:

1. Describe all waste types that are expected to be produced in the course of the project.
2. Estimate the quantity of each different waste type expected to be produced.
3. Identify the waste management action proposed for each different waste type, including re-using, recycling, recovery and disposal.

Contractors are responsible for recording the waste (types and amounts) that they produce as part of the works and reporting them to the client. Any site won materials that are to be reused and are classed as a non-waste must still be recorded for the alignment of tonnages with the project MMP.

Waste Minimisation

Contractors will record and share data on material arising from all excavation and construction activities, and waste generated on site as part of welfare and day to day site activities. This will be recorded and shared in a format and at a frequency to be agreed with the Principal Contractor at detailed construction planning stage.

The project will be guided by the waste hierarchy by diverting waste from landfill wherever possible. The contractor will conform to any recycling or reuse initiatives that are requested by or provided by the client, to assist in improving performance for waste minimisation. Where possible, excavated materials will be reused within the construction; where it is not possible to reuse materials, these will be recycled or disposed of at a permitted facility.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Record keeping of Environmental Compliance Documents

A site construction activities records folder is prepared and kept in the site office; this contains the detail and relevant records relating to Health & Safety, Quality, and Environmental compliance. The content of the Environmental folder includes any permits to operate, waste permits, Site Waste Management Plans^(REF08), works-specific Environmental Management Plans, environmental monitoring log sheets, site monitoring checklists, COSHH register^(REF09) and Safety Data Sheets, Spill Response and other Environmental Procedures, Emergency Environmental Incident Report forms^(REF10), emergency contact list, site-specific risk assessments and protected/invasive species identification records. Any inspection/audit reports^(REF11) or reports of non-conformities are kept at the site works office.

Waste transfer notes and duty of care documents are filed, copies are retained in the site office, as well as being filed electronically. Arisings of waste will be documented in a Site Waste Management Plan over the duration of the project. This includes a record of fuel consumption across the project.

This CEMP will be printed and filed in the site Environmental folder. The CEMP and individual EMPs are accessible to all relevant parties involved in the development project.

Waste Disposal/Recovery

The waste hierarchy will be adhered to when considering waste disposal method. Where possible, waste will be reused within the project or recycled. Bulk excavated soils are to be reused within the landscaping design of the project under a CL:AIRE CoP Materials Management Plan; if and where the excavated soils are found to be (i) contaminated, (ii) out of spec, or (iii) in excess volumes/quantities than what is specified in the cut and fill design statement, then the soils will be classified as a waste, assigned an EWC code and will be disposed of according to the EPR requirements.

As is the case with any construction project of this scale and size, the works are inevitably going to generate a significant amount of waste, e.g., glass, metal, scrap wood, offcuts, brick, stone, plastic, packaging etc. Therefore, the client has expressed a requirement for on-site recycling of wastes. At this time, it is anticipated that this could take the form of a bespoke mobile plant waste recovery permit, which will seek to separate, screen and sort waste materials that can either be recycled, reused or disposed of as single stream wastes.

Re-use of site won materials under a Materials Management Plan

Clean site-won subsoil and topsoil that meets the specification for re-use within the CL:AIRE CoP^(REF03) compliant deigned statement will be managed under the client's Materials Management Plan.

Unexpected contamination of land and materials

Contaminated soils will be considered out of spec and will not be eligible for reuse within the grounds landscaping scheme. Contamination can be physical (i.e., plastics, glass, sharps) or chemical. The appointed Environmental Clerk of Works will be responsible for identifying out-of-spec soils at the point of production, any such suspect loads will be segregated and tested to confirm the waste classification based on WM3 assessment criteria^(REF12).

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Materials and Substances

Detail of hazardous or risky substances to be used on site

All hazardous substances to be kept and used on site are to be listed and their quantities recorded. Material Safety Data Sheets are printed for all hazardous substances and retained in the site Environmental folder. The project director will ensure that the procedure for COSHH regulations compliance is followed.

Table 1. Hazardous substances to be recorded in COSHH poster and to be backed by Safety Data Sheets

<i>List of hazardous substances used during the undertaking of this task (to be included on site COSHH poster)</i>	
• Diesel • Petrol • Oils, greases & other lubricants	• Bio hydraulic oil • Compressed gasses • Solvents

Control of Substances Hazardous to Health (COSHH)

A Control of Substances Hazardous to Health (COSHH) procedure will be implemented at the works sites. All on-site hazardous substances are identified, risk assessed and kept in approved marked containers and in a double bunded COSHH store, which is to be located >10m from any watercourses where practicable. It will be ensured that hazardous substances are stored away from drains, or hardstanding areas that could run off into a watercourse, or soak into unmade ground. The risk assessment and controls will be detailed within a COSHH Register ^(REF09).

The site COSHH processes will meet the standards of the COSHH Regulations; Regular COSHH briefings and toolbox talks are to be carried out where appropriate. Staff will wear appropriate PPE (as identified in COSHH assessments) at all times when working with hazardous substances. Welfare facilities including hand wash facilities to be made available at all times. Any spillages are to be cleared up and reported, no matter how minor.

Safety Data Sheets (SDS)

Material Safety Data Sheets (SDS) will be printed and filed in the works cabin for all potentially hazardous substances kept and used on site.

Pollution and Environmental Incident Response

Emergency Environmental Response Plan

In the event of an environmental incident, the 'BB Construction Phase Health & Safety Plan'^{REF13)} should be followed. As a contractor carrying out work on the Conway House construction project, incident response will be implemented as detailed in the following section and reported to the

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

principal contractor. There is an incident report form for documenting and reporting any such events (Environmental Incident Report Form^(REF10)).

Specific training for environmental incidents forms part of the project's environmental incident response procedure, with toolbox talks, operational staff site inductions and regular training updates covering these processes.

Pollution Prevention Plan

Pollution prevention and control measures for the works have been listed in Table 3 Aspects and Impacts, with specific reference to the mitigation requirements stated in Aspect 3 (releases to water/water quality) and Aspect 4 (Releases to land).

As part of detailed future construction planning, a Site Plan will be drawn up, showing all stores, bulk storage vessels, drums and containers intended for storing oils, chemicals or other potentially polluting materials at each phase of the build. The site plan identifies the sources of pollution, pathways and environmental receptors (a Conceptual Site Model).

A record will be kept of the equipment and materials on-site to deal with pollution incidents, including:

- Absorbents
- Drain mats/covers
- Pipe blockers
- Booms and spill kits
- Pumps
- Over drums

All those involved in emergency response will be familiar with and have access to the site plan, information on their health, safety and pollution risks, appropriate spill response equipment and will have training in incident response procedures.

If an environmental incident, leak or spillage is discovered; the **following actions** are to be undertaken:

- **ASSESS** the risks to personnel.
- **STOP** the pollutant at its source where possible and safe to do so.
- **CONTAIN** by use of spill kits to contain the spillage to prevent it from entering drains and surface or groundwater.
- **NOTIFY** relevant parties. the notification must clearly state:
 - 1) Name and Company
 - 2) Description of works
 - 3) Description of the incident and its location
 - 5) Date and time
 - 6) Any injuries or harm to human health as a result of the incident
 - 7) Any immediate actions taken to mitigate the cause of the incident
- **CLEAN-UP/REMEDiate** the incident using appropriate spill kit and other equipment and PPE as necessary. This can include the use of a specialist spillage response contractor.
- **DISPOSE** of contaminated absorbents and/or contaminated soils/waters as hazardous waste in accordance with waste regulations.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

- **INVESTIGATE AND REPORT** the nature, scale and extent of the incident.

An Environment Incident reporting procedure poster will be prepared which summarises the above actions, this will be displayed in the welfare office/cabin during the construction phase.

In the event a pollution incident does occur, this must be investigated and reported, including the following:

- a description of the pollution incident, including its location, the type and quantity of contaminant and the likely receptor(s);
- contributory causes;
- adverse effects and the measures implemented to mitigate adverse effects; and
- recommendations to reduce the risk of reoccurrence.

A range of visual aids will be made available to supplement and assist the management of spills and environmental incidents. These include visual checklists, spill procedure summary poster, COSHH assessments, Safety Data Sheets and emergency contact lists.

Environmental & Sustainability Communication

Everyone working for, or on behalf of the Principal Contractor has a responsibility for environmental performance. Site inductions will be delivered to the entire workforce, regardless of role, to raise awareness of measures/procedures/practices implemented through this plan. At the work start up the roles and responsibilities of all site staff will be allocated, this includes the monitoring/observation and inspection schedules, reporting procedures and chains of communication for environmental issues. The Works Manager will be in close contact with the lead Ecologist (or ECoW) in case of a need to consult on ecological or other environmental issues, including environmental compliance and conducting of audit inspections.

Contact Lists and Regulator Hotlines

Example below; completed version will be available to operatives on site at for the start of works.

