JNP GROUP

CONSULTING ENGINEERS

Construction Environmental Management Plan

Project: Hogwood Farm

Land South of Parcel 15

Client: CALA Homes Thames

Reference: M44541-JNP-XX-XX-RP-G-1009 P04

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FOR AND ON BEHALF OF JNP GROUP

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Contents

1 INTRODUCTION

1.1 General

1.1.1 JNP Group was instructed by CALA Homes Thames to produce a Construction Environmental Management Plan (CEMP) for the development at:

Hogwood Farm
Finchamptstead
RG40 4QE

hereinafter referred to as 'the site'. This report is subject to the limitations presented in Appendix A.

1.2 Planning Context

1.2.1 Planning Permission (reference: O/2014/2179 and 140764) was granted by Wokingham Borough Council (WBC) in January 2017 for a hybrid application for the overall Hogwood Farm redevelopment. This comprised:

- Outline planning permission (OPP) for demolition of all existing buildings on site; up to 1,500 new dwellings; employment floor space; a Neighbourhood Centre; a primary school; sport pitches and associated pavilion building; highways infrastructure; associated landscaping, public realm, open/greenspace and sustainable urban drainage systems (SuDS); and
- Full permission for a 29.7ha Suitable Alternative Natural Greenspace (SANG) in the south of the site.

1.2.2 The hybrid planning permission was subsequently amended by a Section 73 application (181194), which was approved in November 2018.

1.2.3 The submission of the CEMP is to discharge condition 18 associated with the erection of 48 new homes (ref:242696) and condition 43 associated with the reserved matters approval of sports pitches, sports pavilion, allotments, car parking and play areas; along with associated landscaping, highways and drainage infrastructure (ref: 242653);

1.2.4 The sports hub land facilities will be delivered alongside the erection of the 48 new homes.

1.2.5 This CEMP has been prepared to support the construction activities on the land south of Parcel 15 part of the site.

1.3 Objectives

1.3.1 The objective of this CEMP is to outline the principles and detailed measures to minimise and mitigate the construction impacts of the works associated with development.

1.3.2 The CEMP will aim to ensure that relevant mitigation measures are implemented and adhered to during all works and stages of development, take into account relevant WBC planning policy and the local plan, and ensure relevant legislation and construction industry codes of practice and best practice are complied with.

1.3.3 The CEMP details the development works, outline site preparation, main construction works, construction plan, waste management, materials management, traffic management training, communication, and sets out the environmental control and safety procedures that will be to be adhered to during the construction of the development. It also provides a tool to ensure

the successful management of potential adverse effects as a result of the construction activities. It sets out roles and responsibilities for the management of these controls and procedures.

1.3.4 The CEMP in part relies on the information provided during development of the document.

1.3.5 Works on the development shall not commence until the CEMP has been approved in writing by WBC.

1.3.6 Any changes to the CEMP will be made by the appointed Contractor in consultation with WBC.

2 PROPOSED DEVELOPMENT AND SITE CONTEXT

2.1 Project Description

2.1.1 The residential development of the site will concentrate north-eastern part of the site with associated garden and parking for the number of dwellings. The remainder of the site to the west consists of the sports facilities and the central and southern areas consist of allotments. The proposed development is shown on drawing CSA/6689/SK05 Rev A dated October 2024 and is included in Appendix C to this report.

2.1.2 The site will be developed in two stages of works: the groundworks phase and the superstructure phase. The Principal Contractor will be CALA Homes Thames.

2.1.3 The groundworks stage will involve the construction of site roads, sewers, utilities infrastructure, general earthworks, excavation and construction the attenuation basin, and construction of the initial housing foundations.

2.1.4 The superstructure stage will comprise the main construction phase to build the houses and complete the development CALA Homes Thames will take over the role as Principal Contractor for this stage.

2.2 Site and Surroundings

2.2.1 The site is part of the wider development at Finchwood Park and is located to the south of Parcel 15. The site was previously undeveloped agriculture land and is now being developed as part of the ongoing Finchwood development. The site is approximately 7.8 hectares.

2.2.2 The northern boundary of the site is Parcel 15 of the Finchwood development. The east and south-west of the site is bounded by agricultural land. Park Lane borders the south-east of the site.

3 CONSTRUCTION PROGRAMME, ACTIVITIES AND GENERAL REQUIREMENTS

3.1 Construction Programme

3.1.1 It is anticipated that development will be instructed in phases: site preparation and enabling works; drainage and; road construction.

3.1.2 Site preparation and enabling works is required prior to the main earthworks and construction works commencing. This will include provision of the following:

- Site set up and construction of site hoards and temporary lighting around the perimeter of the site and security;
- Material delivery and off-loading areas, storage areas, welfare facilities and site logistics; and access arrangement and vehicles routing.

3.1.3 The proposed compound and storage area will be located in the north-west of the site and will comprise a storage area for materials, plant and waste and a compound area (comprising site offices and welfare facilities) and an area for visitor and staff vehicle parking.

3.1.4 The site compound area will comprise site cabins and the appropriate welfare units. The storage area will be used to store materials and waste in designated areas and using appropriate containers where necessary.

3.1.5 This is shown as an overlay on external drawing CSA/6689/SK05 Sports Hub Land General Arrangement Rev A dated October 2024, which is included in Appendix C.

3.1.6 Any security lighting will be positioned and operated to ensure no issues of nuisance are created for the existing residents. Any surface or near surface obstructions will be removed and utilities will be disconnected or diverted.

3.2 Construction Activities

3.2.1 From the information provided to JNP Group it is understood that the main sequence of construction activities will be as follows:

3.2.2 Enabling Works

- Set up of the site compound;
- Identification of utilities that require protection, monitoring and isolating, diverting or clearly marking their location;
- Tree and vegetation clearance or protection, where required;
- Heras fencing to be erected to separate necessary areas of the site while construction is progressing on site;
- Topsoil stripping and excavation;
- Earthworks operations including cut and fill operations and excavation of attenuation basin;
- Piling mats constructed using crushed concrete;
- Installation of piles;
- Installation of new drainage elements including manholes, drainage and headwalls;

- Construction of new roads and pavements;
- Construction of new footpaths;
- Habitat management (preparation, planting, creation installation of bird and bat boxes, and implement measures for control of invasive species). Reference should be made to Hankinson Duckett Associates Ecological Assessment (reference: Hogwood Farm, Finchampstead - Land South of Parcel 15 868.1 dated October 2024).

3.3 Construction Plant

3.3.1 During the construction activities, the types of plant and equipment that are likely to be used at various stages of construction are as follows:

- General hand tools;
- Trucks / tipper truck;
- Hoists;
- Screening plant / concrete crusher;
- Breaker /Pavement breaker;
- 360^{o} tracked excavators;
- Dumper trucks;
- Grader;
- Vibratory compactor / hammer;
- Roller;
- Concrete pumps and mixer;
- Compressors / generators;
- Mobile floodlighting;
- Environmental monitoring equipment; and
- Skips.

3.4 General Construction Requirements

3.4.1 The contractors will be required to register their site with the 'Considerate Constructors Scheme'. This schemes, administer by the Construction Confederation on behalf of the Construction Industry Board, seeks to:

- Minimise any disturbance or negative impacts (noise, odour, dust, dirt, inconvenience) sometimes caused by construction sites to the immediate neighbourhood;
- Eradicate offensive behaviour and language from construction sites; and
- Recognise and reward the contractors' commitment to raise standards of site management, safety and environmental awareness beyond statutory duties.

Hours of Work

3.4.2 The standard working hours for all operations and ancillary works (including minor internal works) will be:

- 08:00-18:00 Monday to Friday; 08:00 -13:00 Saturday.

3.4.3 No works will be undertaken on Sundays or Public Bank Holidays.

3.4.4 These hours will be strictly adhered to unless or in the event of:

- An emergency demands continuation of the works on the grounds of safety; and
- Completion of an operation that would otherwise cause greater interference with the environmental / general public if left uncompleted.

3.4.5 No continuous 24-hour activities are envisaged for works and any necessary working outside of standard working hours will be agreed in advance with WBC and will be subject to reasonable notice.

3.4.6 The Principal Contractor will need to obtain an agreement under the Section 61 regime with WBC which will outline working hours, and dust, noise and vibration limits during the construction phase.

