

Land off Kirton's Farm Road, Reading

Outline Construction Environmental Management Plan

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1 Introduction

1.1 Background

- 1.1.1 Arcadis Consulting (UK) Limited ("Arcadis") has been commissioned by M&G Real Estate (M&G) acting on behalf of Prudential Assurance Company Ltd ("the Client") to prepare an Outline Construction Environmental Management Plan (OCEMP) in support of a Town and Country Planning Act (TCPA) application for the removal of soils and subsequent restoration of a site for future agricultural use (the Proposed Development), for a parcel of land off Kirton's Farm Road, near Reading, Berkshire (the Site).
- 1.1.2 The Site is currently vacant with scrub and vegetation growth present. A quantity of natural soils generated as a result of forming a development platform for an adjacent historical development in the area were located to part of the site under agreement with Englefield Estate Trust Corporation Limited (the 'Freeholders') and have been present at the Site for over 20 years.
- 1.1.3 Prior to location of the previously imported soils on the Site, the surface soils in the east of the Site were placed in the west of the Site (the "indigenous materials").
- 1.1.4 The Proposed Development involves the removal of the previously natural soils (the "previously imported soils") (approximately 18,000 m³) currently stored on part of the Site, including required enabling works, followed by the restoration and reprofiling of the land to its original level (using only indigenous material, placed elsewhere on the Site only) and condition for future agricultural use, as originally intended.

1.2 Purpose and Scope

- 1.2.1 This OCEMP establishes minimum standards and procedures for managing and minimising, as far as is reasonably practicable, the environmental impacts of the Proposed Development. The purpose of an OCEMP is to develop, maintain, implement, monitor, and improve environmental control procedures in accordance with the relevant legal and regulatory requirements, contract specification and the relevant Contractor Business Management System complying with ISO 14001:2015.
- 1.2.2 This OCEMP has been prepared to enable general health and safety issues relating to the environment as well as environmental effects of the works to be minimised and that the project is undertaken in a responsible manner in line with current industry best practice, and at the same time minimising harm and the disruption to the surrounding environment, including businesses, residents, visitors and members of the public.
- 1.2.3 This OCEMP is not a replacement of the Principal Contractor's site-specific Construction Phase Plan (CPP) and Detailed CEMP that will be developed prior to works commencing. A copy of the detailed CEMP together with associated documentation, including the Pre-Construction Information will be incorporated into the Principal Contractor's CPP and altered and developed as the works progress on site. It is noted that the Site falls within two local authority boundaries (West Berkshire Council and Wokingham Borough Council) with Wokingham Borough Council referenced throughout as the lead authority.

- 1.2.4 As a minimum, the Principal Contractor will be required to comply with applicable environmental legislation at the time of construction of the Project together with any additional environmental controls imposed by the planning approval. The references to guidance documents within this OCEMP are not intended to be exhaustive.

1.3 Structure of this document

- 1.3.1 This OCEMP will be updated as appropriate by the Principal Contractor should any further information become available prior to construction commencing on site and comprises the following sections:
- Introduction;
 - Project Description;
 - Environmental Management and Implementation;
 - Site Operations;
 - Environmental Control Measures; and
 - Communication.

1.4 Reliability of Information / Limitations

- 1.4.1 This report has been prepared by Arcadis with all reasonable skill, care and diligence within the terms of the Appointment and with the resources and manpower agreed with M&G. This report is only valid when used in its entirety. Any information or advice included in the report should not be relied upon until considered in the context of the whole report and previous work. Whilst this report and the opinions made are correct to the best of Arcadis' belief, Arcadis cannot guarantee the accuracy or completeness of any information provided by third parties. Arcadis has taken reasonable steps to ensure that the information sources used for this assessment provided accurate information and has therefore assumed this to be the case. The copyright of this document shall remain the property of Arcadis.
- 1.4.2 Arcadis' liability, pursuant to the terms of the appointment of Arcadis by M&G, is strictly limited to the work undertaken and the matters contained and specifically referred to in this report.

1.5 Reliance

- 1.5.1 This report is prepared for the use of M&G. The contents of this report may not be used or relied upon by any person other than this party without the express written consent and authorisation of Arcadis.

2 Project overview

2.1 Project description

- 2.1.1 The Proposed Development involves the removal of the previously imported soils (approximately 18,000 m³) currently stored on part of the Site, including required enabling works, followed by the restoration and reprofiling of the land to its original level (using only indigenous material, placed elsewhere on the Site only) and condition for future agricultural use, as originally intended.
- 2.1.2 The works are anticipated to include the establishment of the site compound and access arrangements; excavation of the previously imported soils to the inferred original ground level; temporary stockpiling where required of the previously imported soils; loading and off-site transport of the previously imported soils; reprofiling using the indigenous materials; reinstatement of the Site for future agricultural use. The detailed methodology, phasing, plant requirements, vehicle movements and anticipated material classifications will be confirmed within the detailed CEMP.

3 Environmental Management and Implementation

3.1 Key contacts

3.1.1 The proposed information to be provided for key contacts is outlined in Table 3-1, to be updated for the detailed CEMP.