EMERGENCY CONTACT NOTICE	
IN THE EVENT OF A LOST TIME ACCIDENT, DANGEROUS OCCURRENCE, OR POLLUTION INCIDENT	
LOCATION:	Project Conway
TELEPHONE NUMBER:	
SITE ADDRESS:	Strowdes Estate, Kenton's Lane, Henley-on-Thames
LOCATION OF FIRST AID BOX:	Site Project Office
Emergency Services:	999

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Local Police:	Henley Police Patrol base: 0845 850 5505 101 (Non-emergency)	
Doctor / Hospital (Name & Address):	Townlands Community Hospital York Road, Henley-On-Thames RG9 2EB 01865 903703 Wokingham Hospital Barkham Road, Wokingham RG41 2XR 0118 949 5000	
Environmental Hotline:	Environment Agency spill reporting 0800 80 70 60	
Environmental Regulator (Local Office):	Environment Agency, Anglia Region 0370 850 6506	

	Office Hours	Out of Hours
Local Authority:	Wokingham Borough Council	
Sewage Undertaker: TBC		
Water Undertaker: TBC		
Gas Supplier: TBC		
Electricity Supplier: TBC		
Waste Disposal Contractor: TBC		
Telephone Company: TBC		
Specialist Advice: TBC		
Specialist Clean Up Contractors: TBC		

<i>COMPANY CONTACTS</i>	Office Hours	Out of Hours
First Aider:		
HSQE Lead:		
Facility Manager:		
Facility Contact:		

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Foreman:		
HSQE Manager:		
Environmental Designee:		
HSQE Advisor:		
Environmental Manager (Chris Ash):		
Senior Env. Consultant (Avi Verber):		

Inspection and Auditing Schedule

- Checks will be made on plant, vehicles and equipment as part of routine maintenance and inspection scheduling, but also daily checks will be made for leaks and general condition.
- Training records will be maintained and updated to ensure that staff at all levels are certified to the highest and most up-to-date standards. Checks will be made that the correct certification is held for the competencies required for the tasks or management responsibilities required on the site. A part of this is covered by the site induction process.
- COSHH substances are checked and inspected as part of regular inspection to ensure that COSHH substances are stored securely and labelled correctly.
- Internal audits are undertaken systematically on sites at varying times to ensure control measures are in place and to minimise any identified risks. Auditing is conducted by the relevant Environmental Representative who will look at general site conditions, including an environmental checklist.
- The Environment & Sustainability Manager or ECoW will conduct an initial inspection at the start of works, to ensure that the CEMP and task specific EMPs are being implemented correctly.
- Environmental specific audits are carried out during the operations to ensure that controls and mitigations are being followed and that the contractor is compliant. An environmental audit form will be developed specifically for this project.
- Inspections, monitoring, instructions, non-conformances and rectification are to be recorded by the Principal Contractor and reported on 'Procure' so that all parties can see the results of audits, drills, any incidents and near misses together with lessons learned.

Non-compliances

Non-compliances may be identified during monthly inspections carried out by Site Safety Ltd., or by other occurrences; where a non-conformance is noted, the delivery team lead or relevant member of staff are issued with an action to correct the non-conformance, which is filed within the environmental documents folder. This information will be shared at the regular safety meetings and will continue to be raised until it is closed out. A follow up site inspection, possibly as part of a formal environmental audit will be carried out by the Principal Contractor to address the non-compliance and ensure that it has been corrected, and compliance has been achieved.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Non-compliances that were preventable will be investigated, to understand the cause and to raise any opportunity for improvements (OFI). These OFIs are shared with the Principal Contractor and relevant parties of the Project. If a non-compliance was caused by negligence or gross misconduct, then disciplinary action may be taken against the individual or group of individuals responsible for the incident.

Environmental Management

Environmental and Sustainability Policy

The Stowdes Estate is part of the originally much larger Park Place Estate, a Grade II* Registered historic park and garden. The purchase of Park Place in 2007 ended a long period of decline during the late 20C, including fragmentation and dilution by incongruous modern development and land uses. A period of restoration, improvement and development was subsequently commenced, and at time of writing has been running for 17 years.

As part of the development proposals extensive studies were undertaken of the evolution of the Estate and its character. The outcome, a Conservation Plan, referred to as the Integrated Estate Management Plan (IEMP) reviewed the features and condition of the Estate, and assessed the significance of these in cultural, landscape, and ecological terms. A range of associated management issues were identified and conservation policies promoted to address them in the context of an overall strategy which envisaged the removal of 20thC structures and the repair, restoration and conservation of the buildings and landscapes of most historic significance.

The IEMP set out a Programme of Management Actions taking forward the relevant Conservation Policies in the Conservation Plan as supported by Historic England.

The IEMP has thus guided the original developers and subsequent land owners during the restoration and redevelopment of Park Place. This work has already taken 17 years and is likely to carry on for a further 3-5 years. Over this period all the required actions for ecology, archaeology and good estate management have been carried out.

The demolition and clearance of much modern development and the securing of a number of listed buildings and structures also formed part of the project. Two disused golf courses, with associated buildings, were cleared and reinstated as parkland. In parallel to the developments, a long-term management approach was begun to the woodland and parkland areas.

The original Outline consent for Park Place O/2008/1353 (2008) included a masterplan and the IEMP. The Council sought to reduce the development within the Green Belt, to control the number of independent dwellings, whilst ensuring the restoration of the Grade II* Registered historic park and garden, as well as the protection and restoration of the listed buildings / monuments and protection of the wildlife habitats within the parkland. The outline consent established key parameters across the whole Park Place Estate:

- (a) agreed the volume of permitted development
- (b) fixed the number of permitted dwellings and their sites
- (c) established a series of long term land management actions designed to safeguard and enhance the Historic Park and Garden
- (d) agreed an enhancement of ecology (mitigation included ponds for great crested newts, 2 bat barns and numerous bat boxes and bat lofts).
- (e) surveyed / preserved / recorded archaeology (by agreed watching brief).

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

A further Section 106 Planning Obligation, previously discharged, related to prior demolition of buildings and provision of woodland walks (outside the property boundary).

The IEMP thus sets out the management actions for woodland, grassland, wildlife habitats, equine activities and the protection of features of archaeological and cultural heritage interest, including listed buildings and structures. An addendum to the IEMP has been prepared to support the discharge of current planning conditions.

Details of the Environmental Management System

Where practicable, major contractors working on the construction activities are to demonstrate evidence of their own EMS, which will provide confidence in the manner in which they carry out the packages of works. All contractors and sub-contractors, with or without their own EMS, are to follow the rules and guidance as stipulated in this CEMP.

Environmental Mitigation

Aspect and Impacts of the Works and Mitigations

The following stages in this plan are required to be completed to ensure all aspects of the operation, associated impacts and risks are assessed with the necessary control measures outlined. An environmental aspect is any element of the operational activities that can interact with the environment. An environmental impact is the effect that an aspect has on the environment. In essence it is the cause and effect of an activity on the environment.

Impacts are scored and ranked to enable the significant impacts to be identified and a priority allocated in a systematic manner to ensure that there are appropriate control procedures in place to minimise environmental risk, as detailed in Table 2 below.

Stage 1: Operational Details

Site name & code:	Conway House construction activities
Description of all works and activities due to be undertaken:	Construction of Main House, Estate Management Building (EMB) and tunnel connecting the two.
Commencement and duration of works:	2025
CEMP completed by:	Chris Ash (Land & Water Services)
Approved by:	
Approval date:	XX/XX/XXXX

Review

Reviews of the aspects and impacts register are to be undertaken on a monthly basis.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Review Date	Detail any changes to EMP	Signature

Revision

Revisions are to be undertaken on a 6-monthly basis as a minimum, where applicable.

Revision Date	Revision Number	Signature

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Stage 2: Table 3. Impact assessment, Risk Identification and Control Measures

Aspects of the operation that could affect the environment	Outline of potential impacts to the environment from operation	Risk Identification WITHOUT additional control measures			Outline of additional control measures to be applied to operation	Risk Identification WITH additional control measures		
		S	L	Risk (SxL)		S	L	Risk (SxL)
Aspect 1: Emissions to air Impacts on the environment: Greenhouse gas emissions, air pollution.	Noise, vibrations, emissions, dust, odour from use of plant/ machinery/ equipment. Potential for dust Issues when undertaking earthworks/construction activities and handling or storing wastes and dust forming materials. Dust derived from substances used on site (i.e.: Cement, gypsum etc.). Release of debris/ litter.	4	4	16	• Regular updating, servicing and maintenance of CE marked plant and equipment to reduce emissions, noise, vibration. Including Daily plant inspections and checks for: oil, water levels, leaks as standard best practice. • Site layout designed considering the source- pathway- receptor model. All sensitive receptors i.e.: residential areas, watercourses identified, and higher risk activities are located away from such areas as far as practically possible. • Designated routes allocated for plant/ vehicles/ pedestrians with speed restrictions and appropriate access and egress points. • Re-fuelling areas located away from receptors, in controlled, designated areas. • Deliveries/ collections/ general transport movements staggered to reduce high vehicle numbers on site and arranged outside peak traffic hours. This will reduce stress of neighbouring properties on the access roads (Kenton's Lane and Culham Lane). • Machines to be turned off when not in use (no machines allowed to be left idling) & engines not to be over revved when working. • The drop height when loading vehicles/ plant will be minimised to avoid unnecessary noise and dust emissions. • Stockpiles/ storage facilities located out of direct wind and damped down if dry to prevent dust issues. Earthworks may require damping down as necessary. • To reduce dusts during hot, dry and windy weather, haul roads will be dampened down.	2	2	4

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

					• Use of conference calls and home working for staff that can, to reduce greenhouse gas emissions and general use of fuel, and to reduce site traffic. • Strategic placement of appropriate screens and bunds to reduce noise and dust nuisances. • Fencing/ netting to be secured to minimise release of debris/ litter. Such material will be removed and cleaned on a regular basis and disposed appropriately. • Daily litter pick of the site at the end of each working day.			
Aspect 2: Waste and by-products Impacts on the environment: Contaminated substances harmful to land, flora, fauna, water ecosystems, humans. Pollution via waste storage. Loss of natural resources as a result of waste mis-management.	On-site waste production/ handling/ storage/ treatment/ disposal. Storage and use of chemicals/ hazardous substances (COSHH assessed materials).	5	5	25	• The site has a Duty of Care towards all waste produced as a result of construction activities. • All waste material is to be assessed (including analysis where relevant), classified & identified with an EWC code to ensure the appropriate methods of storage, handling and final use/ disposal are ascertained. • A Site Waste Management Plan will be produced for all works, where relevant. • The waste hierarchy is applied to ensure the most sustainable re-use/ disposal options are selected. • All waste reused locally will have an appropriate Environmental Permit and/or exemption and all the relevant conditions will be adhered to. • The quantity of waste requiring landfill disposal is reduced as far as practicable. • Controlled wastes will only be transported with a completed waste transfer note and by registered waste carriers, as per duty of care protocols. • Waste will only be disposed of or treated at facilities holding relevant, active Environmental Permits or exemptions. • All waste streams are segregated appropriately in suitable storage facilities for each waste type, i.e.: sealed skip/ drum/ double bagged. • Storage facilities are located as far as practicable from receptors to include: watercourses, sensitive habitats, residential areas. • Waste is covered to prevent water ingress, where necessary.	2	2	4