Access

3.4.7 All construction traffic will enter the site via Fieldfare Lane through Parcels 14 and 15. Traffic marshals are in place to monitor and direct traffic through the access gates and to reduce public interaction during the works. The plans are included in Appendix C as an overlay on external drawing CSA/6689/SK05 Sports Hub Land General Arrangement Rev A dated October 2024, and 'Cala at Finchwood Park Phase 6, Construction access route'. Off-site vehicles requiring access to the storage area (plant and material delivery vehicles, waste collection vehicles etc.) will use main access via Fieldfare Lane.

3.4.8 Off-site vehicles (site operatives and visitors) requiring access to the compound area will use the access off Fieldfare Lane and make use of the designated visitors parking areas shown on the plan included in Appendix C.

3.4.9 On-site vehicles (e.g. excavators) that are stored overnight will use Fieldfare Lane to gain access to the storage area.

3.4.10 The type and number of vehicles used during the construction phase will vary according to the different stages of construction. HGV movements will be restricted as far as reasonably possible to avoid peak traffic flow periods (08h00-09h00 and 17h00-18h00).

3.4.11 The Contactor will maintain log of all drivers that will include a written undertaken from them to adhere to the use of the approved routes for construction traffic.

3.4.12 Directional signage will be implemented to ensure that construction traffic adheres to the designated route, to minimise the effect on the surrounding road network.

3.4.13 All construction traffic entering and leaving the site will be closely controlled and during delivery times, traffic marshals will be positioned to control and record entry and exit movements, these are shown on the construction access route plan included in Appendix C.

Temporary Traffic Orders

3.4.14 Under Section 14 of the Road Traffic Regulation Act 1984, temporary traffic orders can be imposed to close roads or to restrict traffic and parking so that works can be undertaken either on a road or near a road (such as on a building site or redevelopment site).

3.4.15 Should this be required at the site. the Principal Contractor shall apply to WBC for a temporary order, including the details of the date, duration and description of the works.

Construction Logistics Plan (CLP)

3.4.16 The information given in this CEMP relating to construction traffic and management thereof and the Compound and Storage Plan, as included in Appendix C, effectively form the CLP for this project.

Security

3.4.17 Only authorised personnel will be permitted on site. All visitors will be required to enter through the main entrance and report to the Construction Manager / Site Manager. In addition, visitors will be required to sign in and out to ensure that site management are aware of the number of people on site in the event of an emergency.

3.4.18 Visitors will be required to undergo induction training, wear the necessary personal protective equipment (PPE) and will be accompanied by a representative on site at all times.

3.4.19 Banksmen will aid construction vehicles entering and exiting the site. All mobile plant / equipment will be parked safely and locked within a designated area to prevent tampering, and keys to all plant / equipment will be kept in a designated location.

3.4.20 A minimum 2.1 m high hoarding will be erected around the perimeter of the work or phases in advance of the commencement, with gated access put in place, The hoarding and all storage areas will be checked on a regular basis to ensure that it maintain and in good condition and remains secure. All gates into the site will be secure at all times.

3.4.21 In addition, any fencing placed around exclusion zones, such as the tree protective fencing, will also be checked on a regular basis to ensure that it remains in place.

Lighting

3.4.22 Lighting on construction sites, whether natural or artificial, is essential to health and strategy. Poor lighting can present significant risks to personnel which can result in accidents and injury; the quicker and easier it is to see a hazard the better the likelihood of avoiding it.

3.4.23 As outlined within Section 35 of the CDM Regulations (2015), the development site must be provided with suitable and sufficient lighting, which must be, so far as is reasonably practicable, by natural light. This relates to both the construction site as well as the approach and traffic route to the development site.

3.4.24 Site lighting will be at the minimum luminosity necessary to enable the safety and security of the construction site. Where appropriate, lighting to site boundaries will be provided and illumination will be sufficient to provide safe routes for the passing public. In particular, precautions will be taken to avoid shallows cast by the site hoarding on surround footpaths, road and amenity areas.

3.4.25 Where artificial lighting will be activated by motion sensors to prevent unnecessary usage, it will comply will the institute of Lighting Professional Guidance notes for the reduction of obtrusive light.

3.4.26 In determining any temporary construction lighting arrangement for the site, due consideration will be given by the Principal Contractor to any nearby residents and other sensitive receptors, such as wildlife, that may experience a nuisance by the light.

3.4.27 General control measures for the use of lighting are outlined below:

- Temporary site lighting when used adjacent to residential areas must be fixed with a noise screen to keep noise levels to a minimum;
- As far as is practical lighting must be directed away from surrounding residential properties; and
- Lighting should always be positioned to prevent glare.

Storage of Materials

3.4.28 Materials will be loaded / unloaded in the storage area, This is shown as an overlay on external drawing CSA/6689/SK05 Sports Hub Land General Arrangement Rev A dated October 2024, which is included in Appendix C.

3.4.29 Plant (including mobile plant) and materials will similarly be stored in the areas as shown in same drawing.

4 CEMP RESPONSIBILITIES

4.1 Management Structure

4.1.1 Under the Construction (Design and Management) Regulations 2015 (CDM), the client must appoint a Principal Designer and Principal Contractor prior to the commencement of works on site. In the absence of an appointed Principal Designer and Principal Contractor, the client automatically takes on their duties. The roles of Client, Principal Designer and Principal Contractor under CDM 2015 are outside the scope of this CEMP.

4.1.2 The Principal Contractor will have the central role in managing Safety, Health, Environment and Quality (SHEQ) issues during construction of the development. The Principal Contractor and all appointed subcontractors are required to implement the environmental control measures set out within this CEMP.

4.1.3 An organogram of the proposed management and reporting structure is provided in Figure 1.

4.2 Individual Responsibilities

4.2.1 The duties of the Principal Designer, Project Manager, Construction Works Manager, Environmental Manager and other personnel are detailed in the table below. Together the Principal Designer, Project Manager, Construction Works Manager, Environmental Manager and the H&S advisor form the project management team.

Table 4.1 Individual Duties

Individual	Duties	
Principal Designer (PD)	Review & approve CEMP. Submit CEMP to WBC.	Assign appropriate resources. Undertake regular site inspections (ensure compliance with CEMP).
Project Manager (PM) (may also be the above)	Allocate project resources to deal with environmental issues. Designate representative for environmental issues.	Ensure CEMP is established & implemented throughout project. Review & approve environmental action plans.
Principal Contractor: Construction Works Manager	Understand environmental constraints & implications. Communicate need for CEMP compliance with project team. Implement & maintain CEMP. Develop general site induction, tool box talks & ensure records are maintained.	Act on audit findings. Address & response to complaints. Ensure appropriate pollution response provision is made. Report environmental breaches to PD and PM. Liaise with Statutory Authorities.
Principal Contractor: Environmental Manager (may also be the above)	Comply with CEMP. Understand environmental issues associated with project. Maintain complaints log. Ensure audits are undertaken. With PM review CEMP regularly.	Co-ordinate environmental awareness training & ensure responsibilities are outlined in site induction. Maintain & review environmental risk register. Liaise with Statutory Authorities.

Individual	Duties	
	Develop general site induction, tool box talks & ensure records are maintained.	Liaise with WBC and other interested parties on environmental issues (including complaints process). Report environmental incidents to PD, PM & Environmental Regulators.
H&S Advisor (could be same as above)	Undertake site inspections. Provide advise & support to project management team.	Undertake audits at intervals defined in this CEMP.
Off-site Environmental Manager	Ensure PM, PC and subcontractors manage issues in accordance with CEMP.	Provide advise & support to project management team. Aid in the management & selection of specialist environmental resources.
Environmental Specialists	Undertake specialist monitoring (e.g. noise, dust), surveys and advise construction staff accordingly.	
Ecological Clerk of Works (as appointed)	Verify that the enhancement measures set out in Section 5.3.2, as set out in the Ecological Summary Report produced by Hankinson Duckett Associates dated October 2024 are being adhered to as necessary.	

4.3 Collective Responsibilities

4.3.1 The table below lists the collective responsibilities of the Project Management Team (PMT) plus other site personal.

Table 4.2 Collective Duties

Individual	Duties
PMT	Comply with CEMP. Maintain CEMP QA. Implement CEMP and supporting documents on site. Report to Environmental Manager any environmental incidents. Ensure site staff are aware of their environmental obligations & have received site environmental awareness training.
Works Manager, Sub-agents, site engineers, quantity surveyors, foreman and subcontractors.	
All personnel	Comply with operational controls and working procedures implemented by this CEMP Undergo site environmental awareness training. Immediately report environmental incidents to supervisor. Suggest modification / improvements to CEMP or operational controls.