Table 3-1 Key Contacts

Client			
TBC	Key Contact TBC	Tel	TBC
		Email	TBC
Client Project Manager			
TBC	Key Contact TBC	Tel	TBC
		Email	TBC
Principal Designer			
TBC	Key Contact TBC	Tel	TBC
		Email	TBC
Principal Contractor			
TBC	Key Contact TBC	Tel	TBC
		Email	TBC

3.2 Roles and responsibilities

3.2.1 Proposed key roles and responsibilities are outlined in Table 3-2.

Table 3-2 Key roles and responsibilities

Roles	Responsibilities
Construction Manager (Principal Contractor)	The construction manager has overall responsibility for coordinating and managing all the activities during the construction works. The construction manager has overall responsibility for the environmental performance of the project and all staff. Duties associated with this role include: • Providing information on contract requirements to the Environmental Manager/Advisor following contract award and prior to start of works on site; • Approving the detailed CEMP and ensure that all controls specified within this CEMP are implemented by employees and sub-contractors; • Ensuring environmental and waste requirements are included on requisitions and in subcontracts and orders; • Ensuring that all required consents/licences are in place prior to work commencing on site; • Logging and monitoring incidents and non-compliances. Reporting incidents and non-compliances to the Applicant's Project Manager at the earliest possible opportunity; • Ensuring the Client is informed of all environmental complaints; • Providing an initial point of contact for members of the public/local community who have queries regarding the works; • Ensuring employees and sub-contractors receive induction training (including environmental) and toolbox talks, as appropriate; • Identifying the competencies of all staff and ensuring delivery of training (including environmental training); • Verifying actions resulting from non-compliances and observations raised during audits are completed by the deadlines set; • Undertaking inspections alongside the Construction Environmental Manager/Advisor to ensure that the environmental controls as set out within the detailed CEMP are in place and working effectively; and • Ensuring all records are retained and readily available on Site.
Site Materials and Waste Manager	The Site Materials and Waste Manager is responsible for implementing the Site Waste Management Plan ("SWMP") throughout the construction of the project and to ensure that waste is disposed of legally, economically and safely in line with the SWMP and all relevant legislation.
Construction Environmental Manager / Advisor	The Construction Environmental Manager / Advisor is responsible for ensuring the project complies with all environmental legislation, consents, objectives, targets and other environmental commitments identified throughout construction. Duties associated with this role include: • Preparing the detailed CEMP and associated documentation, including construction method statements, work instructions and other procedures where they relate to environment; • Ensuring all required consents/licences are in place prior to work commencing on Site.

Roles	Responsibilities
	• Providing toolbox talks and environmental inductions to all staff involved in the construction phase; • Undertaking routine site inspections at a frequency proportionate to the activities and environmental risk, and to monitor compliance with the environmental licences/consents for the works, ensure that identified and appropriate control measures are effective and ensure compliance with the detailed CEMP; • Providing advice and liaise with construction teams to ensure that environmental risks are identified and appropriate controls developed on site; • Acting as the main point of contact between the regulatory authorities and the project on environmental issues; • Dealing with community queries and correspondence on environmental issues; • Implementing follow-up corrective actions to ensure compliance with UK regulations and legislation; • Reviewing and approving method statements and any changes to the detailed CEMP in consultation with the Client's Project Manager and the appropriate statutory bodies. • Maintaining and updating the detailed CEMP during the works; • Keeping records of all activities on site, environmental problems identified; transgressions noted and a schedule of all tasks undertaken; and • Responding to environmental incidents.
All Site Staff (including subcontractors)	All Site Staff (including subcontractors) are responsible for receiving general environmental awareness training and working in accordance with method statements and toolbox talks. Only trained personnel are to manage particular tasks such as refuelling plant and equipment, managing stores, water quality monitoring and supervising the segregation and collection of waste. The responsibilities of all staff on site throughout the construction of the works will include the following: • Participating in environmental awareness training; • Adhering to all environmental policies, procedures and rules as set out in the detailed CEMP; • Adhering to legislation, codes of practice, guidance notes relevant to their work; • Determining and implementing good environmental methods of working as set out in the detailed CEMP; • Organising work to be carried out to the required standard with minimum risk to the environment; • Receiving instructions on their responsibilities to ensure correct environmental practice in line with the detailed CEMP; • Reporting environmental incidents immediately to the Construction Manager (who is responsible for advising the Client's Project Manager and ensuring that corrective actions are completed).

3.3 Environmental standards and legislation

- 3.3.1 The detailed CEMP will include, or be supported by, a project-specific legal and consents register identifying the legal and other environmental obligations relevant to the Principal Contractor's activities. The register will be reviewed and maintained by the Principal Contractor throughout the construction phase and will reflect applicable legislation, guidance, standards, planning conditions and regulatory requirements. These may include, but are not limited to:
- Health and safety legislation, including the Health and Safety at Work etc. Act 1974, the Management of Health and Safety at Work Regulations 1999 and the Construction (Design and Management) Regulations 2015 (CDM 2015);
 - relevant environmental legislation and guidance applicable in England;
 - commitments made to regulatory bodies, including the Environment Agency (EA);
 - planning conditions and requirements imposed by Wokingham Borough Council;
 - environmental commitments and mitigation measures identified through the planning and environmental assessment process;
 - licences, permits, approvals and consents required for the project; and
 - relevant industry standards, codes of practice and good practice guidance.

3.4 Environmental Commitments Register

- 3.4.1 The Principal Contractor will prepare and maintain a project-specific Environmental Commitments Register as part of the detailed CEMP. The register will identify the environmental mitigation, management and monitoring commitments relevant to the construction phase and will set out how these commitments will be implemented, monitored and closed out.
- 3.4.2 The Environmental Commitments Register will draw together, where relevant:
- planning permission requirements and planning conditions;
 - mitigation and monitoring measures identified through the planning and environmental assessment process;
 - commitments made through consultation with statutory consultees and other stakeholders;
 - requirements of licences, permits, approvals and consents;
 - requirements set out in their detailed CEMP and associated appendices;
 - contractor method statements, risk assessments and activity-specific control measures.
- 3.4.3 The register will identify the relevant commitment, source document, responsible person, timing, monitoring requirement and evidence of completion/close-out. The register will be reviewed and updated by the Principal Contractor throughout the construction phase and made available to the Client and relevant authorities upon request.

3.5 Environmental Auditing

- 3.5.1 Prior to construction, the Principal Contractor will set out in the detailed CEMP an audit plan for reviewing compliance with requirements of the detailed CEMP, for example auditing in compliance with ISO 14001:2015, regular audits and inspections of waste management. Records of these audits will be documented and maintained throughout the duration of the project.