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

					• The potential for contaminated run-off is assessed and mitigation measures applied, i.e.: segregation, location, barriers, sealed units. • Waste is disposed of as fast as practicable. • Recycling of waste paper, plastic, cans, printer toners, batteries is a priority. • Regular inspections of waste production areas, storage areas, transport routes to ensure appropriate containment and rapid response in the event of unauthorised emissions. • COSHH assessments completed, materials labelled and stored accordingly, and Material Safety Data Sheets held for chemicals. • Tyres, gas cylinders, aerosols and oily rags are to be stored in designated containers and disposed separately. • Hazardous waste bins/containers for temporary storage of unforeseen hazardous wastes e.g., used spill kits, oily rags. • Any site-won, natural topsoils and subsoil that are to be re-used within the wider site's landscaping design plan, must conform to the Design Statement and an approved Materials Management Plan. • Waste material (excavated or otherwise) that does not conform to the MMP and/or is surplus to requirement must be classified and assigned an EWC code, any such non-conforming materials are a controlled waste and are subject to Environmental Permitting Regulations/Waste Regulations.			
Aspect 3: Releases to water/ water quality/ flood risk Impacts on the environment: Deterioration of water quality, harming water	Unauthorised emissions from waste contamination, contaminated/ hazardous substances, chemicals, oil/ fuel spillages causing pollution events. Changes to waterbody channels/ waterflows/ flood attenuation affecting flood	5	3	15	Water Quality: No construction activities are planned on or near a watercourse, however, significant spills may have potential to impact upon groundwater. • Pollutant migration barrier systems can be implemented to include: booms/ turbidity barriers, sedimats, silt traps in water, terram covered straw bales, silt fences on land. • EA Aqherb01 consent obtained for weed spraying near watercourses and best practice advice followed.	2	2	4

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

ecosystems flora and fauna. Negative effect on groundwater sources & drinking water, marine water systems.	risk on main rivers or ordinary watercourses/ storage of Plant/ equipment				Waste Management follow standard best practice to prevent unauthorised emissions to waters. • Waste storage facilities are located as far as practicable from watercourses and in appropriately sealed containers. • Surface water drainage is designed to reduce risk of cross-contamination. • Water discharges are assessed and appropriately consented. • Contaminated liquids on site are controlled and disposed of appropriately. • Wastes that have potential to leach are covered and/or stood on an impermeable base to prevent migration of leachates toward the groundwater. Pollution Incident Response implemented and followed as standard best practice. • Regular inspections for unauthorised emissions as standard routine. • Rapid response essential in the event of an unauthorised emission. All spillages to be dealt with as soon as possible. The designated Environmental Representative to be informed who may report to the Environment Agency as required. Spill training and awareness is to be included in the site induction process. • Spill kits to be kept at strategic locations at each site set up. • Larger onsite spill kit to be kept at site compound. • Drain blockers to be made available to plug drains in the event of a spill. • All plant will be stored in a designated area, away from sensitive receptors, with plant nappies/ drip trays underneath. • Disconnected hydraulic hoses and similar will be stored appropriately in drip trays. • Well-kept machinery onsite only & all machine inspections to be up-to-date. Any faults will be reported asap. Any defective machinery to be isolated and repaired/ removed immediately. Pre-start sheets required on all machines, with attention to hydraulic systems and hoses.			
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	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

					• Re-fuelling, oil and/or chemical storage areas are located as far as practicable from watercourses and in appropriate containers. The minimum amount of fuel required should be stored on site. • All primary containers of >200L oil including petrol will be stored in a secondary container that is bunded, impermeable and has a capacity to hold > than either 25% of the total volume of all the primary containers it holds or 110% of the volume of the largest container; whichever is greater • Two-man operation required where manual filling.			
Aspect 4: Releases to land Impacts on the environment: Contaminated substances harmful to land, flora, fauna. Damage/ loss to habitats/ biodiversity	Contamination from waste, contaminated substances, chemicals, oil/ fuel spillages. Damage to land from use of plant/ equipment/ construction works. Release of debris/ litter	4	4	16	Waste Management procedures will be implemented and followed as standard best practice. Refer to Aspect 2: Waste section for further details of required control measures. Refer to Aspect 5: Ecology for further control measures on protecting land and habitats. • Regular inspections for unauthorised emissions as standard routine. • Rapid response essential in the event of an unauthorised emission. All spillages to be dealt with as soon as possible as per procedure and reported to the EA as required. Spill training is completed on a regular basis to ensure a rapid response. • Spill kits to be kept at each site set up. • All plant will be stored with appropriate pollution containing measures, i.e., plant nappies underneath. • Disconnected hydraulic hoses and similar will be stored appropriately in drip trays. • Well-kept machinery onsite only & all machine inspections to be up-to-date. Any faults will be reported asap. Any defective machinery to be isolated and repaired/ removed immediately. Pre-start sheets required on all machines, with attention to hydraulic systems and hoses. • Re-fuelling, oil and/or chemical storage areas are located as far as practicable from sensitive receptors and in appropriate containers.	2	2	4

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

					- Fencing/ netting to be secured to minimise release of debris/ litter. Such material will be removed and cleaned on a regular basis and disposed appropriately. - Plant and vehicles to use designated routes and stay on the official tracks/roads to avoid compaction to soils.			
Aspect 5: Ecology & Biodiversity (General habitats & flora & fauna/ protected species/ invasive species/ environmentally sensitive areas) Impacts on the environment: Generally affecting habitats & biodiversity. Harm to protected species. Contaminated substances harmful to soil systems, flora, fauna. Can affect species predation, migration, hibernation. Spread of invasive species affecting native habitats.	Construction engineering/ vegetation clearance works can harm/ damage protected species (flora and fauna), general habitats and damage environmentally sensitive areas. Such works can also encourage the spread of invasive species (Biosecurity hazards).	5	5	25	Protected species: Refer to CEMP:(Biodiversity) for further guidance and information specific to a protected species or discuss with the site's Ecological Clerk of Works. Be mindful of the following protected species that may be found during the works; - The bird breeding season for the majority of birds tends to be between March and July/ August. Birds breed in all habitats from the bare ground to roof eaves and windowsills, and so nests may potentially be found anywhere during the construction. If suspected bird nesting activities are observed at any time during the construction, contact the ECoW. Amphibians and reptiles: - Cut and remove vegetation during winter to reduce suitability of habitat before animals become active in Spring. - Keep vegetation low during early Spring. - Excavate/remove the mounds outside of the hibernation period (in March/April) once frosts have disappeared and temperatures are consistently above 10°C. - Only remove mounds if there are no conflicts with any other species that may have been identified before or during the works. - Mounds should be removed carefully under a watching brief overseen by the Ecological Clerk of Works. - Prior to construction, the grassland should be kept short to discourage any amphibians/reptiles from colonising the site.	2	2	4

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

				• Regular site inspections to be undertaken by ECoW to ensure the well-being of protected species and to monitor the effects of operations. • If any protected species are found, notify the Works Manager immediately, works that may disturb the species should be suspended. Take photos if possible and note any information referring to the location  Bats: Bat activity at the meter house was identified during the ecological survey. The meter house will be subjected to an ecological survey which will be delivered at the appropriate time of year for the appropriate duration, in order to obtain a license to demolish the building, whilst putting into practice all of the required mitigations as part of that license.			
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	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

				• Be mindful of bat roosts which can exist in buildings, trees, bridges. If any evidence of bat activity is observed during the works then contact the ECoW or Environmental Representative immediately. Birds and small mammals: • Areas of vegetation to be cleared should be removed outside the nesting bird season where possible (widely accepted to be March to August inclusive). Where this is not possible, the vegetation must be checked by a suitably qualified ecologist, prior to clearance. • If a nest is found, the ecologist will establish a suitably sized buffer around the nest using high visibility tape. • No work may be carried out in the buffer zone, and no traffic, machinery or building materials may enter or be stored within the buffer at any time. • The buffer must stay in place until the ecologist confirms that the nest is no longer in use. General: • Design the site layout to minimise effect on protected areas and/or sensitive areas such as: hedgerows, woodlands, trees, habitats etc using source- pathway- receptor model to include: avoidance of certain areas, re- location of storage facilities/ compound. • Matting/ trackways should be utilised to protect banks, trees, roots, specific habitats, general flora from plant/ machinery. • No storing of materials or plant movements within 5 meters of a hedgerow. Invasive species: If invasive species have not been identified prior to site operations, then regular site inspections are to be undertaken as best practice to ensure there are no new signs of invasive species as operations evolve.			
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	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

					If invasive species have been identified prior to site operations and require removal then a site-specific management plan may be implemented. Where invasive species are present on site then works must be undertaken according to biosecurity measures to prevent cross-contamination, to include: • Staff to be to be briefed prior to works commencing of all areas with identified invasive species. • Appropriate disposal/ treatment (refer to government guidance for plants How to stop invasive non-native plants from spreading - GOV.UK and Regulatory Position Statement 178 Treatment and disposal of invasive non-native plants: RPS 178 - GOV.UK) • Implement fencing/ signage to isolate areas on invasive species and create a barrier to prevent further spread. • Designated routes for plant/ machinery/ pedestrians. • Cleaning of tracks/ plant/ boots/ equipment in designated areas adopting the CHECK CLEAN DRY campaign. • Covered and lined storage for contaminated materials to prevent wind-blown debris/ dust/ ground contamination/ surface water run-off. • Regular inspections of contaminated areas and rapid response in the event of an environmental incident. Lighting: • To minimise the effects of construction site lighting on bats and other species, efforts must be made to reduce the amount of lighting emitted within the site as much as practicably possible. • Use of timers and dimmer controls where feasible. • Do not point lights directly at trees or other vegetation. • Do not point lighting in the direction of the meter house. • Turn off any non-essential lights outside of operating hours, other than those required for security. • Do not turn out or remove any lighting if it compromises site Health and Safety.			
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	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