5 TRAINING, SITE RULES AND COMMUNICATION

5.1 Training

5.1.1 Contractual arrangements will require all contractor to provide suitably qualified staff to manage and implement the works for which they are responsible. The Principal Contractor will require that all employees demonstrate an appropriate awareness of local sensitivities, expected code of conduct, working knowledge of the legislation, codes of practice and guidance relevant to the activities in which they are engaged.

5.1.2 A training regime shall be implemented to ensure that all staff members, including subcontractors' personnel, receive focused environmental training to ensure their competence in undertaking their duties on the project.

5.1.3 The Principal Contractor will be responsible for identifying the training needs of their personnel and will ensure that appropriate training is provided.

5.1.4 Training will include information on local considerations and the Client's expectation on site behaviour, "toolbox talks" for site operatives to maintain an appropriate level of awareness H&S, and environmental topics and to advise employees of changing circumstances as works progresses. Records of attendance will be kept.

Site Inductions

5.1.5 The Principal Contractor will operate an induction scheme for all personnel to ensure that they are aware of their individual responsibility to comply with the CEMP.

5.1.6 The general site induction shall be developed to introduce all site personnel to the environmental issues associated with the development. Important environmental controls associated with the day-to-day operation include. housekeeping, boundary control, waste management, exclusion zones and emergency procedures.

5.1.7 The person responsible for the induction is the Environment Manager or Construction Works Manager. They will develop a general site induction to include environmental issues and ensure induction records are maintained.

Toolbox Talks and Method Statement Briefings

5.1.8 Toolbox talks and method statement briefings will be given as the work proceeds and will cover the environmental controls related to specific activities undertaken during the works e.g. refuelling, hazardous waste removal, spill response etc. A register of toolbox talks and method statement briefing attendance shall be maintained on site.

5.1.9 The person responsible for the induction is the Environment Manager or Construction Works Manager. They will regularly assess site activities and ensure relevant training requirements are met and develop and deliver specialist toolbox talks as required to ensure site activities are undertaken in accordance with CEMP.

Emergency Procedures and Incident Reports

5.1.10 Procedures will be implemented to respond to any emergency incidents which may occur on site during the works. In order to ensure compliance with the requirements of the relevant legislation, and to avoid or mitigate against any significant environmental impacts, an Emergency Preparation Plan (EPP) will be developed by the Principal Contractor.

5.1.11 All staff will be trained and made aware of the EPP set in place. In the event of an incident the Environmental Manager and H&S advisor will be notified as well as the Development. In addition, WBC, the EA and any other interested bodies will be notified as required.

5.1.12 In the event of a spill or leak, the procedure shown as Figure 2 will be followed. This will be included in the incident response plan, and this will be briefed to the site staff and displayed on the site notice boards and near any relevant areas on site e.g. refuelling areas or storage areas.

5.1.13 In addition, in the event of an unforeseen environmental incident (pollution occurrence) on-site, work should be stopping in the area immediately affected and the EA should be contacted via their incident hotline 0800 80 70 60.

5.1.14 Emergency spill kits shall be kept on-site in strategic locations and a member of staff who is trained to use them shall be present on-site at all times.

5.2 Site Rules

5.2.1 The site rules shall be developed to include environmental controls wherever applicable; these rules should be displayed in all on site offices and welfare facilities as well as strategic positions around the site.

5.2.2 An initial list of "Site Rules" to be implemented is given below, these will be updated and developed further by the Principal Contactors as necessary.

- All personal visiting or working on site must complete induction training prior to accessing the site, and declare their CSCS cards (if appropriate);
- All plant / equipment used during the construction activities must be compliant with the 'Provision and Use of Work Equipment Regulations 1988 (PUWER)'; maintenance and relevant certificates must be retained on site;
- All substance to be used or handled on site must have the 'Control of Substances Hazardous to Health (COSHH)' assessment available on site for staff members to consult;
- At the end of each working day all means of access, e.g. steps or ladders left in position, must be secured / removed to prevent unauthorised persons (especially children) assessing the site and hazardous areas;
- Smoking is prohibited on site, except in designated areas, and the possession or use of alcohol and drugs is prohibited;
- Site welfare facilities must be maintained for the duration of the works;
- Standard Personal Protective Equipment (PPE) is required on site at all times, as well as additional Protective Equipment as required for specific works;
- Use of audio equipment is not permitted on site, except in designated areas;
- All staff members must work to their safety method statements and abide by all safety signs at all times;
- All Principal Contractors and subcontractors personnel must conduct themselves and perform their duties on site in a safe manner;

- All plant and equipment must be checked prior to use, defects or problems must be reported and where necessary plant or equipment removed from site;
- All work areas must have clear, well maintained signage;
- Appropriate firefighting equipment to be maintained on site;
- All waste materials must be collected, segregated and removed from site at regulator intervals, and must follow the correct duty of care procedures;
- Wildlife or habitat buffer zones must be adhered to throughout the works;
- No fires are permitted on site;
- A qualified First Aider / Emergency First aider to be present on site at all times;
- Acts of threat or violence will not be tolerated, and any offender will be removed and permanently excluded from the site.

On site Communication

5.2.3 A full contact list containing names, job titles, contact numbers and emails of the Project Team members shall be produced and maintained. This should include the Environment Manager. On site communication will be provided by mobile telephone or two-way radio.

Community Relations

5.2.4 The Construction Manager in conjunction with the Developer and with the support of the Environment Manager or any appointed specialist, will be responsible for liaison on matters with statutory and non-statutory authorities.

5.2.5 As the Principal Contractor, the Construction Manager / Environmental Manager will establish and maintain consultation, regarding project status, potential impact and mitigation measures, predicted timescales of activities etc., with several regulatory bodies regarding environmental aspects of this project. These will include:

- Environmental Health Office at WBC;
- Environment Agency;
- Natural England;
- H&S Executive; and
- Emergency Services.

Local Community Engagement

5.2.6 The Principal Contractor will commit to providing community relations personnel, who will be the first line of response to resolve issues of concern or complaints. Reasonable steps will be taken to engage with local community groups and residents prior to and during construction (such as through the use of newsletters and fliers). Neighbouring properties will be informed in advance of the works taking places, where possible, within two weeks but in any event, at least a week prior to the works commencing and as works progress. Information to be disseminated will included: location of planned work; type of work; duration; anticipated effects of the works; contact details for enquiries; and compliant procedure.

5.2.7 Site boards outlining information on the project and forthcoming works will be erected by the Principal Contractor at the entrance to the site. Site contact numbers will be displayed as appropriate along with the complaint's procedure.

5.2.8 All Contact Boards shall include the following information:

- The title "Contact Board";
- Name of the main contractor, address and person to whom correspondence should be address;
- Name of the site manager;
- Month and year of completion of works;
- Names and telephone number of staff who can take immediate action, so the contact can be made at any time.

Complaints Management

5.2.9 A formal complaints procedure will be developed, the Construction Manager will be responsible for receiving, recording and responding to external complaints.

5.2.10 The Construction Manager will have their telephone number displayed to enable a quick response to complaints. A staffed telephone enquiry line will be maintained at all times when site works are in progress to deal with enquiries and complaints from the local community. The telephone number (and any changes to it) shall be publicised widely in the local area and notified to WBC's Environmental Health, Noise, and Licensing Enforcement Teams.

5.2.11 If any complaints are received concerning works / activities, then all work/ activities causing the complaint should cease (unless this would lead to a H&S concern e.g. structural integrity) until such time as further agreement to works is negotiated.

5.2.12 The complaint will be logged in a complaint register. This should contain, if possible, the complaint's details, date and time of complaint made, cause of complaints, action taken to resolve the complaint, date and time of action taken to resolve the complaint and reasons for any unresolved complaint.

6 ENVIRONMENTAL CONTROL MEASURES

6.1 Introduction

6.1.1 The following sections of the CEMP describes the general mitigation control measure to be implemented throughout development to ensure the protection of the environment from potential adverse effects from the development.

6.2 Traffic and Pedestrian Access

6.2.1 The main aim of the CLP will be to ensure that construction works are organised and delivered in a manner that limits the highway impact, and safeguards highway safety and amenity to the area surrounding the site.

6.2.2 The CLP will provide the following details:

- Site operations;
- Operative staff and traffic generation;
- Traffic management – HGV and construction routing strategy (including any time restrictions), delivery of plant and materials; and contractor / visitor parking.