3.6 Environmental inspections

- 3.6.1 Work areas will be inspected at appropriate intervals by members of the site team and Health & Safety advisor visits, with an inspection list to be agreed and included in the detailed CEMP. Completed inspections will be reviewed by the Construction Manager with follow-up actions addressed and checked during subsequent inspections.

3.7 Environmental Monitoring

- 3.7.1 During the works, required monitoring will include as a minimum:
- Routine environmental inspections;
 - Routine qualitative noise monitoring and targeted quantitative monitoring where required by the planning permission, agreed trigger levels, the proximity of sensitive receptors, the nature of the activity or in response to complaint;
 - Daily visual inspections for dust and mud during relevant earthworks and soil handling activities, with additional inspections during dry or windy weather and targeted particulate monitoring where required by the planning permission, risk assessment or in response to complaints;
 - Supervision for vegetation clearance;
 - Water usage;
 - Environmental incidents;
 - Communication and complaints;
 - Waste and excavated material arisings, reuse on site, disposal, materials recycled content;
 - Project energy consumption;
 - Sub-contractor and supplier location;
 - Construction traffic comprising agreed haul routes and vehicle quantities; and
 - Considerate Constructors Scheme registration and scores.
- 3.7.2 Monitoring and inspection results will be recorded in real time and made available if requested, including any required remedial actions. Arrangements will be put in place to investigate and provide reports on any potential or actual significant pollution incidents, including, as appropriate:
- A description of the pollution incident, including its location (and Ordnance Survey ('OS') grid reference);
 - The type and quantity of contaminant and the likely receptors;
 - Contributory causes;
 - Adverse effects;
 - Measures implemented to mitigate adverse effects; and
 - Any recommendations to reduce the risk of incidents occurring.

3.8 Environmental Reporting

- 3.8.1 A regular report will be produced recording the monitoring results as detailed in Section 3.8. The report will record monitoring results, highlight any exceedances above pre-determined trigger levels, and record any actions that were taken. The report will also record any complaints that were received and how these were dealt with.
- 3.8.2 The Principal Contractor will report their environmental performance internally using a project reporting dashboard or similar summarising the required monitored aspects. In addition, construction project reviews will be scheduled at a frequency to be agreed with the Client.

3.9 Non-Conformance

- 3.9.1 The implementation of the detailed CEMP will be audited by the Construction Environmental Manager at appropriate intervals during the construction period. Control procedures will be recorded in a Non-Conformance Report. Corrective actions will be implemented to ensure that future non-conformance does not occur. Two registers will be set up prior to construction as follows:
- Non-Conformance & Corrective Action Register (which forms part of the Quality Procedures and is not exclusively for environmental issues); and
 - Environmental Incidents Register.
- 3.9.2 The Non-Conformance & Corrective Action Register will detail:
- The date the non-conformance was identified;
 - A description of the non-conformance;
 - The implications of the non-conformance in terms of environmental impacts;
 - A description of the elements of the environment affected by the impact (receptors);
 - The corrective actions aimed at addressing the non-conformance;
 - The persons responsible for implementing corrective actions; and
 - The timeframe for implementation of corrective actions.
- 3.9.3 The Environmental Incidents Register will detail:
- The date that the environmental incident occurred;
 - A description of the environmental incident situation;
 - The impact of the environmental incidents;
 - A description of the elements of the environment which have been subjected to impacts caused by environmental incidents (receptors);
 - The actions to be implemented in response to the environmental incident;
 - The person responsible for undertaking actions; and
 - The timeframe for implementing actions.

3.10 Environmental Risk Management

- 3.10.1 The environmental aspects of the works will be assessed for significance using an environmental risk register. This forms part of the project risk register and will define specific intentions and objectives to ensure that continuous improvements in environmental performance are achieved. The project risk register includes items related to environmental risk and is regularly updated.

3.11 Licences and Consents

- 3.11.1 The Principal Contractor will be responsible for identifying, obtaining and complying with all licences, permits, approvals and consents required for the construction works, unless otherwise agreed with the Client. A project-specific Licences and Consents Schedule will be prepared and included within the detailed CEMP prior to the commencement of construction.
- 3.11.2 The Licences and Consents Schedule will identify, as a minimum, the consent/licence required, the relevant authority, the activity to which it relates, the responsible party, application timescales, approval status, key conditions and any monitoring or reporting requirements.
- 3.11.3 The requirement for construction-related licences, permits, approvals and consents will be confirmed by the Principal Contractor once the construction methodology, phasing and temporary works arrangements are known.
- 3.11.4 No activity requiring a licence, permit, approval or consent will commence until the relevant approval is in place and any associated conditions have been communicated to the relevant site personnel and subcontractors.

3.12 Environmental Targets and objectives

- 3.12.1 Specific environmental targets, objectives and key performance indicators (“KPIs”) will be developed and agreed between the Client and the Principal Contractor prior to the commencement of construction. These will be included in the detailed CEMP and monitored throughout the construction phase.
- 3.12.2 The targets and KPIs will be proportionate to the scale, nature and duration of the works and will include environmental, social and sustainability requirements. As a minimum, these should address pollution prevention, waste and materials management, carbon and energy, community impacts, ecological protection, heritage protection and compliance with licences, consents and planning conditions.
- 3.12.3 The detailed CEMP will set out the actions, responsibilities, monitoring arrangements and reporting requirements needed to achieve the agreed targets and objectives. Progress will be reviewed by the Principal Contractor and reported to the Client routinely.