					Noise: • The site will operate a no idling vehicle policy. • No unnecessary over-revving of engines on plant and vehicles. • The drop height when loading vehicles/ plant will be minimised to avoid unnecessary noise and dust emissions. • As above, implementation of acoustic barriers at the request of ECoW. • Well maintained and regularly serviced plant, vehicles and machinery to minimise noise and other emissions. • Designated routes allocated for plant/ vehicles/ pedestrians with speed restrictions and appropriate access and egress points. Tree Protection • Tree protection zones, demarked by fencing as identified in the revised tree protection plan in document 'Project Conway – Tree Protection Measures^(REF16)'. • Temporary fencing and ground protection will stay in place until completion of the construction or hard landscaping phase. • No materials, chemicals, machinery or vehicles or site huts will be stored within the fenced off areas. • Any damaged caused to the retained trees or to protective fencing to be reported immediately. • No materials that are likely to have adverse effects on tree health such as oil, bitumen or cement will be stored within 10m of the trunk of retained trees. • In the event of a spillage in or adjacent to protected trees, work to stop and remedial action taken immediately, to include placement of sandbags on the line of the tree protection area. • No fires will be lit within fenced off areas • No notice boards or other signage to be attached to retained trees.			
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	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

					Consult the on-site arboriculturist regarding any works or actions concerning the retained trees.			
Aspect 6: Archaeology/ heritage/ areas of cultural significance Impacts on the environment: Loss of historical/ cultural features	Damage to heritage, areas of cultural significance and archaeological artefacts	3	3	9	- Archaeology works have been carried out, currently awaiting results of the report to determine outcomes. - Any historic features near an operational area are assessed and where necessary appropriate advice sought from relevant specialists. - Fencing/ barriers/ signage to identify/ isolate areas of importance. - Site layout designed to minimise effect on areas of importance. - Regular inspections of areas identified as important. - Pre and post-works photos may be required to provide evidence of minimal harm. - Any items of potential archaeological interest found are to be kept safe, a note made of the location it was found and a specialist informed asap. The Works Manager should be informed and works ceased.	1	1	1
Any other aspects relevant to the operation, i.e.: Use of natural resources, use of energy, community	- Sustainable use of resources & materials - Disturbance to the public - Noise and light disturbance - Notice to mariners	3	3	9	- Use of sustainable products where possible reduces the pressure on natural resources. - Timber purchased for use should be FSC certified. - Appropriate signage and fencing will be deployed to warn of the works and exclude the public from access to works area.	1	1	1

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

RISK MATRIX

LIKELIHOOD (1-5) LIK	HIGHLY PROBABLE (5)	5	10	15	20	25
	PROBABLE (4)	4	8	12	16	20
	LIKELY (3)	3	6	9	12	15
	UNLIKELY (2)	2	4	6	8	10
	EXTREMELY UNLIKELY (1)	1	2	3	4	5
		MINIMAL (1)	MINOR (2)	MAJOR (3)	SERIOUS (4)	EXTREME (5)
SEVERITY (1-5)						

KEY

High Risk
Medium Risk
Low Risk
Very Low Risk

RISK SCORE SIGNIFICANCE:

Severe environmental risk (16+) - DO NOT PROCEED- additional control measures will be required*

High environmental risk (10-15) - DO NOT PROCEED- additional control measures will be required*

Moderate environmental risk (6-9) - additional control measures may be required*

Low environmental risk (1-5) - additional control measures will not be required

*Discuss with ECoW/Environmental Manager.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

List of Environmental Protection Function (EPF) equipment

The following table lists equipment and materials that may be required in the event an environmental incident occurs. Materials such as spill kits and oil booms will be kept on site at all times.

List and description of EPF equipment

<i>Item/equipment</i>	<i>Description</i>	<i>Purpose</i>	<i>Receptor protected</i>
Spill kits	A kit containing oil absorbent, water repellent mats, pads and bunds	For event of oil/fuel/chemical spills. To be placed under vehicle/plant/equipment and refuelling stations.	Soil, surface and ground water,
Floating boom/bund	An oil absorbent floating boom	To float on water to contain oil spills at the surface	Surface water, ground water
Specialist storage containers	Double bunded containers made of high density or other purpose made material	To ensure safe containment of COSHH substances	Soil, water, groundwater
Dust suppression sprayer	Water sprayer fitted to a tractor or plant	To wet down and suppress dusty areas or dry roads	Air quality
Litter curtains/Heras fence covers	A textile cover to drape over fencing or can be staked into the ground.	To prevent the movement of litter or to act as a visual screen/curtain	Estate grounds
Hazardous waste containers	Purpose containers for hazardous waste only	To segregate hazardous and oily wastes from non-hazardous wastes	General/ waste management
Drain mats/covers & pipe blockers	Cover mats large enough to cover the area of any drains and plugs to block drains	To stop a spill or contaminated surface water from washing into the drain	Controlled waters/drainage
Water pump	Pump for removing liquid from contained areas or sinks	To empty or redirect water in case of a spill. Pumps can be used to pump contaminated water into a hazardous waste tanker or away from receptors.	Surface and ground water/ controlled waters
Terram wrapped bales	Permeable straw bales wrapped in geotextile cloth	To filter dirty/contaminated water which is moving towards sensitive receptors	Surface water/drainage

Maintenance, Inspection and Calibration

Environmental Protection Function equipment maintenance, inspection and calibration routine

All EPF equipment will be maintained according to a schedule of checks and monitoring, with routine maintenance carried out by the qualified staff where applicable. In the case of emergency deployable equipment, calibration will be maintained by performing at the end of each use and according to the regular maintenance schedule.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Maintenance of Plant

CE marked plant and equipment will be subjected to regular updating, servicing and maintenance, including daily plant inspections and checks for: oil, water levels and leaks as standard best practice.

There will be a policy of allowing only well-kept machinery onsite, with all machine inspections to be up-to-date.

Any faults will be reported ASAP. Any defective machinery is to be isolated and repaired/ removed immediately. Pre-start sheets are required on all machines, with particular attention to hydraulic systems and hoses.

Lighting, Noise, Vibration, Dust and Air Quality

Lighting

It is important to note that first and foremost, all site lighting must conform to the HSE Site lighting requirements, according to the following link [Site lighting - HSE](#).

For mitigation actions to reduce the effects on on-site lighting towards wildlife and protected species, and general light pollution effects, refer to Aspect 5 of Table 3. 'Impact assessment, Risk Identification and Control Measures'. These include:

- Avoid pointing lights directly towards trees, vegetation and any identified areas that are known to have bat activity, i.e., 'the meter house'.
- Make lighting as dim as possible, whilst maintaining site lighting safety standards
- Lights to be controlled by timers and dimmer switches that can reduce the amounts of non-essential lighting outside of the site operating hours.

Dust and Air Quality

For specific dust and air quality control measures, refer to the relevant sections in Table 3. 'Impact assessment, Risk Identification and Control Measures'. These actions are summarised in the management plan below.

Dust Management Plan

Dusts from construction activities:

- Site layout will be designed considering the source- pathway- receptor model. All sensitive receptors i.e.: residential areas, watercourses identified, and higher risk activities are located away from such areas as far as practically possible.
- The drop height when loading vehicles/ plant will be minimised to avoid unnecessary dust emissions.
- Stockpiles/ storage facilities located out of direct wind where possible and damped down if dry to prevent dust issues. Earthworks may require damping down as necessary.
- Regular inspections of waste production areas, storage areas, transport routes to ensure appropriate containment and rapid response in the event of unauthorised emissions.
- Covered stockpiles of loose materials/wastes that have potential to form dusts.
- Regular inspections for unauthorised emissions as standard routine.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Dusts from traffic:

For the control of dusts due to traffic movements, refer to the Construction Traffic Management section below and in CTMP in APPENDIX II.

Noise and Vibration Management

Mitigations to reduce impacts on the environment relating to noise and vibration are listed within the Aspects and Impacts Table 3, these are to include the following:

- Plant to be started up sequentially.
- Use of silenced or super-silenced engines will be used wherever available.
- Regular updating, servicing and maintenance of CE marked plant and equipment to reduce emissions, noise, vibration. Including Daily plant inspections to check condition.
- Well-kept machinery onsite only and all machine inspections to be up-to-date. Any faults will be reported asap.
- Deliveries/ collections/ general transport movements will be staggered to reduce high vehicle numbers on site and will be arranged outside peak traffic hours. This will reduce stress of neighbouring properties on the access roads (Kenton's Lane and Culham Lane).
- Machines to be turned off when not in use (no machines allowed to be left idling) and engines not to be over revved when working.
- The drop height when loading vehicles/ plant will be minimised to avoid unnecessary noise from impact.
- Strategic placement of appropriate screens and bunds to reduce noise and dust nuisances.
- Where pile driving is required, wherever possible a vibro-hammer will be used in place of an impact hammer.

Construction Traffic Management

Beau Bespoke's Construction Traffic Management Plan^(REF17) details the traffic movements, access points, and directional traffic for the construction phases (refer to CTMP in APPENDIX II). There are two main points of access to the site; The main entrance to the site is to the North from Culham Lane, via Gate 1, the 'Principal Deliveries Entrance'. HGVs and all other deliveries enter and exit via Gate 1, traffic from here to the Main House and Estate Management Buildings construction sites is two-way.

The second access point is to the South-East, from Kenton's Lane. This access point is referred to as Gate 8 and is for car and van traffic only.