6.2.3 All loading, unloading and delivery of material and plant to the site, and removal of waste, should, where possible, be undertaken within the normal site working hours. Any early morning or evening deliveries must have approval by WBC.

6.2.4 In addition to the CLP, positive action should also be taken to reduce the number of HGVs entering and exiting the site. This could include:

- Balancing the earthworks as far as possible to minimize the import and export of spoil material;
- 'Backloading' vehicle operation, where site delivery vehicles are utilised to remove waste material from the site as part of the same trip;
- Practical reuse of materials (e.g. soils or aggregates) on site and recycling of materials (refer to Section 7 for further details)'.

6.2.5 Measures to be adopted to reduce traffic and transportation effects include:

- Construction personnel would be encouraged to utilise public transport to and from site, where possible;
- Agreed access and egress routes on the site will be observed at all times;
- Car sharing will be encouraged;
- Fire and emergency access routes will be kept free from obstructions at all times (the main access road is also the emergency access – no parking of vehicles along this road). Footpaths and roads will always be kept clear of obstruction including parked vehicles;
- Materials will not be stored on or near roadways or other areas where they may constitute a hazard;
- Banksmen will be employed to assists in traffic movements to ensure pedestrian safety and minimal disturbance to other traffic;

- The sheeting of loads will ensure that any material which is removed from site is secure;
- Safe routes to separate pedestrians from construction plant and vehicles will be established as soon as practicable;
- The use of mobile phones whilst driving or operating plant is prohibited;
- Vehicles not fitted with an audible reversing alarm / flashing beacon will have a banksman present when reversing or undertaking difficult manoeuvres on site an in the loading area;
- Safety signs will be clearly posted to make personnel on and around the site aware of traffic hazards;
- Drivers must obey the site and neighbour traffic management system including speed restrictions; and
- On site measure will be implemented to minimise any mud and detritus being deposited on the roads around the site. These may include wheel washing at the site egress.

6.3 Noise and Vibration

6.3.1 Best practicable means (BPM) will be applied during construction works to minimise noise and vibration at nearby residential properties and sensitive ecological receptors, as necessary. The closest residential dwellings are adjacent to the northern site boundary.

6.3.2 BPM are defined in Section 72 of the Control of Pollution Act 974 and Section 79 of the Environmental Protection Act 1990 as those measures which are "*reasonably practicable having regard among other thing to local conditions and circumstances, to the current state of technical knowledge and the financial implications*".

6.3.3 The effects of noise and vibration construction will be controlled by introducing managements and monitoring process to ensure that BPM are planned and employed as necessary.

6.3.4 All works must comply with 'BS 5228: Noise and Vibration Control' and the 'Construction and Open Sites Part 1: Noise and Part 2: Vibration'. To ensure compliance with BS 5228 it is expected that noise monitoring will be required, at a level to be agreed with WBC. All site personnel will be trained on BS 5228 and training evidence held on site.

6.3.5 The Principal Contractor shall undertake background monitoring of noise and vibration levels prior to any work taking place on site. Where the measured noise levels are more than 3dB(A) above the background noise levels, or in the event of a noise-related complaint, an investigation shall be undertaken to ascertain the cause of the and to check that BPM are being used.

6.3.6 Vibration monitoring may be required at locations on site that are in close proximity to adjacent residents and industrial units to the east of the site, to ensure the levels do not exceed those that may cause structural damage to adjoining buildings.

6.3.7 The following measures will be adopted to reduce noise and vibration during the works:

- New and quiet vehicles / plant machinery will be used at all times, and such vehicles / plant will be fitted with effective exhaust silencers;

- When not in use, all vehicle engines and plant will be switched off; pneumatic tools will be fitted with silencers / mufflers when in use close to sensitive receptors;
- Low impact techniques (e.g. munchers) will be adopted where possible such as hydraulic crushing plant during the demolition of the barns;
- Generators and compressors will be silenced or screened as appropriate;
- All vehicles and mechanical plant shall be maintained in good and efficient working order;
- Engine covers will be kept closed when machines are in use;
- Care will be taken when erecting or striking scaffolds to avoid impact noise from banging steel;
- Careful handling of materials and waste to minimise dropping from heights;
- Shouting and raised voices shall be kept to a minimum, use of radios is to be restricted except where two-way radios are required for H&S reasons;
- A minimum 2.1 m high impervious hoarding will be erected around the site, where feasible and practicable, and will continue to be maintained throughout the works;
- A site inspection will be undertaken daily to identify and rectify any issues which may increase noise and /or vibration;
- Toolbox talks will instruct personnel on noise and vibration issues;

6.4 Air Quality and Nuisance Dust

6.4.1 There are three sources of emissions that will need to be controlled to minimise the potential for adverse environmental effects:

- Traffic – exhaust emissions from site plant and vehicles;
- Excavation & demolition dust - dust emissions from site activities (i.e. materials handling, storage, stockpiling, spillages, disposal, excavation of ground for infrastructure requirements etc.)

6.4.2 Background monitoring of air and dust will be undertaken by the Principal Contactor prior to any works commencing to establish baseline conditions.

6.4.3 The Principal Contractor will be required to control and limit dust air quality, odour and exhaust emissions during the construction works as far as reasonably practicable and in accordance with BPM. This will include reference to publications on best practice including the following:

- Guidance on the Assessment of the Impacts on Ait Quality and the Determination of their Significance, Institute of Air Quality Management, Jan 2014 (IAQM 2014);
- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites, IAQM 2021;
- The Control of Dust and Emissions during Construction and Demolition. Supplementary Planning guidance, greater London Authority, July 2014;

- EU Directive 97/68/EC Requirements relating to gaseous and particulate pollutant emission limits and type approval for internal combustion engines for non-road mobile machinery (NRMM).

6.4.4 The site is located in a Local Authority with a recorded Air Quality Management Area (AQMA) for nitrogen dioxide and particulate matter (PM_{10}). The site itself is not within the AQMA, however, it is recommended that consideration is made in terms of equipment choice and mitigation methods implemented.

6.4.5 A number of mitigation methods will be implemented to minimise the nuisance and impact arising from dust produced throughout the works, and to maintain suitable air quality level. These include the following:

- Contractors will be instructed to use all reasonable means available to keep dust to a minimum, especially during dry weather conditions;
- Wind speed and direction must be taken into account when organising site operations;
- The use of damping down equipment must be employed where dust may be generated to control dust at source. Water run-off from dust suppression activities will be controlled;
- Bins and skips will either be in a restricted area or covered, sheeted and labelled; daily on-site and off-site inspections will be undertaken to monitor dust;
- All dust and air quality complaints will be recorded, identifying causes and taking appropriate measures to reduce emissions in a timely manner and recording the measures undertaken;
- Site dust inspections will be undertaken on a regular basis with records made of any exceptional incidents that cause dust and/or air emissions and the action taken to resolve the situation;
- A bowser will be installed on site during working hours to assist with the volume of dust created by the number of moving vehicles;
- Speed limits will be placed on all haul road to prevent dust spread;
- A road sweeper is to attend site every day to ensure that debris and dust is confined to the construction roads and does not spread to any public roads;
- A permanent gateman will be in place during the site operating hours who will radio in any instance of dust/ dirt making its way onto public highways. This will be dealt with immediately to avoid any issues arising;
- A permanent wheel wash facility is in place on site and all plant operatives will be made aware during site induction that this facility is to be used on any day which will produce higher than normal levels of mud and debris on site;
- Burning of any material is prohibited anywhere on site;
- Avoid site run-off water or mud;

- Remove material that may have a potential to produce dust from site as soon as possible, and all vehicles hauling loose or potentially dusty materials to and from the site will be covered;
- Any stockpiled materials will be suitably covered to avoid dust generation.

6.4.6 During construction:

- Only use cutting, griding or sawing equipment fitted with or in conjunction with suitable dust suppression techniques, such as waster spray and local extraction;
- An adequate water supply should be provided on site for effective dust suppression using non-potable water where possible and appropriate (adequate frost protection during the colder months should be taken into consideration;
- Skips will be covered;
- Areas where there are vehicle movements should have a consolidated surface which should be kept in good repair; and
- Avoid the use of diesel or petrol-powered generators and use mains electricity or battery powered equipment where practicable.