3.13 Environmental Training Requirements

- 3.13.1 The Principal Contractor is responsible for identifying the training needs of site staff to enable appropriate training to be provided and will engage suitably qualified and experienced professionals for this purpose. The training will include relevant site briefings and toolbox talks to equip site staff with the necessary knowledge of health, safety, community relations and environmental management, and an ability to follow environmental control measures and to advise employees of changing circumstances as work progresses.
- 3.13.2 Suitable induction training and on-going programmes of environmental training will, as a minimum, include:
- Importance and relevance of the detailed CEMP;
 - Roles and responsibilities in relation to compliance with consents and designations, permits and operating procedures;
 - Location of sensitive receptors and areas of high environmental value;
 - Familiarisation with site environmental controls;
 - Spill response and emergency procedures;
 - Hazard and risk management to ensure personnel understand the potential impacts and proposed mitigation measures; and
 - Community complaints management procedure.
- 3.13.3 Toolbox talks are provided for delivery to the workforce including sub-contractors covering specific topics such as working near to water, spill controls, protected species, waste management, topsoil management. Toolbox talks will be delivered when seasonally appropriate (e.g. nesting birds in early Spring). Toolbox talks specific to the project site will be developed and included in the detailed CEMP.

4 Site Operations

4.1 Construction/ works Programme

- 4.1.1 The works are scheduled to begin in 2027 and last approximately seven months. A construction programme and phasing plan will be included in the detailed CEMP.

4.2 Hours of work

- 4.2.1 The proposed hours of work on site are as follows:
- 08:00hrs – 18:00hrs Monday to Friday;
 - 08:00hrs – 13:00hrs Saturday.
- 4.2.2 No works are permitted on Sundays and Bank Holidays unless agreed in writing with Wokingham Borough Council. No continuous 24-hour activities are envisaged.
- 4.2.3 One hour start up and shut down time is anticipated in addition to the core working hours. The start-up and shut down times are limited to deliveries of construction materials, plant and machinery. On Saturday the start-up and shut down time is restricted to within the 08:00hrs to 13:00hrs time slot.

4.3 Construction Plant

- 4.3.1 Precise details of the nature, quantity and delivery of plant and machinery are unknown at this stage but will be defined in the detailed CEMP.

4.4 Site Layout

- 4.4.1 As far as reasonably practicable and appropriate, the site layout and appearance will be designed using the following principles:
- Screening of the compound where necessary, to supplement where the compound is already screened by existing features;
 - Securing of the site compound;
 - Storage sites, fixed plant and machinery equipment and temporary offices will be located to limit environmental impacts, as far as reasonably practicable, as allowed by the constraints of the Site;
 - Site lighting will be located and directed so as not to intrude on to sensitive receptors or constitute a road hazard.
- 4.4.2 Prior to the Proposed Development being undertaken the Principal Contractor will allow for:
- The parking of vehicles of site operatives and visitors;
 - Loading and unloading of plant and materials;
 - Storage of plant and materials used in constructing the development;
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - Wheel washing facilities where required;

- Measures to control the emission of dust and dirt during the works; and
- A scheme for recycling/disposing of waste resulting from the works.

4.5 Compound Offices/Welfare

- 4.5.1 Construction will require the establishment of a construction compound to accept material deliveries, provide storage for materials, tools, plant and equipment, provide office and welfare facilities for workers and a base for vehicle recovery. The compound will be located in such a way to allow easy access and egress from Site. The detailed CEMP will include a plan of the proposed construction compound layout.

4.6 Site Security and Signage

- 4.6.1 The Principal Contractor has a statutory duty to prevent unauthorised access to the Site. Site specific assessments of the security and trespass risk will be undertaken, and appropriate control measures implemented and included in the detailed CEMP.
- 4.6.2 Security operations will be developed and implemented in accordance with the latest British Standards applicable to the Security Industry i.e., BS 7858:1996 and BS 7499:1998; and full compliance with the Private Security Industry Act 2001. The general security of the site falls into two main categories:
- Maintaining a secure perimeter; and
 - Preventing unauthorised access.
- 4.6.3 Robust signage will be placed at strategic locations to ensure pedestrian, and site personnel are made aware of high-risk areas.

4.7 Construction materials

- 4.7.1 The works are expected to require only limited – if any – quantities of imported construction materials, for example to support setup of the working area in the east of the Site. The anticipated materials, quantities and sources will be confirmed in the detailed CEMP. Materials will be responsibly sourced and, where practicable, obtained locally and supplied with recycled or secondary content.

4.8 Storage of materials

- 4.8.1 Secure, hard-standing space will be designated alongside loading and unloading areas for the initial storage of plant and materials. Where required, additional localised storage areas will be introduced, in line with the phasing of the development, to reduce the movement of plant and materials around the Site.
- 4.8.2 All hazardous substances (including liquids and solids) will be stored within secure, impermeable, bunded areas, protected from the rain, to remove the risk of migration to groundwater or a nearby watercourse to the satisfaction of the EA. The measures proposed will reduce the risk of contaminants and suspended solids to migrating to surface and groundwater and protect water quality and the ecosystems that the water resources support.

5 Environmental Control Measures

5.1 General arrangements

5.1.1 Copies of the following documents will be held on site at all times:

- Planning approval;
- The detailed CEMP;
- Any licences required;
- Construction Traffic Management Plan;
- Community Impact Assessment and Communication Plan;
- The pollution spillage response plans and all site emergency procedures; and
- Staff training records.