To avoid backing up vehicles on local highways, delivery and other construction vehicles will be allowed access to the site where there is ample space for them to turn using the loop road to the South of the site office and stand on-site until they are able to tip or deliver the load. If, for any reason it is not possible to access site, or the site is closed during normal operating hours, the vehicle will be instructed to return to its point of origin until the site can re-open.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Traffic Hours

Deliveries and tips are permitted during the site normal operating hours only; i.e., between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National holidays.

Wheel Washing Facility

A wheel washing facility will be set up along the New estate road at the location of the Gate House, refer to Construction Traffic Management Plan^(REF17). All HGVs, tractors, dumpers and tracked vehicles that have visited the construction areas are required to wash down prior to leaving the site.

Dusts from Vehicles

To minimise dust generation from vehicular traffic, the following mitigation and controls will be followed during the construction activities:

- A vehicle with brush attachment will be deployed as required to clean the internal site access roads.
- As and when required, the brush will be deployed to clean the main access roads outside of the site boundary (Culham Lane and Kenton's Lane).
- During dry periods, where there is a lot of potential for site roads to generate dusts, the roads will be dampened down as required.
- HGV deliveries are to be staggered as much as possible to avoid excessive or unmanageable dust generation
- Designated routes are allocated for plant/ vehicles/ pedestrians with speed restrictions to minimise dust generation.
- Delivering vehicles carrying loose materials, aggregates, etc., entering onto the site are to be sheeted at all times except for when unloading.
- Use of conference calls and home working for staff that can, is to be promoted to reduce site traffic.

Landscape and Visual

Protection of vegetation

There are a number of Tree Protection Orders detailed in 'Project Conway, Tree Protection Scope of Works^(REF16)'. The report can be referred to for the detailed tree protection measures and numerous drawings which highlight the tree protection zones. Mitigations proposed within the the concluding section of the report are listed in the Aspects and Impacts Table 4 (Ecology & Biodiversity). The mitigations and controls are summarised as follows:

- Tree protection zones, demarked by fencing as identified in the revised tree protection plan^(REF16).
- Temporary fencing and ground protection will stay in place until completion of the construction or hard landscaping phase.
- No materials, chemicals, machinery or vehicles or site huts will be stored within the fenced off areas.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

- Any damaged caused to the retained trees or to protective fencing to be reported immediately.
- No materials that are likely to have adverse effects on tree health such as oil, bitumen or cement will be stored within 10m of the trunk of retained trees.
- In the event of a spillage in or adjacent to protected trees, work to stop and remedial action taken immediately, to include placement of sandbags on the line of the tree protection area.
- No fires will be lit within fenced off areas
- No notice boards or other signage to be attached to retained trees.
- Consult the on-site arboriculturist regarding any works or actions concerning the retained trees.

In addition to these controls stated within the Project Conway, Tree Protection Scope of Works^(REF16) report, mitigation to include:

- Fencing/ netting to be secured to minimise release of debris/ litter. Such material will be removed and cleaned on a regular basis and disposed appropriately.
- Plant and vehicles to use designated routes and stay on the official tracks/roads to avoid compaction to soils or damage to vegetation.

Protection of Land and Soil resources

An approved Materials Management Plan will be created concerning the handling, storage, transport and reuse of subsoil and topsoil on-site. All soils will be handled and managed according to best practice, following guidance in the CL:AIRE The Definition of Waste: Development Industry Code of Practice^(REF03) and Construction Code of Practice for the Sustainable Use of Soils on Construction Sites^(REF14).

Other measures to promote the protection of soil and land include:

- Plant and vehicles to use designated routes and stay on the official tracks/roads to avoid compaction to soils.
- Follow the measures in the Tree Protection Plan (Project Conway, Tree Protection Scope of Works^(REF16)), these are detailed in the later section.
- Ensure appropriate containment, handling and storage of waste materials, as detailed in Table 3. Impact assessment, Risk Identification and Control Measures (Aspect 2 Waste and By-Products).
- Ensure appropriate handling, use and storage of oils, fuels, chemicals, and follow procedures for spill response in event of an incident. Refer to Table 3. Impact assessment, Risk Identification and Control Measures (Aspect 2 Waste and By-Products).

Soils Management Plan

Subsoil and topsoil that are excavated during the earthworks phase of the construction are to be re-used within the grounds landscaping design. A design statement will be submitted as part of a Materials Management Plan, which will be written and signed off by a qualified person. The MMP will be guided by and will conform to the CL:AIRE Definition of Waste Code of Practice which enables the reuse of excavated materials on-site or their movement between sites. Under this scheme, the clean subsoil and topsoil are classified as non-wastes and are

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

therefore not subject to Environmental Permitting Regulations. The MMP will detail the volumes and tonnages of soils to be reused as per detailed cut and fill plans and drawings, and their responsible handling and transport as well as citing best practices for the management of soils, following advice in 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites'^(REF14).

Control of Pests and Vermin

On site construction activities and the construction site environment have the potential to attract a variety of pests and vermin. These will need to be controlled through the following mitigation and actions:

- Use of physical barrier, e.g., metal screens and mesh to prevent rodents from entering certain areas and blocking pipes or narrow gaps with wire wool or pipe blockers.
- No food wastes to be co-disposed with other waste or construction wastes. All canteen and other food wastes to go into sealed food bins only, with bins being emptied regularly, ideally at the end of each working day.
- Site office canteens/welfare units are to be cleaned regularly according to an inspected schedule.
- Keep the site tidy and keep all working spaces free of unnecessary debris or materials. Good housekeeping practices will be communicated to the workforce via toolbox talk.
- Site will be regularly inspected for standing water. Proper drainage designed into the construction works, any pooling water in excavations will be over pumped. This will help reduce presence of mosquitoes and rodents.
- Pest control contractors consulted if/when required. Traps and repellents to be used around site where appropriate.

Training and Awareness

Site Inductions and Toolbox Talks

All staff are to be site inducted on the general site rules. The Principal Contractor will communicate the requirements of the Construction Environment Management Plan to site construction workers via the site induction process and Environmental training and toolbox talks as appropriate.

Extreme Weather Events

To safeguard against environmental or personal incident during extreme weather events, a number of controls will be implemented, which includes monitoring weather daily and use of the Met Office short to medium range weather forecasting service (Environment and Sustainability Manager to issue warnings where possible).

In extreme adverse weather conditions, alternative work may be carried out or works stood down. In anticipation of stormy weather, a safety alert will be issued to all contractors working on the site, which details the following (not limited to) precautionary actions to be undertaken:

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

- Remove logo netting from Heras fencing, as the netting installed on Heras fence panels can attract a lot of wind loading and is at risk of toppling/sliding
- Move excavators, plant/equipment to high ground in case of ponding following heavy rains, or move to an area that is not prone to flooding.
- Consider if the site needs permanent attendance/cover during storms or highly adverse weather to deal with any damage or incidents.
- Consider tools, equipment and other items that can fall from height during strong winds.
- Make sure that loose waste, packaging or any light and dust forming materials are covered or enclosed during strong winds.

Unexpected Archaeology

Archaeologists have been appointed to survey the site area prior to construction and will be present to do a watching brief during excavations as required.

If at any time unexpected archaeology is found during the works, the excavation will be halted immediately, and the archaeologist will be consulted.

Tree Protection

For detailed tree protection measures refer to the report document 'Project Conway, Tree Protection Scope of Works^(REF16)'. The report details (i) Phase 1 measures – Precommencement of any site work including ground levelling or demolition, (ii) During site work commencement (Refer to mitigations in Aspect Ecology & Biodiversity in Table 4). (iii) Soft landscaping and post-construction tree inspection for final sign off.

The tree mitigations and controls are summarised as follows:

- Tree protection zones, demarked by fencing as identified in the revised tree protection plan^(REF16).
- Temporary fencing and ground protection will stay in place until completion of the construction or hard landscaping phase.
- No materials, chemicals, machinery or vehicles or site huts will be stored within the fenced off areas.
- Any damaged caused to the retained trees or to protective fencing to be reported immediately.
- No materials that are likely to have adverse effects on tree health such as oil, bitumen or cement will be stored within 10m of the trunk of retained trees.
- In the event of a spillage in or adjacent to protected trees, work to stop and remedial action taken immediately, to include placement of sandbags on the line of the tree protection area.
- No fires will be lit within fenced off areas
- No notice boards or other signage to be attached to retained trees.
- Consult the on-site arboriculturist regarding any works or actions concerning the retained trees.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

APPENDICES

APPENDIX I

Conditions for Main House 213587 (date of Permission 15 Sept 2023)

1	Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission
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	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

2	Approved Plans – This permission is in respect of the submitted application plans and drawings numbered: • 0001 Issue P01 • P-H-001-XX-003 REV 00 • P-H-001-XX-005 REV 00 • P-H-001-XX-010 REV 00 • P-H-001-XX-020 REV 00 • P-H-001-XX-030 REV 00 • P-H-001-XX-040 REV 00 • P-H-001-XX-045 REV 00 • P-H-001-XX-060 REV 00 • P-H-003-XX-010 REV 00 • P-H-004-XX-010 REV 00 • P-H-003-XX-020 REV 00 • P-H-004-XX-020 REV 00 • P-H-004-XX-030 REV 00 • P-H-004-XX-040 REV 00 • P-H-007-XX-010 REV 00 • Proposed Landscape Masterplan 051_1101 (APART FROM THE PROPOSED POND IN THE LOCATION OF 'PIT CLUMP', WHICH IS NOT APPROVED) • Surface Water Strategy sheet 1 – 2170453-EW-00-L00-DR-C-1000 REV P1 Surface • Water Strategy sheet 2 – 2170453-EW-00-L00-DR-C-1001 REV P1 The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.
3	Archaeology - No development, including any demolition or ground works, shall take place until the applicant or their agents or successors in title have secured the implementation of a phased scheme of archaeological works (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