6.4.7 Measures will also be implemented to limit emissions from construction plant and vehicles. These are described in the traffic and transport section above and will also include the following as appropriate:

- Operation of construction plant in accordance with the manufacturer's written recommendation;
- Vehicle engines and plant will be switched off and secured when not in use;
- Construction vehicles will confirm to the current EU emissions standards;
- Vehicle and construction plant exhausts to be directed away from the ground and positioned a height to facilitate appropriate dispersal of exhaust emissions;
- The enclosure, shielding or provision of filters on plant likely to generate excessive quantities of dust beyond the site boundaries;
- The use of diesel or petrol powered generators will be reduced by using electricity or battery-powered equipment where reasonably practicable; and
- Vehicle, plant and equipment maintenance records will be kept on site and reviewed regularly.

6.4.8 From a review of the Geotechnical and Geo-environmental site investigation produced by Eastwood Consulting Engineers (reference: 41623-045 Issue 1 dated November 2024), asbestos was not recorded at the site. Should asbestos containing material (ACM) be identified during the groundworks and/or construction phase then the appointed contractor will provide a method statement for controlling the release of asbestos fibres, for approval by the WBC prior to further works commencing.

6.5 Visual Impact

6.5.1 Appropriate controls will be put in place to protect nearby visual receptors, namely local residential and commercial receptors, most likely to be located in the northern part of the

site where the site borders Parcel 15 which is currently being developed with residential. These include:

- Screening of the construction site with 2.1 m high (minimum) protective barrier where feasible;
- Construction lighting will be positioned and operated to minimise visual intrusion and nuisance;
- A survey plan showing areas of existing trees and habitats that will be retained and require protection reference JSL2891 Rev B dated December 2017. This report is included in Appendix D.
- Avoidance of unnecessary tree and vegetation removal, and protection of existing trees in accordance with BS 5837 Trees in relation to design, demolition and construction; and
- Stockpiles and mounds will be kept away from sensitive receptor and will be enclosed or securely sheet where appropriate. Internal walls separating storage bays will be at least 0.5 m lower than external walls of the bays.

6.6 Water Resources

6.6.1 From the Geotechnical and Geo-environmental site investigation produced by Eastwood Consulting Engineers (reference: 41623-045 Issue 1 dated November 2024), the underlying aquifer succession is a Secondary (undifferentiated) Aquifer underlain by Unproductive Strata referring to the Bagshot Formation and London Clay Formation respectively.

6.6.2 Implementation of an appropriate temporary drainage system will be required in order to minimise the potential risk of increased sediment affecting the surrounding areas during construction activities on site. Construction activities may adversely affect the quality of surface water or groundwater due to contaminated or uncontaminated run-off, stockpile run-off, or spillages or leaks on site. The Principal Contractor will take precautions during the works to protect the entire drainage system and nearby drainage ditch located to the south of the site and groundwater from siltation or pollutions.

6.6.3 It should be noted that from the previous ground investigation work as detailed in the Geo-environmental site investigation produced by Eastwood Consulting Engineers (reference: 41623-045 Issue 1 dated November 2024), some samples sent for laboratory testing identified elevated concentrations of PAH's in the residential and allotment areas onsite, one sample in the topsoil and two samples within the natural ground were identified as hotspot locations. Delineation testing was undertaken in the areas of identified contaminants. The results highlighted one sample from the location of TP340 in the proposed residential area of Plots 1016 / 1017 and one sample from the area of the allotments on site had elevated concentrations of dibenz(a,h)anthracene within the natural soils. These areas are to be stripped of 600mm bgl and a clean subsoil to be placed on top.

6.6.4 Made ground (which is often a source of contamination) was not present onsite.

6.6.5 Construction activities, including the storage and handling of materials on site will be undertaken in accordance with the Pollution Prevention Guidance (PPG), which can be found on the government website (https://www.gov.uk/guidance/pollution-prevention-for-businesses), this provides details on:

- Polluting substances;

- Activities that produce contaminated water;
- Correct use of drains;
- Storing materials, products and waste;
- Unloading and movement of potential pollutants;
- Construction, inspection and maintenance.

6.6.6 The following mitigation measure will be implemented, where applicable, to protect the water environment and surface water quality during all construction activities:

- All tanks will be adequately bunded to prevent spillages and drip trays will be used under stationary plant.
- Bunds or drum pallets will be covered, where possible, to prevent the accumulation of rainwater;
- Bunds should be sized appropriately according to the number of containers being stored;
- During refuelling activities, spill kits will be on hand to address any minor incidents during these activities;
- Refuelling activities should take place away from the path to open drainage systems. Drains should be sealed if in close proximity;
- A lockable fuel bowser will be used for refuelling on site. The driver will be responsible for ensuring that refuelling of mobile plant does not take place within 250m of a drain, watercourse or pond;
- The refuelling bowser and the site vehicles shall be equipped with “Grab Pack” spillage control kits and personnel will be appropriately trained as part of the site induction;
- To minimise the risk of ground contamination all plant operators will be required to clean up any small fuel or oil spillages immediately;
- Waste water generated from construction activities such as dewatering excavation should be disposed of in accordance with the relevant legislation and should not be discharged directly to surface or foul drains without appropriate licences in place;
- Existing and new surface water drains, and surface watercourses will be kept clear of silt build up. Stockpiled materials will not be located adjacent to drains and watercourses; and
- Road and hard surfaces will be kept clean to prevent a build-up of mud and sediment.

6.6.7 As referred earlier in this CEMP, an EPP will be created, reviewed and updated regularly by the Principal Contractor and project team. The EPP will be an up-to-date document containing information on the location and volumes of hazardous substances on site, the location of spill response equipment, the location of sensitive receptors (drainage, watercourse and ecology) and the incident response procedure to be followed. All staff will be trained and made aware of the EPP set in place. In the event of any incident, the Environmental Manager will be notified, in addition, if deemed significant, WBC Environmental Health Officers and any other interest bodies will be notified. The Principal

Contractor will designate a Site Spillage Team who will take appropriate actions in the event of a significant event.

6.6.8 All redundant drainage pipework must be sealed off at the sewer. All retained sever pipes should be tested and a CCTV survey undertaken to ensure they are suitable for use.

Pollutants: Suspended Solids

6.6.9 Pollution can be caused by the discharge of suspended solids into a watercourse. This is most likely to occur from pumping out excess rainwater from areas of accumulation (such as excavations or low points), from uncontrolled rainwater run-off from the site into a watercourse or from stockpiled collapse or run-off.

6.6.10 This type of pollution is preventable if the following guidance is adhered too:

- The hazard of silt pollution will be emphasised in the Site Induction.
- No water will ever be pumped directly into a watercourse or drain (without appropriate licences in place);
- Only the minimum area of topsoil will be stripped at any one time;
- The spread will be 'lipped' as it crosses a watercourse to prevent direct run-off;
- A 5m buffer strip of vegetation will be left on either side a watercourse, if possible, to provide a barrier;
- Straw bales and spill kits will be stored at all sensitive receptors;
- Silt traps will be used if deemed necessary;
- Silty water well be disposed of by pumping to a suitable area of grassland, to sewer or to a watercourse after sufficient treatment, providing the correct permission and consent are in place prior to any disposal.

Pollutants: Concrete

6.6.11 Wet cement and/ or dry cement will not be allowed to enter any watercourse or any groundwater resource and, if necessary, the flow of the watercourse will be temporary diverted.

6.6.12 Cement might be used as a means to strengthen the soil in some locations, mixing the cement with soil resulting in a controlled column. The risk this poses to the groundwater is low and groundwater can still flow around and through the site.

6.6.13 Tools and equipment will not be cleaned in the watercourse, and any cleaning required will be done well away from any watercourses. Wash water will not be discharged into watercourses, drains or disposed of in any way as to cause a discharge of dirty water into a watercourse.

6.6.14 If concrete must be sprayed, sheeting will be used to cover any nearby surface watercourses.

6.6.15 A concrete wash out area will be created for contractors to wash out their delivery wagons. This will be appropriately signed and all drivers will be made aware of it.

6.6.16 Significant quantities of concrete wash-off water should not be left to soak into the ground without prior agreement from the Environment Agency.

6.7 Ground Conditions, Contamination and Hazardous Material

6.7.1 From the Geo-environmental site investigation produced by Eastwood Consulting Engineers (reference: 41623-045 Issue 1 dated November 2024), some contaminated was identified in materials across the site. This included elevated PAH's in one sample of topsoil and one sample of natural ground. These were thought to be hotspots and therefore would be removed during initial site preparation works of the topsoil strip and replaced with a 300mm capping layer.