5.1.2 To reduce the likelihood of either an environmental incident or nuisance occurring the following measures will be used, where relevant:

- Prohibition of open fires, and a requirement to take preventative measures to reduce the likelihood of fires;
- Removal or stopping and sealing of drains and sewers taken out of use;
- No discharge of site runoff to ditches, watercourses, drains, sewers or soakaways without consultation with the appropriate authority;
- Maintenance of wheel washing facilities or other containment measures;
- Provision of dust suppression facilities where required;
- Location of storage, machinery, equipment and temporary buildings to reduce environmental effects and where practicable, outside flood risk areas;
- Use of modern well-maintained plant and equipment;
- The use of modern specification noise alarms that meet the particular safety requirements of the site, such as broadband reversing warnings, or proximity sensors to reduce the requirement for traditional reversing alarms;
- Controls on lighting/illumination to reduce visual intrusion or any adverse effect on sensitive ecology;
- The location of site accommodation;
- Containing and limiting visual intrusion of construction sites, as far as reasonably practicable.
- Provision of maps showing sensitive areas and buffer zones where no pollutants are to be stored or used;
- Adequate welfare facilities for staff; and
- Smoking areas at site offices/compounds or work sites equipped with containers for smoking wastes - these will not be located at the boundary of working areas or adjacent to neighbouring land.

5.2 Emergency Procedures

Dealing with spills

- 5.2.1 There is a risk of contaminants such as hydrocarbons being introduced to the environment through leakage or spillage from storage, vehicles, plant and machinery (e.g. during refuelling) and the storage and disposal of wastewater. The Principal Contractor will adhere to industry standard best practice measures to minimise this risk, including the following:
- Refuelling of plant and vehicles on site will be undertaken in a designated area away from drains with the use of drip trays under pumps;
 - A spillage kit with sand, earth or commercial products that are approved for stored materials will be kept on site close to the storage area; training will be provided to staff on site on how to use and dispose of these correctly;
 - In the event of a spillage on-site, the material will be contained (using an absorbent material such as sand or soil or commercially available booms). Sorbents will be used to soak up a spill and stop it spreading on hard surfaces. Using sorbents generates waste and this method will only be used on small spills, or where a spill has been contained to stop further spread. All used sorbents will be disposed of at an accredited site for disposal;
 - If it is not possible to stop the spill at source, significant attempts will be made to stop it as close to the source as possible. If possible, the spilling material will be safely moved into another container to limit the size of the spill. Use of a suitable container and pump may be required;
 - Fuel, oil and chemicals will be stored in secondary containment and located a minimum of 10m from any water course; and
 - Any storage of Oil will be compliant with the Control of Pollution (Oil Storage) (England) Regulations 2001. These regulations apply to the storage of any volume of any kind of oil, more prescriptive requirements applying to industrial, commercial and institutional sites storing over 200 litres of oil.

Fire Protection and control

- 5.2.2 The Principal Contractor will ensure that appropriate plans and management controls are in place for all construction sites, associated accommodation and health and safety welfare facilities, with the aim of preventing fires.

COSHH

- 5.2.3 The Principal Contractor will produce and maintain a Control of Substances Hazardous to Health (COSHH) inventory and method statement setting out the process for preferentially selecting chemical products with lower health and environmental impacts subject to performance needs.

Existing utilities

- 5.2.4 The Principal Contractor will produce and maintain an Existing Utilities Management Plan ensuring appropriate controls are in place should any emergencies relating to utilities on site arise during construction.

5.3 Construction Traffic

- 5.3.1 A Construction Traffic Management Plan (CTMP) will be implemented by the Principal Contractor prior to the commencement of all phases of works, to minimise the effects of road traffic during the construction phase.
- 5.3.2 The CTMP will set out the proposed construction access arrangements, routing of construction vehicles, delivery management procedures, parking arrangements, measures to protect pedestrians and cyclists, wheel washing and road sweeping requirements, abnormal load arrangements where relevant, and procedures for monitoring and responding to traffic-related complaints. The CTMP will be developed by the Principal Contractor and agreed with the relevant authority where required prior to construction.

5.4 Public Access During Works

- 5.4.1 Public access to the Site will be restricted as such to avoid contact with potentially unsafe areas and hazards.

5.5 Air Quality Management

- 5.5.1 Construction activities such as demolition, excavation, ground works and storage of materials have the potential to result in fugitive dust emissions throughout the construction phase. Vehicle movements both on-site and on the local road network also have the potential to result in the re-suspension of dust from highway surfaces.
- 5.5.2 Appendix A contains outline activities to manage dust on site during construction and will be updated for the detailed CEMP.

5.6 Noise and Vibration Management

- 5.6.1 The construction phase of the Project may potentially introduce additional sources of noise and vibration such as construction work and operation of construction traffic, plant and equipment.
- 5.6.2 Appendix B contains outline proposals to manage noise and vibration during construction and will be updated for the detailed CEMP.

5.7 Previously Imported Soils

- 5.7.1 Before the previously imported soils are removed from Site, the Principal Contractor will confirm its chemical and physical characterisation - building on the existing testing results for the previously imported soils as required - to support identification of an appropriate off-site disposal route. The detailed CEMP will establish procedures (where appropriate) for sampling, classification, segregation, temporary storage, testing, selection of appropriately authorised receiving facilities and management of unexpected contamination. Material will not be removed from the Site until the receiving facility has confirmed that it is authorised and able to accept the relevant soil type.

5.8 Water Resources and Flood Risk

- 5.8.1 The construction phase of the project has the potential to impact water quality in watercourses through sediment runoff, surface runoff and accidental spills of oils, chemicals, cement and fuels. Appendix C contains mitigation measures to be incorporated into the detailed CEMP to mitigate and/or minimise potential impacts on water resources and flooding risk.

5.9 Landscape and Visual Impacts

- 5.9.1 The construction phase of the project is likely to impact visual amenity for some residents located within and adjacent to the Site. Appendix D contains mitigation measures to be incorporated into the detailed CEMP to mitigate and/or minimise potential impacts on landscape and visual amenity.