4	Construction Method Statement - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:a) details of construction accessb) details of the haul routes to be used to access the development; c) the parking of vehicles of site operatives and visitors,d) loading and unloading of plant and materials,e) storage of plant and materials used in constructing the development, f) details of turning area for delivery and construction vehicles,g) details of measures to prevent mud from vehicles leaving the site during construction;h) appointment of a Construction Liaison Officer and appropriate monitoring and review mechanisms.
5	Electric Vehicle Charging - Prior to commencement of development, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, the location and installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.
6	Drainage - Before the development is commenced above slab level, full details of a drainage system for the site shall have been submitted to and approved in writing by the LPA. The details shall include: • A maintenance management plan for the SuDS features throughout the lifetime of the development, as well as who will be responsible for the maintenance. • Details of the package treatment proposed and conformation from the EA regarding the environmental permit.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

7	CEMP: Biodiversity - No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of biodiversity protection zones. c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Reason: To ensure that the proposal is in accordance with ODPM circular 2006/05 guidance on protected species and local plan policies CP7 and TB23.
8	Detailed Landscaping - No development shall take place until full details of both hard and soft landscape works (in accordance with the Landscape Masterplan 051_1101) have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate: a) scheme drawings b) proposed levels, contours and mounding including construction of Ha- Ha and amphitheatre c) profiles and construction details of ponds and lakes d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls f) hard landscaping materials including samples g) minor artefacts and structures including specifications for the product and installation. h) all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability i) measures required for ecological mitigation and biodiversity net gain. j) Profile and construction details of pool and watercourse Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

9	Protection of Trees – No development or other operations shall take place except in complete accordance with the Revised Tree Protection Scheme by Fulford- Dobson Associates Ltd and dated 17th November 2022 (hereinafter referred to as the Approved Scheme), unless otherwise agreed in writing by the Local Planning Authority.
10	External Materials - Before the development is commenced above slab level, samples and details of the materials to be used in the construction of the external surfaces of the buildings shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the so-approved details.
11	Lighting – Prior to their installation, details of a lighting scheme shall be submitted to and approved in writing by the local Planning Authority. The submitted details shall include measures to minimise sky glow and light spillage to neighbouring properties. Such details as may be approved shall be implemented in full before the first use of the development and shall be retained as such thereafter.
12	Existing Trees, Shrubs and Hedges - No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.
13	Hours of Work - No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National holidays.
14	Tunnel Details - Prior to commencement of the tunnel, full details, including section drawings, shall be submitted to and approved in writing by the local planning authority. The tunnel shall be implemented as approved.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

15	Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.
Informatives	1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL, this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100m², they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted. 2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF. 3. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 15/09/2023, the obligations in which relate to this development.

Conditions for Estate Management 213610 (date of Permission 15 Sept 2023)

1	Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
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	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

2	Approved Plans – This permission is in respect of the submitted application plans and drawings numbered: • SK903 P1 • 0001 PL1 • 0002 PL1 • P-F-001-XX-030 REV 00 • P-F-007-XX-010 REV 00 • P-F-001-XX-008 REV 00 • P-F-004-XX-030 REV 00 • P-F-004-XX-020 REV 00 • P-F-004-XX-040 REV 00 • P-F-003-XX-020 REV 00 • P-F-004-XX-010 REV 00 • P-F-001-XX-020 REV 00 • P-F-001-XX-010 REV 00 • Surface Water Strategy Sheet 1 – 2170453-EW-00-L00-DR-C-1000 REV P1 • Surface Water Strategy Sheet 2 - 2170453-EW-00-L00-DR-C-1001 REV P1 • Proposed Landscape Masterplan 051_1101 Dated 18/10/2017t (APART FROM THE PROPOSED POND IN THE LOCATION OF 'PIT CLUMP', WHICH IS NOT APPROVED) The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.
3	Archaeology - No development, including any demolition or ground works, shall take place until the applicant or their agents or successors in title have secured the implementation of a phased scheme of archaeological works (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.
4	No development [including demolition and site clearance] shall take place until a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for:- - the control of dust, odour and other effluvia - the control of noise (including noise from any piling and permitted working hours) - the control of pests and other vermin (particularly during site clearance) - The control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site. Construction activity shall be carried out in accordance with the approved CEMP.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

5	"Bats - Demolition of the Meter House shall not commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy (or an email from Natural
6	CEMP - No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of biodiversity protection zones. c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
7	Protection of Trees – a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme). b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on- site. c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme. d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.
8	Detailed Landscaping - No development shall take place until full details of both hard and soft landscape works (in accordance with the Landscape Masterplan 051_1101) have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate a) scheme drawings b) proposed levels, contours and mounding including construction of Ha- Ha and amphitheatre c) profiles and construction details of ponds and lakes

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

	d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls f) hard landscaping materials including samples g) minor artefacts and structures including specifications for the product and installation. h) all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability i) measures required for ecological mitigation and biodiversity net gain. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.
9	Prior to commencement of development, the following shall be submitted to the Local Planning Authority for approval in writing: a) Plans showing appropriate site lines on either side of the site entrance(s). b) A scheme showing demonstrating the removal of undergrowth within the site lines and the continued maintenance of the site lines. The scheme (b) shall be implemented prior to commencement of development and continued in perpetuity.
10	Tunnel details - Prior to commencement of the tunnel full details, including section drawings, shall be submitted to and approved in writing by the local planning authority. The tunnel and grassed amphitheatre shall be implemented as approved.
11	External Materials - Before the development is commenced above slab level, samples and details of the materials to be used in the construction of the external surfaces of the buildings shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the so-approved details.
12	Drainage - Before the development is commenced above slab level, full details of a drainage system for the site shall have been submitted to and approved in writing by the LPA. The details shall include: • A maintenance management plan for the SuDS features throughout the lifetime of the development, as well as who will be responsible for the maintenance. • Details of the package treatment proposed and conformation from the EA regarding the environmental permit.
13	Lighting – Prior to their installation, details of a lighting scheme shall be submitted to and approved in writing by the local Planning Authority. The submitted details shall include measures to minimise sky glow and light spillage to neighbouring properties. Such details as may be approved shall be implemented in full before the first use of the development and shall be retained as such thereafter

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

14	Existing trees, shrubs and hedges - No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.
15	.Working Hours - No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National holidays,
16	Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Informatives	1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL, this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100m², they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted. 2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF. 3. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 15/09/2023, the obligations in which relate to this development.
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	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

APPENDIX II

TRAFFIC MANAGEMENT PLAN

Introduction

A Project Traffic Management Plan has been prepared commensurate to the level of risk identified. The traffic management plan will be reviewed regularly and consider changes in the work practices that may have an impact on the level of risk. The Primary HGV access on Culham Lane has a minimal level of pedestrian and vehicle movements every day as it has no footway; this road has a very low number of vehicles, typically used by local residents. Culham Lane is a turning off the A4130 which has moderate traffic levels and minimal pedestrian and cycles levels. The main activities involving vehicles at the Project are identified but not limited to the following:

- Deliveries of materials and equipment for site set up and enabling works.
- Deliveries of large plant e.g. excavators, crane & scaffolding
- Deliveries of large structural steel members and significant concrete deliveries.
- Waste Collection via skips or compactor and shredding services.

Purpose

The purpose of this Construction Traffic Management Plan (CTMP) is to fulfil the requirements of the procedures, requirements and standards necessary for managing the traffic effects during construction of the Project so that safe, adequate and convenient facilities for local movements by all transport modes are maintained throughout the construction period. This CTMP identifies the standards necessary for management of traffic control on the Project in accordance with the planning conditions. It is expected that the methodologies and mitigation measures specified in this document will be refined during project as work progresses throughout various seasons of the year to reflect any changes to the construction methodology, regulatory environment and any future unknown requirements for implementation of traffic control.

Hours of operation on site including weekday and weekend.

Monday to Friday 8-00am to 6-00pm

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Saturdays 8-00am to 1-00pm

Sundays and Bank Holidays – Site not in operation

Contact details for the Site Supervisor responsible for on-site works, and details for reporting any complaints

Construction Liaison Officer and appropriate monitoring and review mechanisms

The Liaison Officer is Jason Gibbs, details as follows:

M – 07926 495924.

E – jason@beau-bespoke.co.uk

The on-site supervisor and designated Traffic Management Manager is TBC. They will be trained, qualified and experienced for the works they are to undertake. They will ensure that the CTMP is included in the pre-start meetings and during inductions. They will also establish the on-site requirement for road signage and the location of it will be identified on the site notice boards.

The management of the movement locally into and out of the site

We will provide segregated routes for pedestrians and vehicles. We will install speed limits, traffic calming measures and traffic controls. We have identified a secure area within our site for the storage of plant & materials, however, it is very important that these deliveries are efficiently controlled and managed to minimise disruption and inconvenience. Vehicles entering the site will be directed to the vehicle laydown area by a trained traffic marshal. Deliveries will be unloaded using Vehicle Hiab or the site telehandlers. Site Materials such as backfill, precast units, steel, etc. will be stored in a designated material laydown areas. We will provide safe areas for vehicles to turn around within the site boundaries so that there is minimal off-site reversing; but where this is necessary (i.e. during tarmac works) the vehicles will be banked. It is important to note that all as dug material arising from the approved construction/ landscaping works will be retained on site for re-use in landscaping scheme. This will greatly reduce the number of lorries required for muck away services.

Access arrangements and times of movement of construction vehicles

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

The Main House and EMB access to the construction area is via Culham Lane (Gate 1) turning off of the A4130. LGV's and Cars are to utilise Gate 8 (refer to plans below).

Materials and Plant Deliveries

All HGV material and plant deliveries required for Main House, EMB and most of Staff Village should enter the site Via Gate 1. Proceed south to the one-way system and prepared to be off loaded within the designated off-loading area north of Staff Village Build. Once off-loading has completed vehicles are to proceed round the one-way system and exit the site Via Gate 1.