6.7.2 The ground conditions comprised topsoil overlying natural London Clay Formation.

6.7.3 Hazardous materials (fuels, solvents etc.) may be used during the construction works

6.7.4 The EPP will set out any procedures to deal with any contamination issues that arise during the works. This procedure will be presented during the Site Induction. Best practice techniques will be used during all construction activities. The operation of construction vehicles and the handling, use and storage of hazardous material will be undertaken as follows:

- Construction vehicles and plant will be maintained and supplied with spill kits and drip trays to reduce the risk of hydrocarbon contamination;
- Refuelling will be undertaken in specified areas. Drip trays will be installed to collect leaks from fuel pumps;
- The handling, use and storage of hazardous material will be undertaken in line with current best practice;
- Adequate bunds and secure areas, away from drainage, are to be provided for the storage of fuel, oil, chemical and paints;
- Provision of spill containment equipment such as absorbent material on site as well as spill kits located near sensitive receptors and in construction vehicles.

6.7.5 A member of staff will be nominated to control and monitor the 'Control of Substances Hazardous to Health (COSHH)' system. Suppliers must send data sheets for every hazardous substance to be brought to or used at the site. For each hazardous substance, an assessment information sheet will be completed by the Health and Safety Advisor who will brief any personal likely to use such material as part of the induction or as a toolbox talk. This will include how to use it safely, disposal and emergency procedures. Written record of these briefings will be kept in the COSHH file held on the site.

6.7.6 Any new hazardous substances brought to site will have suitable arrangements made for their safe storage, use and disposal.

6.8 Ecology

6.8.1 The importance of protecting wildlife and habitat management during the construction process is recognised and practical measures will be taken to achieve this.

6.8.2 The following ecological reports have been reviewed and summarised in Table 6.1:

- Ecological Assessment for Hogwood Farm, Finchampstead - Land south of Parcel 15, Ref 868.1 produced by Hankinson Duckett Associates (HDA), dated October 2024.

6.8.3 For completeness, a copy of this report is included in Appendix D.

6.8.4 It is expected that the mitigation measures, summarised in the table below, will be applied, however the Principal Contractor will also refer to the above documents.

Table 6.1 Summary of potential impacts, mitigation and enhancement measures

Ecological Feature	Potential Impacts	Proposed Mitigation and Enhancement Measures
Designated Sites	Site is located 1.9km from Thames Basin Heaths Special Protection Area therefore may increase pressure for recreational use.	Inclusion of on-site green space in line with Suitable Alternative Natural Greenspace (SANG). Also, WBC would require payment of Special Protected Area (SPA).
Grasslands	The development will remove 1.93ha of grassland causing biodiversity loss across the site.	0.12ha of species-rich grassland will be created along the east and west boundaries of the site. 2.1ha grassland inline with SANG will be managed for wildlife and amenity purposes at set out in Section 5.3.2 of the HDA report.
Scattered mature trees, hedgerows and scrub	Habitat and biodiversity loss from the removal of 0.2ha of bramble and 0.03km of hedgerow. These provide habitats and wildlife corridors.	Most features to be retained as part of the development in line with the Landscape Masterplan and as highlighted in Section 5.4.2 of the HDA report.
Ditches	A ditch is located on the western boundary of the site. The proposed development can indirectly affect the ditch via impacts to water quality, quantity and constancy entering the ditch during construction and operational phases.	Ditch to be supplemented by a green corridor.
Hedgehogs	Loss of species due to garden fences which can inhibit hedgehog movement between habitats.	Garden fences and walls will have hedgehog highways or hedges will be used where possible.
[redacted]		
Bats	Loss of foraging/commuting habitat Impact of lighting during/post construction No suitable trees identified on site for roosting so direct impacts are not a potential impact on site.	Retain and reinforce the existing boundary habitats. It is understood that there will be some habitat loss during the creation of the access point long the western boundary. Sensitive lighting scheme Addition of plants favoured by bats invertebrate prey within soft landscaping. Bat boxes are to be integrated into some of the properties onsite.

Ecological Feature	Potential Impacts	Proposed Mitigation and Enhancement Measures
Birds	Injury/death Destruction and/or disturbance of nests Loss of foraging habitat	One swift nesting feature to be included per house. 48 bird boxes on buildings across the development. Birds of concern are- House Sparrow, Swift and Starling. Enhancement of existing and new hedgerows and grassland areas.
Reptiles	Loss of habitat, injury/death	On site replies consist of Slow-worm, Grass Snake and Common Lizard. Controlled site clearances of shrub/grassland Enhancement of hedgerows and grassland for habitats Create log and brash piles close to woodland areas.
Invertebrates	Loss of habitat	Planting and maintaining of hedgerows new and old including shrubs and grassland areas. All masonry for boundary walls to include bee bricks.
Plants	Loss of species	Management of existing plants/ trees and hedgerows and new opportunities for new species to be introduced.

7 MATERIALS USE, WASTE MANAGEMENT AND PEST CONTROL

7.1 Materials Use and Waste Management

7.1.1 Although Site Waste Management Plans (SWMP) are no longer required by legalisation, it is recognised that such a plan or Construction Waste Management Plan supports the identification of actions to minimise construction waste from the redevelopment of the site being sent to landfills. Prior to commencement of the works a SWMP / CWMP will be prepared by the Principal Contractor.

7.1.2 Generally, the disposal of all waste or other material removed from the site will be undertaken in accordance with the COPA 1974, Environment Act 1995, Specials Waste Regulations 1996, Duty of Care Regulation 1991 and Environmental Permit requirements, and Government's Waste Strategy 2000.

7.1.3 Any recycled materials must be compliant with current waste legislation using a suitable system such as Waste Exemptions, Environmental Permitting or Definition of Waste Code of Practice (DoWCoP). These must be in place before any material is excavated or removed from site.

7.1.4 The main aim during demolition and construction will be to reduce the amount of waste generated and exported from site. This approach complies with the waste hierarchy whereby the intention is to first minimise, then to treat / recycle and finally dispose.

7.1.5 The generation of construction will, as a first priority be avoided. Any packaging used for transporting construction material delivered to site will be sent back with the delivery vehicle wherever practicable. If waste is generated on site, it will be sent for reuse and recovery in preference to disposal. Where practical, spoil, demolition material, arisings, pruning and surplus construction material will be reused.

7.1.6 Waste produced during all construction activities on site will be subject to the Duty of Care under the Environmental Protection Act 1990. It is the joint responsibility of the Principal Contractor and Developer to ensure that waste produced on site is disposed of in accordance with legislation.

7.1.7 Waste for final disposal will be transport by a Licensed Waster carrier to a local site which operates in accordance with the appropriate Waste Management Licenses issued by the EA under the Duty of Care Regulations, the receiving site must be authorised to accept the type and quantity of waste generated. Transport of wastes will be minimised by the selection of local licensed sites where available. No disposal of waste by open burning will be permitted on site.

7.1.8 The Principal Contractor will audit waste carriers and waste disposal facilities and maintain documentary evidence that these requirements are being met. A register of waste carried, disposal sites (Including transfer stations) and relevant licensing details will be produced and maintained on site.

7.1.9 All relevant contractors will be required to investigate opportunities to minimise and reduce waste generation, such as:

- Agreements with material suppliers to reduce the amount of packaging or to participate in a packaging take back schemes;

- Implementation of a 'just in time; material delivery system' to avoid materials being stockpiled;
- Attention to material quantity requirements to avoid over ordering and general of waste materials;
- Segregation of waste at source, where practical;
- Reuse of material on site where feasible and maximising the proportion of materials recycled: and
- Reuse and recycling of materials to offsite facilities where reuse on site is not practical.

7.1.10 Materials and waste will be stored in appropriate conditions to prevent damage or contamination of storage areas. All hazardous material including chemical, solvents etc, which will properly sealed in containers at the end of each day, prior to storage in appropriately protected and bunded storage areas. Containers should be sited away from drains or unsurfaced areas and should be regularly maintained and inspected for damage.

7.1.11 Waste will be segregated into different waste types, such as timber, copper, metals, paints etc, and be either disposed of into large skips or, if suitable, placed into a compactor to reduce the volume of the waste before it is taken off site.