5.10 Heritage

- 5.10.1 The detailed CEMP will include appropriate heritage mitigation measures to minimise impacts on any identified local heritage and associated archaeological assets.
- 5.10.2 Given the likelihood of previous compaction, and the aim of the Proposed Development being to restore the Site to its previous condition as far as practicable, trial-trench evaluation is not recommended. Consequently, archaeological monitoring of construction activity (formerly known as an archaeological watching brief) is proposed to be undertaken during the appropriate stage of the proposed restoration activities. This would mitigate the loss of any archaeological remains which may be present through preservation by record.
- 5.10.3 The proposed archaeological monitoring works would be subject to consultation with the Planning Archaeologist at Berkshire Archaeology, and the completion of an approved Written Scheme of Investigation (WSI) prior to the commencement of works on Site.

5.11 Site Waste Management

- 5.11.1 All waste generated by the works will be stored, handled, and transported in compliance with waste legislation. Waste will be segregated and stored securely in clearly labelled receptacles and hazardous waste will be stored separately to avoid contamination and the Site will be kept tidy, waste stored securely and removed regularly to prevent pests.
- 5.11.2 Appendix E contains mitigation measures to be incorporated into the detailed CEMP to mitigate and/or minimise potential impacts on waste generation.

5.12 Ecology and Biodiversity

- 5.12.1 The Principal Contractor will prepare and implement an Ecological Mitigation and Management Strategy (EMMS) and will include measures to manage the risk of adversely affecting flora and fauna on and within the vicinity of the site. The document will include method statements in the event protected species are encountered and how potential ecological watching briefs or additional survey requirements would be accommodated in the programme. The EMMS will also include instruction on the following;
- Briefing all personnel involved in the construction works on the ecological mitigation strategy and relevant wildlife legislation;
 - Risk of pollution incidents will be reduced by adhering to current EA guidelines;
 - Zones for the piling of soil or storage of materials associated with the development will be clearly defined;
 - Fuel, oil and other chemicals will be stored in appropriate impervious containers. Leaking and empty containers will be removed from the Site immediately;
 - Any trenches/pits created during the construction process will either be covered over at night or will include a means of escape to prevent animals becoming trapped in them; and
 - Any new or temporary lighting scheme implemented on the Site will follow Bat Conservation Trust advice on wildlife sensitive lighting.
- 5.12.2 The Principal Contractor is required to ensure that all existing features of ecological value surrounding the Site boundary are adequately protected from damage during clearance, site preparation and construction activities.
- 5.12.3 The Principal Contractor must train the site workforce on how to protect ecological receptors identified within and adjacent to the Site during the project. Specific training must be carried out for the entire Site workforce to ensure they are aware of how to avoid damaging ecology during operations on site. Training should be based on the findings and recommendations for protection of ecological features highlighted within a report prepared by a suitably qualified ecologist.
- 5.12.4 The Principal Contractor will record actions taken to protect biodiversity and monitor their effectiveness throughout key stages of the construction process. The requirement commits the Principal Contractor to make such records available where publicly requested. Any ecological mitigation suggested as a result of further ecological surveys will be included in the detailed CEMP.
- 5.12.5 A summary of ecological and arboricultural mitigation is included in Appendix F and will be updated within the detailed CEMP.

5.13 Climate Change

- 5.13.1 The Principal Contractor will identify and implement measures to reduce construction-related energy use, fuel consumption and greenhouse gas emissions where reasonably practicable. These measures will be set out in the detailed CEMP and/or associated construction carbon and energy management procedures.
- 5.13.2 The detailed CEMP will also identify measures to manage construction risks associated with severe weather and climate change, including heavy rainfall, flooding, storms, high winds, extreme heat and cold weather. The Principal Contractor will establish appropriate trigger levels, response procedures and responsibilities for implementing weather-related controls. The Principal Contractor will sign up to receive flood alerts from the Environment Agency service and monitoring for forecasts of heavy rainfall, enacting suitable contingencies if severe weather or flooding is forecast.

6 Monitoring and Review

6.1 Monitoring

- 6.1.1 During the works monitoring and reviews will be undertaken by the Principal Contractor. Required monitoring will be detailed in the detailed CEMP and include monitoring such as:
- A general review of site activities and compliance with the CEMP. If conditions have changed or non-compliance is recorded this should be actioned within an agreed period depending upon the degree of variance;
 - Noise and vibration
 - Dust; and
 - Monitoring results will be recorded in real time and made available on request to Wokingham Borough Council, including any required remedial actions.
- 6.1.2 A regular report will be produced by the Principal Contractor recording the monitoring results. The report will record the results, highlight any exceedances above pre-determined trigger levels and record any actions that were taken. The report will also record any complaints that were received and how these were dealt with.

6.2 Internal Audit

- 6.2.1 The Principal Contractor will set out in the detailed CEMP an audit plan for reviewing compliance with requirements of the CEMP, for example regular audits and inspections of waste management.
- 6.2.2 The implementation of the CEMP will be audited routinely during the construction period. Records of these audits will be documented and maintained throughout the duration of the project. The results of audits can be provided to Wokingham Borough Council on request.

6.3 Review

- 6.3.1 The Principal Contractor will periodically review its environmental management system with the objective of improving its overall environmental performance.
- 6.3.2 Reviews will evaluate the suitability, adequacy and effectiveness of the team's environmental performance.

7 Communication

7.1 Community and Stakeholder Liaison

- 7.1.1 During construction, a programme of effective and sustained communication is to be incorporated into the detailed CEMP. The Principal Contractor will notify Wokingham Borough Council, occupiers of nearby or affected properties, businesses and adjacent or affected parish councils a minimum of two weeks in advance of planned construction works that may affect them.
- 7.1.2 Stakeholder communication is completed via the planning process and documents submitted as part of the planning application will be commented on by all stakeholders.