Every day a list of all deliveries required will be pre-prepared on a daily delivery schedule. This information will then be reviewed and scheduled to eliminate continuous deliveries and delivery due times will also be carefully considered to avoid peak traffic times and the time restrictions as noted above. The number and level of deliveries will be constantly reviewed with the frequency and size of each delivery continually monitored to ensure that the minimum number of deliveries occurs. It is anticipated that the main house build will be peak period for on-site traffic. This is likely due to frequent concrete deliveries as well other on site deliveries. The major deliveries anticipated for the Conway project will be:

- Craneage
- Windows / Glazing
- Plasterboard
- Cladding and roofing materials
- Construction Waste Skips
- General Supplies.
- Steel frame sections
- Concrete
- Masonry products

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

During construction phase of the Staff Village, HGV access will be required via gate 10 due to the topography of the landscape and no potential access route available from entering Via Gate 1. This requirement will have limited access during initial plant deliveries, concrete pours and any other HGV requirement specifically for this localised section of the site. All the above principles will be applied to Gate 10 as they do to Gate 1.

Routing to Culham Lane (Gate 1)

The primary considerations for the routing strategy is to use M & A roads as a priority whilst avoiding Kenton's Lane. The access routes to the site is set out in attached drawing showing that the proposed route will be from the North of Culham Lane. Site audits have been undertaken of the proposed construction routes and access point to site. Issues and constraints on the network have been considered under the following:

- height restrictions
- weight restrictions
- road classification
- road layout
- traffic calming measures
- sensitive receptors (such as schools, areas of high pedestrian movements)
- visibility constraints
- restricted access
- speed limits and traffic speeds
- junctions at or near capacity during peak periods
- public rights of way (PRoW)
- interface with school / college traffic

These are proposed to be managed as follows.

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Road classification -The routes to site have been assessed on the principle that the construction vehicles use the major highways network (A and B Roads) before joining Culham Lane to access the site.

Road layout - The routes to site have been assessed on the principle that the construction vehicles avoid any particularly sensitive junctions in the local area and areas where road layout may be an issue. There is no known height restriction from the north.

Traffic calming measures - The routes to site have been assessed on the principle that the construction vehicles avoid, where possible, any areas where traffic calming measures have been implemented as this would highlight a likely sensitive area of the local highways network.

Sensitive receptors - Access routes have been developed, as far as possible to avoid passing sensitive receptors noting the feedback received from residents at the local public consultation for the project – avoiding Wargrave Village.

Visibility constraints - There are no identified issues with exiting vehicles onto the A4130 from Culham Lane.

Restricted accesses - All procured deliveries will be required to assess road widths and to ensure appropriate sized vehicles are chosen for site deliveries.

Speed limits and traffic speeds - As part of this CTMP all vehicles used on the project will be required to stay well below the speed limits (8 mph) on the routes used for access to the sites and compounds. All drivers will be briefed upon the environmental policy and supplied with a driver information pack highlighting all the various route limitations.

Details of wheel cleaning facilities to prevent mud or other materials on the highway

We intend to base course as much of the external areas of the site early in the project; this will prevent vehicle wheels getting clogged with mud and minimise the risk of mud being left on the local roads. In cases where wheels could gather mud we will be washing down the vehicles prior to them leaving site. This wheel wash area will be connected to a silt trap before discharging as storm water into the local drainage system.

Travel initiatives for site related worker vehicles

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

We will encourage staff, operatives and visitors to utilise public transport. Bus Route (239) from Henley Train Station, eight minute walk to Hart Street (Stop B), five minute bus ride to Aston Lane followed by a six minute walk to Gate 1.

We will also encourage car sharing or mini-bus arrangements for the subcontractors, so we limit the number of vehicles to and from the site.

We will have lockable cycle stands on site and we will actively promote the use of bicycles.

We currently have on-site parking for approximately 150 vehicles so that Culham Lane does not get used as a car park.

Measures for engagement with local residents and neighbours

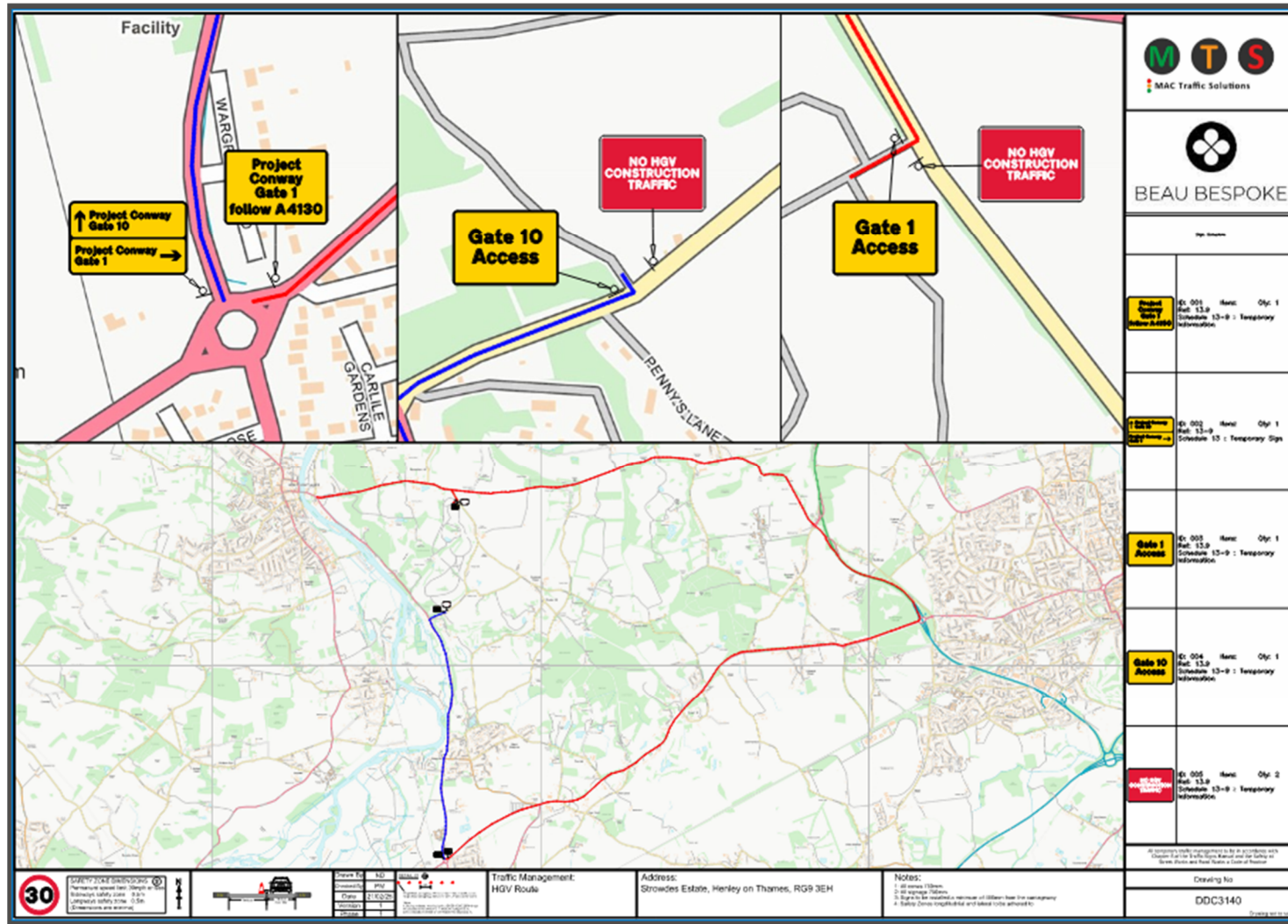
We intend to have an open-door policy for the local residents to raise any concerns and to see how the project is progressing.

Possible Public Highways Works

Where the workplace is adjacent to, or in, the public highway a competent person will be appointed to plan the traffic management scheme and supervise the works in accordance with the Approved Code of Practice “Safety at Street Works and Road Works” as a minimum standard. A specific traffic management scheme will be agreed with the highways / local authorities as appropriate.