7.2 Internal Communication

- 7.2.1 Should updates be required to the detailed CEMP or any of its associated appendices, it is the responsibility of the Principal Contractor to provide any proposed amendments. In addition, any environmental incidents or issues associated with the environmental monitoring throughout the works will also be communicated.
- 7.2.2 Regular internal project meetings will be held and include as a minimum:
- Prestart Safety and Environmental Induction Meeting (all sub-contractors); and
 - Site Safety and Environmental Meeting (all sub-contractors).
- 7.2.3 The Construction Environmental Manager will arrange regular site environmental meetings with the Site Supervisors and others as required. The purpose will be to:
- Continually assess compliance with environmental requirements;
 - Determine liaison requirements with external authorities;
 - Assess environmental competencies and training needs;
 - Review environmental inspections and performance on site;
 - Review the findings from internal and external environmental audits; and
 - Share best practice and accidents/near misses.

7.3 Complaints

- 7.3.1 The detailed CEMP will include details on dealing with enquiries and complaints from the public. During construction, the relevant contact number, email and website addresses for contacting the Principal Contractor will be displayed on signs around the construction site.
- 7.3.2 An enquiry and complaint handling system will be implemented by the Principal Contractor and include measures to:
- Log enquiries and complaints in a register;
 - Deal with enquiries and complaints appropriately, recognising that they may be due to the effect of construction works on the interests of, and impacts on persons and their properties;
 - Pass on the enquiry or complaint to the correct person for review and appropriate action if the person recording it cannot do so;

- Taking appropriate action and response to enquiries or complaints; and
- Outline the process to review enquiries and complaints regularly to assess the adequacy, efficiency and effectiveness of the enquiries and complaints system and the measures being taken to respond to any enquiries or complaints.

7.3.3 The extent of the action taken will depend on the nature of the complaint. All complaints will be investigated to establish the cause of the complaint and whether the works comply with the Project's environmental requirements and other relevant requirements such as legislation, standards and codes of practice.

7.3.4 The detailed CEMP will identify the nominated person responsible for receiving, recording, investigating and closing out complaints. All complaints will be logged in a complaint register, including the date and time of complaint, complainant details where provided, nature of the complaint, likely cause, corrective action taken and date of close-out. Complaints will be acknowledged and investigated within agreed timescales, with urgent environmental complaints escalated immediately to the Construction Manager and Construction Environmental Manager / Advisor.

Appendix A

Outline Air Quality Mitigation Measures

Dust Management

Best Practicable Means (BPM) will be used to ensure that dust does not cause nuisance and these controls will be incorporated into the detailed CEMP. Where dust is considered to be a risk during a specific site activity, a dust management plan will be prepared to include mitigation measures and task-specific method statement for the work. The controls listed in the detailed CEMP and method statements will be assessed on site to ensure they are adequately carried out and effective.

The controls will be briefed to the engineers and operatives to ensure they are aware of mitigation measures and controls to be employed, in compliance with relevant legislative requirements and statutory guidance.

Vehicle Operation and Emissions

Vehicle emissions are regulated through the Road Vehicles (Construction and Use) (Amendment) Regulations 2020, the Motor Vehicles (Type Approval) (Great Britain) Regulations 2009 made under the Road Traffic Act 1991, and The Non-Road Mobile Machinery (Emission of Gaseous and Particulate Matter) Regulations 2018.

The Principal Contractor will ensure that all plant and equipment, including any which may be on hire, is well maintained, properly silenced, and used in accordance with the manufacturer's instructions and BS 5228. Vehicle emissions are to be minimised as far as practicable.

Particulate Matter (PM) emissions standards will be based upon engine emissions standards set in EU Directive 97/68/EC or such equivalent replacement applicable in the United Kingdom. The Principal Contractor will adhere to the relevant guidelines and provide information within the detailed CEMP on how they intend to comply with these guidelines.

Mud on Roads

If necessary, the wheel wash facility will be set up prior to the Proposed Development commencing and will be inspected routinely to ensure it remains in an operational condition and is being used correctly. Any defects will be recorded, and actions taken to repair immediately.

Deposition of mud or other such materials on the highway is prohibited. Vehicles will be directed to use the wheel wash, when site conditions dictate its use and/or when the site management consider the use of the wheel wash will safeguard the condition of the highway outside the Site.

The Principal Contractor will ensure that strict measures are taken to minimise mud on roads, which is one of the main environmental nuisance problems from construction sites (Highways Act 1980 ss.148-151 and the Environmental Protection Act 1990).

Communications

- Develop and implement an engagement plan that includes community engagement before work commences on site.
- Display the name and contact details of person(s) accountable for air quality and dust issues on the Site boundary. This may be the environment manager/engineer or the site manager.
- Display the head or regional office contact information.
- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.
- Make the complaints log available to the Local Authority when asked.
- Record any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the log book.

- Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.
- Avoid site runoff of water or mud.
- Keep site fencing and barriers clean.

Monitoring

- Undertake daily on-site monitoring , where receptors (including roads) are nearby, to monitor dust, record inspection results and make the log available to Wokingham Borough Council when asked.
- Carry out regular site inspections to monitor compliance with this Dust Management Plan, record inspection results, and make an inspection log available to the local authority when asked.
- Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.

Appendix B

Outline Noise and Vibration Mitigation Measures

The Principal Contractor will be required to prepare noise and vibration mitigations for inclusion in the detailed CEMP which may include:

- Commitments for active control of construction noise and vibration including issues such as specific and detailed complaint procedures, community liaison, compliance survey requirements and a Risk based mitigation scheme to control noise and vibration on an ongoing basis.
- Mitigation strategies formulated on the basis of 'Best Practicable Means'.
- Undertaking construction during the proposed working hours detailed in Section 5.7 of the OCEMP
- Recommendations and good practice as detailed in BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites Part 1: Noise and Part 2: Vibration.
- Measures as set out in British Standard BS 5228 Code of practice for noise and vibration control on construction and open site.