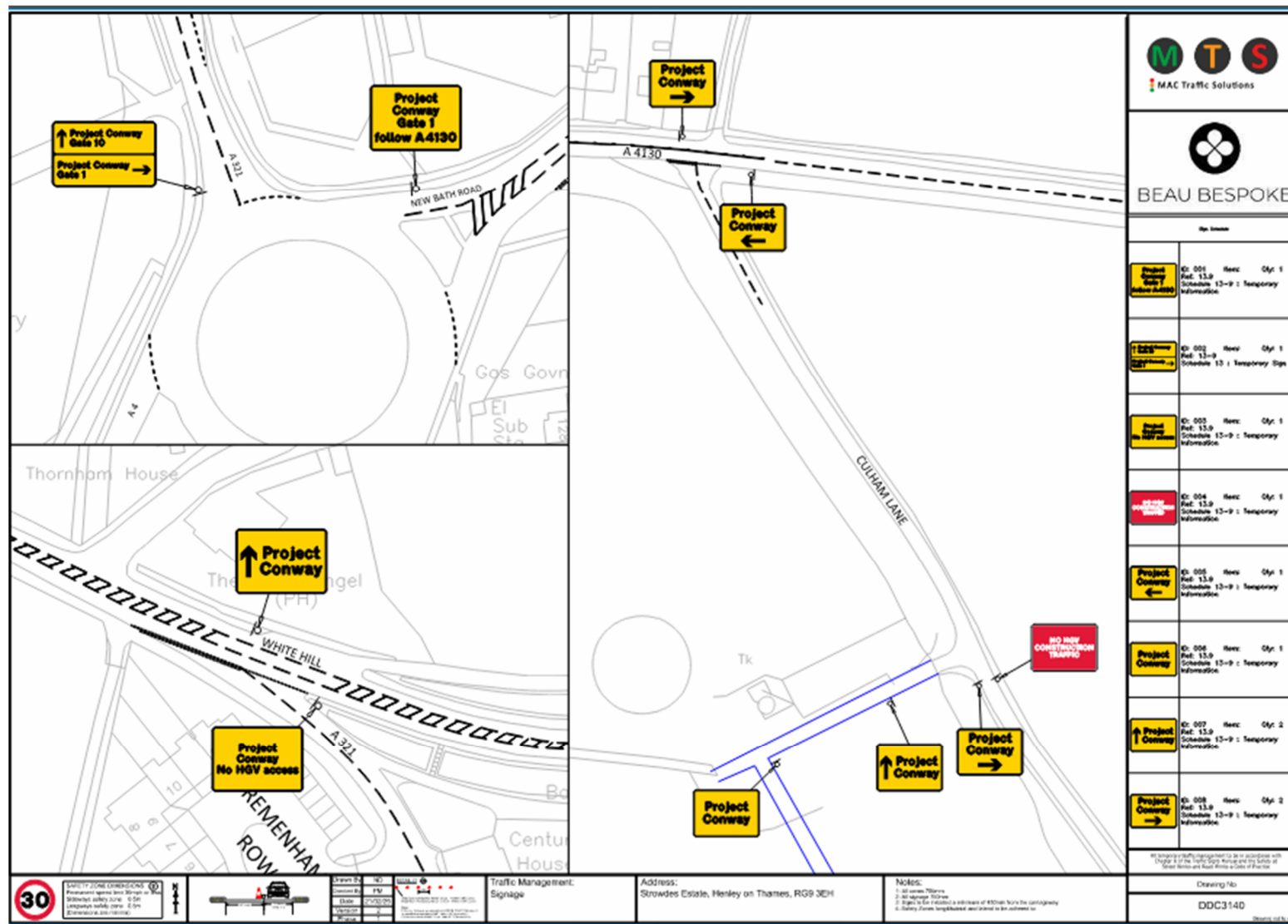
	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Traffic management plans

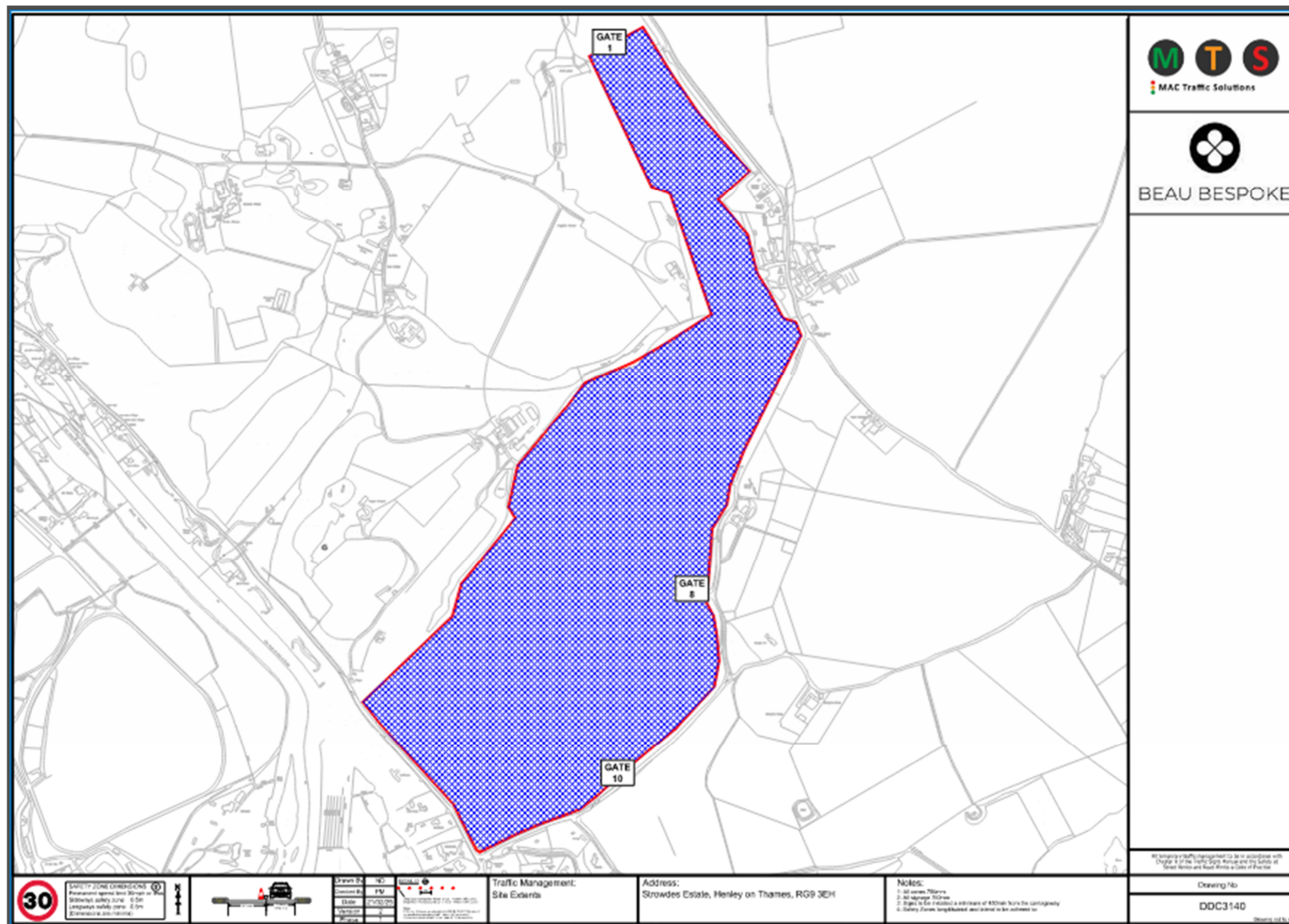


HGV Routes

Owner:	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25



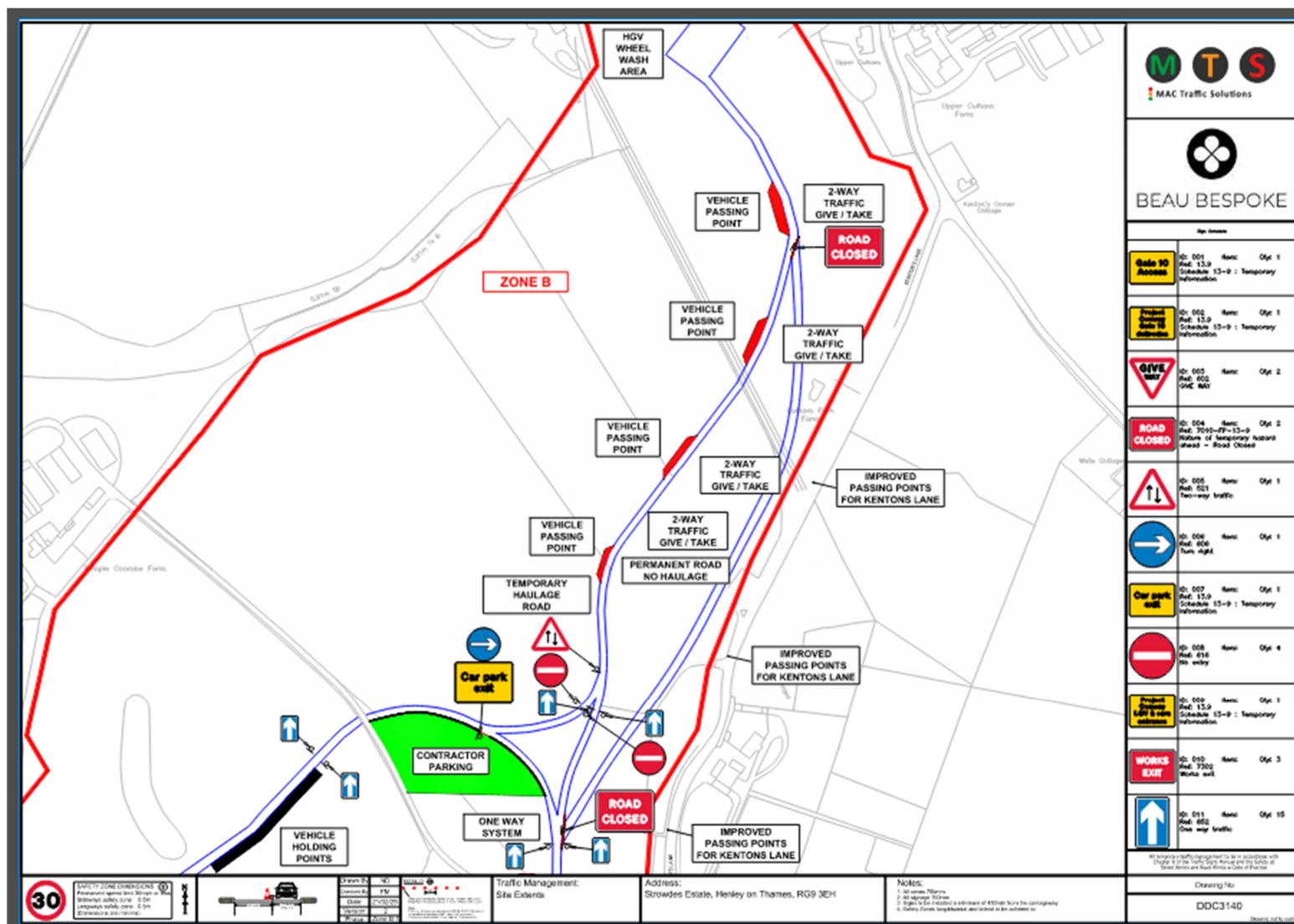
Owner:	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25



Gate entry points

	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
Owner:	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

Site - Zone B



Owner:	Const. Env. Manag. Plan	Issue No.:	P06	Issue Date:	31/03/25
	Beau Bespoke	Approved by:		Date of First Issue:	14/02/25