Appendix C

Outline Water Resources and Flood Risk Mitigation Measures

The Principal Contractor will document the methodologies to be adopted to ensure the quality of the water environment does not deteriorate during the Proposed Development, such as those described in CIRIA C532 (CIRIA, 2001) and procedures for the management of environmental impacts during construction.

The detailed CEMP will also detail protocols to be followed during an emergency pollution event, triggered for example by adverse weather conditions or an accidental spillage. Measures to be implemented to prevent pollutants infiltrating into the soils beneath the Site and reaching surface water receptors will be documented. Appropriate equipment (e.g. absorption mats) will also be made easily accessible on site to deal with accidental spillages and details of communication channels with the EA in the event of an accidental pollution incident will be included. Should any pollution incidents occur, the EA incident hotline (0800 80 70 60) will be called immediately in tandem with dealing with any spillages.

Appendix D

Outline Landscape and Visual Amenity Mitigation Measures

The detailed CEMP will document best practice construction methodologies and describe procedures for the management of environmental impacts during construction including a 'landscape and ecology management plan', to safeguard the visual amenity of visual receptors identified during the construction phase.

Appendix E

Outline Site Waste Management Plan

Waste management contractors removing waste from Site will have a valid waste carrier, broker or dealer registration and waste management facilities receiving waste will hold a valid environmental permit or authorised exemption. All waste movements will be accompanied by a Waste Transfer Note or a Consignment Note for hazardous waste, to fulfil duty of care requirements.

In accordance with duty of care requirements, The Environmental Protection Act 1990 and Hazardous Waste (England and Wales) Regulations 2005, waste will be disposed of at a facility that is licenced to receive the waste type; only hauliers with a waste carrier registration will be used for transporting waste materials off site; consignment notes will be used and a transfer log will be held on site recording the materials that have been removed.

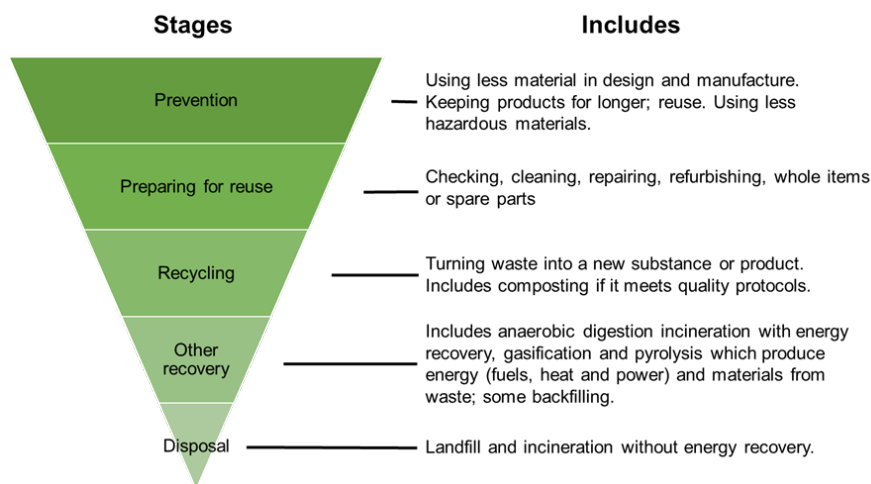


Figure E1 – the waste hierarchy

The detailed Site Waste Management Plan will be developed by the Principal Contractor prior to construction.

The Client and Principal Contractor will take reasonable steps to ensure security measures are in place to prevent the illegal deposition (fly tipping) of waste at the site and liaise with the relevant regulatory authority as appropriate.

As well as complying with its obligations under the Environmental Protection Act 1990 and Hazardous Waste (England and Wales) Regulations 2005 the project team will look to actively reduce waste through recycling and reuse of materials in line with the waste hierarchy.

Documentation

A written framework for checking and managing compliance with waste legislation and the duty of care requirements will be established. A Site Waste Management Plan (SWMP) will be developed for the Site and incorporated into the site specific CPP (where required) and will be refined and updated by the Principal Contractor. The Principal Contractor will manage waste in accordance with the CPP.

Copies of the necessary Environmental Permits and waste carriers, broker or dealer registration will be retained for 2 years, unless pertinent to hazardous waste management in which case they shall be retained for 3 years.

All waste movement records (Transfer Notes for non-hazardous waste and Consignment Notes for hazardous waste), must be held on site as required by legislation. Such documentation must be maintained to be readily available for inspection at all times.

Waste transfer information for non-hazardous waste will be retained for at least two years. Hazardous-waste consignment notes, consignee returns and the hazardous-waste register will be retained for at least three years, or for any longer period required by the applicable permit or legislation.

All waste movements will be supported by the legally required information and documentation. Records will be checked for completeness, reconciled against weighbridge information and retained so that they are readily available for inspection.

The Principal Contractor will comply with the digital waste tracking requirements applicable at the time the works are undertaken, including the recording and submission of required waste movement information through the relevant digital service.

Hazardous Waste

If during site works and excavation activities any soils are classified as hazardous waste appropriate risk assessments and method statements will be implemented by the Principal Contractor.

Appendix F

Outline Ecological Mitigation Measures

The detailed CEMP will document ecological mitigation measures including the summary of outline ecological mitigation measures, taking into consideration the following sensitive species and invasive species:

- Bats
- Reptiles and amphibians
- Badgers and other mammals
- Hazel dormouse
- Birds
- Invasive species – notably Japanese Knotweed identified in one part of the Site
- Arboriculture - A single Ancient Tree, (T1 - Alder (*Alnus glutinosa*)) was identified during the site survey. This is considered an Irreplaceable Habitat under Section 15 of the NPPF 2025 and will therefore require retention and protection from damage/harm during proposed works in order for proposals to comply National Planning Policy

Arcadis Consulting (UK) Limited

12 King Street
Leeds LS1 2HL

[arcadis.com](https://www.arcadis.com)