7.2 Pest Control

7.2.1 In order to minimise the potential for a problem at the site, the following control measures will be implemented:

- Access to the site from exposed drainage should be prevented to ensure that rubbish or spoil is not left long enough to allow rodents to establish themselves above ground;
- Waste and storage areas shall be managed as detailed in Section 7.1 to discourage pests;
- Welfare facilities will be cleaned on a daily basis and maintained in a good condition. It is expected that the users behave appropriately towards the facilities;
- A suitable number of toilet facilities will be located at the site;
- All food and drink is to be consumed within an enclosed area or off the construction site;
- All food and drink will be disposed of in a lidded container and emptied on a weekly basis; and
- Any pest infestation of the construction site will be notified to WBC as soon as it reasonably practicable.

8 AUDITING MONITORING AND REVIEW

8.1 Environmental Monitoring Programme

8.1.1 Scheduled monitoring of environmental performance and formal compliance auditing will be conducted throughout the construction activities. This will enable the overall effectiveness of the environmental measures and compliance procedure to be assessed and allow areas of underperformance to be identified so corrective actions can be taken for improvement.

8.1.2 The monitoring programme proposed under this CEMP includes daily, event and monthly activities based in sections.

8.1.3 Routine daily visual inspections shall be undertaken by the Principal Contractor on all construction activities and work areas in order to check compliance with this CEMP and regulatory requirements. The results of these inspections shall be recorded on a Daily Site Environmental Form (DSEF), an example of a suitable form is provided in Appendix E.

8.1.4 Event based checks shall be conducted by the Project Manager / Construction Manager and Environmental Manager following any significant event such as heavy rainfall, high winds, receipt of a complaint, or any exceedance of monitoring results. Event based checks should be recorded on a separate inspection form detailing the reasons, observations, findings and outcomes of the inspection, this should be attached to the DESF.

8.1.5 A monthly environmental monitoring report shall be prepared by the Construction Manager and submitted to the Developer and Project Team. The reports shall include a summary of environmental issues and actions during the period to ensure compliance with the CEMP, including any details of any actions, complaints, incidents and associated investigations and corrective actions, and environmental inductions and awareness training during the period.

8.1.6 All incidents including actual or near miss for injury or damage to equipment, property or the environment will be reported to the Project Manager or Construction Manager as soon as practicable after the occurrence. Regardless of how minor the incident appears, it will be reported. An Incident Investigation Report will be completed within eighteen hours of the incident. Prompt reporting will allow an immediate investigation to take placed and prevent similar situations occurring

8.1.7 The reporting of hazards is the responsibility of all personal and if a hazard or safety problem is identified, it will be brought to the attention of the Construction Manager immediately who will investigate and rectify the situation as soon as practicable.

8.1.8 The Developer, Principal Designer and Principal Contractor will ensure that controls outlined in this CEMP are properly implemented and regularly monitored to ensure their effectiveness. Changes to the controls will be instigated if they are not achieving their objectives. The CEMP shall be refined and refined in consultation with WBC, as required, to ensure it remains consistent with environmental regulatory requirements and the conditions of planning approval. Any revisions will be signed and dated in an addendum format forming part of the original CEMP.

9 CONSTRUCTION TRAFFIC MANAGEMENT

9.1 Access

9.1.1 All construction traffic will enter the site via Fieldfare Lane through Parcels 14 and 15. Traffic marshals are in place to monitor and direct traffic through the access gates and to reduce public interaction during the works. The plans are included in Appendix C as an overlay on external drawing CSA/6689/SK05 Sports Hub Land General Arrangement Rev A dated October 2024, and 'Cala at Finchwood Park Phase 6, Construction access route'. Off-site vehicles requiring access to the storage area (plant and material delivery vehicles, waste collection vehicles etc.) will use main access via Fieldfare Lane.

9.1.2 Off-site vehicles (site operatives and visitors) requiring access to the compound area will use the access off Fieldfare Lane and make use of the designated visitors parking areas shown on the plan included in Appendix C.

9.1.3 On-site vehicles (e.g. excavators) that are stored overnight will use Fieldfare Lane to gain access to the storage area.

9.2 Management

9.2.1 To assist with the management of traffic the following will be implemented by the Contractor throughout the project:

- A permanent traffic marshal will be positioned at the site entrances on Fieldfare Lane shown on the Construction access route included in Appendix C. They will direct traffic accordingly. In addition, the traffic marshal will maintain a log of all drivers that will include a written undertaken from them to adhere to the use of the approved routes for construction traffic;
- Directional signage will be placed at suitable locations to ensure that construction traffic adheres to the designated route, to minimise the effect on the surrounding road network;
- HGV movements will be restricted as far as reasonably possible to avoid peak traffic flow periods (08h00-09h00 and 17h00-18h00);
- To avoid traffic congestion along the haul road at once, the timing of deliveries will be such that they do not coincide with any soil haulage vehicles. In addition, soil haulage vehicle timings will also be staggered to avoid, where possible the parking up of vehicles;
- Construction traffic will adhere to the temporary haul routes as directed by the Contractor. These will be explained to staff during their inductions, and by way of updates should the routes around site change;
- Appropriate speed restrictions will apply to all traffic along the haul road and on site. Appropriate signage will be positioned to convey this. The HSE recommends that speed limits should be reduced to between 10, 15 and 20 mph to suit the site layout, hazardous on site and vehicles being used. Speed limits shall be included in the site rules;
- All vehicle operatives will adhere to safe working practices whilst driving / operating all vehicles and plant on-site; this will include the use of a designated banksman and where possible the avoidance of reversing vehicles;

- Suitably separated pedestrian route ways to access the site will be provided from the site compound and storage areas;
- An appropriate wheel wash facility will be positioned along the haul road that all traffic exiting the site must pass through;
- In addition, all traffic management requirements shall be in accordance with the HSE publication Workplace Transport Safety (INDG199 (rev2), dated 05/13).

10 RELEVANT LEGISLATION

Environmental Legislation	Summary of Relevance to the Site
Hazardous Substances	
Control of Substances Hazardous to Health (COSHH) Regulations 2002 (and amended 2003, 2004)	The COSHH regulations provide a legal framework for controlling people's exposure to all 'very toxic, toxic, harmful, corrosive or irritant' substances and apply to all places of work. There are various requirements including an assessment of the risk to the health of employees arising from their work and what precautions are needed, introduction of appropriate measures to prevent or control the risk (ensuring that measures of control do not increase the overall risk to health and safety), use of control measures and maintenance of equipment.
Waste	
Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991	This legislation provides powers to control fly-tipping and prevents the unlicensed transport of waste materials. All carriers of controlled waste including the producers of building and demolition waste are required to be registered with the Environment Agency. Controlled waste is defined as household, industrial, radioactive or commercial waste other than agricultural, mineral/ quarrying or explosive wastes. This registration must be renewed every 3 years.
The Environmental Permitting (England and Wales) Regulations 2016	The Regulations consolidate the Pollution Prevention and Control and waste Management Licencing regulations to provide a more streamlined approach to environmental regulations, by allowing for a number of different activities to be regulated under one permit by the Environment Agency.
Hazardous Waste (England and Wales) Regulations 2005 (amended 2009)	The Regulations ensure the sound management, storage and safe disposal of hazardous wastes, to prevent environmental pollution and harm to human health. 'Hazardous' waste applies to wastes which contain any substance which: is listed a hazardous waste in the List of Waste Regulations 2005 (see below); is exceptionally classified as hazardous by the Secretary of State or any of the National Executives; or is declared hazardous by virtue of any regulations under section 62 of the Environmental Protection Act (EPA) 1990. All hazardous waste movements require pre-notification to the Environment Agency prior to any hazardous waste being produced (where possible). Producers are required to know and document the quantity, nature, origin and final destination of the Hazardous Waste and to certify that the waste carrier is registered under the Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991. Copies of the completed consignment notes must be retained for at least 3 years by all those in the waste chain.
List of Waste (England) Regulations 2005 (amended 2005)	The List of Waste Regulations categorises wastes as hazardous, and provides a coding system of waste and hazardous waste. Wastes included in the list are subject to the provisions of Directive 75/442/ EEC. Under the List of Waste Regulations, a set of criteria are provided to determine whether or not a waste is classified as hazardous, e.g. if it has a flash point lower than 55ºC
The Waste (England and Wales) Regulations 2011	A legal duty of care is imposed on anyone – from producers, to carriers and disposers of waste, to ensure that:

	Waste is not illegally disposed of or dealt with without a licence or in breach of a licence or in any way that causes pollution or harm; Waste is transferred only to an 'authorised person', i.e. a local authority, registered carrier or a licensed disposer; and When waste is transferred, it is accompanied by a full written description which forms part of a waste transfer note (or consignment note for hazardous wastes). All persons subject to duty of care are required to ensure that neither they nor any other person commit an offence under the Regulations.
Environmental Protection Act (EPA) 1990: Part 2 – Waste on Land (amended 2010)	This Act builds on the system put in place by the Control of Pollution Act with stricter licensing controls and other provisions aimed at ensuring waste handling, disposal and recovery operations do not harm the environment. It reorganised Local Authority responsibilities for waste management, introduced a duty of care for producers and handlers of waste and described the offences of unauthorised storage, treatment and disposal of waste.
Environmental Protection Act (EPA) 1990: Part 2a	The section of the EPA created by the Environment Act 1995 setting out the legislative framework for identifying and dealing with contaminated land.
Environment Act 1995	Inserted Part '2a' to the EPA 1990 giving powers and responsibilities to Local Authorities regarding contaminated land.
Discharge to Water / Land	
Anti-Pollution Works Regulations 1999	Aimed at ensuring that site owners pay for the prevention and remediation of pollution arising from their activities. Notices can be served by the Environment Agency directing a site owner to undertake out anti-pollution works where any poisonous, noxious or polluting matter is likely to enter, or to be, or to have been present in any controlled waters.
Water Industry Act 1999	The Act prohibits certain discharges to sewers including: Any matter likely to injure the sewer or interfere with the free flow of its contents or to affect the treatment, disposal of its contents; Liquid waste or steam at a temperature higher than 110ºF or any other chemical waste which is dangerous, a nuisance or prejudicial to health; Any petroleum spirit; and Calcium carbide. Trade effluents may be discharged into public sewers only with the consent, or by agreement with, the sewerage undertaker (i.e. local water company). The consent may stipulate conditions relating to: Nature or composition of the effluent; Maximum daily volume allowed; Maximum daily rate of flow; and Sewer into which the effluent is discharged.
Water Resources Act 1991 (amended 2009)	The Act requires water abstractions to be licensed and certain discharges into controlled waters to be subject to Environment Agency consent. It is an offence under the Act 'to cause or knowingly permit: Poisonous, noxious or polluting matter, or any solid waste matter, to enter controlled waters Matter, other than trade or sewage effluent, to be discharged from a sewer in contravention of a relevant prohibition; Trade or sewage effluent to be discharged into controlled waters or through a pipe into the sea (beyond the controlled waters) Unauthorised work in a water protection zone; Trade or sewage effluent to be discharged onto land or into a lake or pond in contravention of a relevant prohibition or; Any matter to enter inland waters so as to cause or aggravate pollution by impeding flow.

	Pollution from individual discharges into water is controlled by a system of discharge consents which set legal limits on the type, concentration and total volume of discharge which can be released. If a pollution incident occurs, a description of the nature and extent of harm must be produced.
Water Act 2003 and 2014	The Water Act replaces parts of the Water Resources Act 1991 and will be fully implemented by 2012. The Water Act introduces a new abstraction licence system which reduces the number of licences and encourages the development of Catchment Abstraction Management Strategies (CAMS).
Groundwater Regulations 1998 (amended 2009)	The Regulations transpose the requirements of the Groundwater Directive into UK legislation. The Regulations aim to prevent and limit the pollution of groundwater by certain listed substances or groups of substances. The listed substances are the same as those in the Groundwater Directive. The Regulations aim to prevent entry of List I substances into groundwater and prevent groundwater pollution by List II substances. The direct or indirect discharge of List I or II substances must be subject to prior investigation and authorisation. The Regulations also allow notices to be served to control activities which might lead to an indirect discharge of List I substances or groundwater pollution by an indirect discharge of substances in List II.
Control of Pollution (Oil Storage) (England) Regulations 2001	These Regulations require a person having custody or control of oil to carry out certain works and to take certain precautions and other steps for preventing pollution of any waters which are controlled waters for the purposes of Part III of the Water Resources Act 1991. The Regulations impose general requirements in relation to the storage of oil and the types of container used. Where the Environment Agency considers that there is a significant risk of pollution of controlled waters from the oil in question it has the power to serve a notice on the person having custody or control to minimise the risk.
Contaminated Land (England) Regulations 2000 (as amended 2006 and 2012)	Local Authorities have a duty to inspect land, to identify contamination and to decide whether any such land should be designated a 'special site'. Public registers of contaminated land and special sites are kept by the local authority and the Environment Agency. Following designation of land as contaminated or a special site, the enforcing authority can serve a remediation notice on the appropriate person(s) specifying what needs to be done and the period within which remedial work should be completed. The appropriate person will be the person(s) who caused or permitted the contamination of the land. If this person cannot be identified then responsibility falls to the current occupier or owner of the land.
The Building Regulations 2010	The Regulations impose requirements upon people undertaking certain building operations, including new buildings, building extensions and a material change of use of land or a building. Building work must comply with Schedule 1 of the Regulations, which include minimum standards for various aspects including site preparation, toxic substances, drainage etc.
Emissions to Air / Noise	
Control of Pollution Act (COPA) 1974 (Sections 60, 61) (amended 1989)	Section 60 of COPA gives powers to the Local Authority to control noise and vibration from construction sites. The basis of the COPA legislation is that Best Practical Means should be used to control noise and vibration pollution. Control is by service of an abatement notice (under S60) on the person responsible for the noise requiring specific controls to minimise noise and vibration. The notice may specify types of plant and machinery, hours of work, boundary noise levels, etc.

	Section 61 provides for the Contractor to apply to the Local Authority for consent before works commence. This protects the contractor from action by the local authority under S60, but not from individual residents' complaints.
Clean Air Act 1993	The Act prohibits, subject to certain conditions, the emission of dark and black smoke from chimneys serving boilers and other industrial plant. Limits also apply to dust, grit, sulphur and car fume emissions. All new furnaces shall be so far as practicable, smokeless. The Local Authority is empowered to undertake an examination of a plant likely to be causing air pollution, taking into account the possible relevance of statutory exemptions.
Noise and Statutory Nuisance Act 1993	This Act amends the Environmental Protection Act (EPA) 1990 to make noise emitted from vehicles, machinery or equipment in the street a statutory nuisance. It gives the Local Authority powers to serve an abatement notice on the person responsible.
Noise Act 1996	Introduces a new procedure for Local Authorities to seize noisy equipment, in relation to statutory nuisance offences under the EPA 1990.
Control of Noise at Work Regulations 2005	Requires that all employers must conduct an assessment of the exposure and therefore of the risk of their employees to noise where they have reason to believe that any of the specified action levels for various noise exposures is or could be exceeded.
Construction Plant and Equipment (Harmonisation of Noise Emission Standards) Regulations 1985 (as amended 1995)	Provides for examination and certification of construction plant that comply with noise emission standards. The Regulations require that plant is certified by approved bodies. Various types of plant manufactured after the dates of the regulations are to meet noise emission standards and are certified as such.
Environmental Protection Act (EPA) 1990: Part 3 – Statutory Nuisance (section 80)	When a complaint of statutory nuisance is made to the Local Authority by a person living in its area, the Authority has to take steps to investigate the nuisance. Statutory nuisances include any premises maintained in such a state to be prejudicial to health or a nuisance; any dust, steam, smell or other effluvia arising on industrial, trade or business premises and being prejudicial to health or a nuisance. Noise emitted from premises so as to be prejudicial to health or a nuisance.
Vehicles	
Road Vehicles (Construction and Use) Regulations 1986 (as amended 2015)	It is an offence to use a vehicle if it is emitting 'smoke, visible vapour, grit, sparks, cinders or oily substances' in such a way as is likely to cause 'damage to any property or injury to any person'. It is an offence to use a vehicle in such a way as to cause excessive noise.
Road Traffic (Vehicle Emissions) (Fixed Penalty) Regulations 1997 (as amended 2002 and 2003)	These Regulations give powers to Local Authorities to enforce vehicle emission standards at the roadside as part of the implementation of the national air quality strategy. Under the Regulations, Local Authorities may issue fixed penalty notices to users of vehicles that do not comply with emissions standards set in the Road Vehicles (Construction and Use) Regulations 1986 as amended. Appropriately trained Local Authority officers can test emissions from vehicles with the help of a uniformed police officer to stop the vehicle. The Local Authority officer may also issue a fixed penalty notice to drivers who leave their engines running unnecessarily.

FIGURES

Figure 1: CEMP Team Organogram

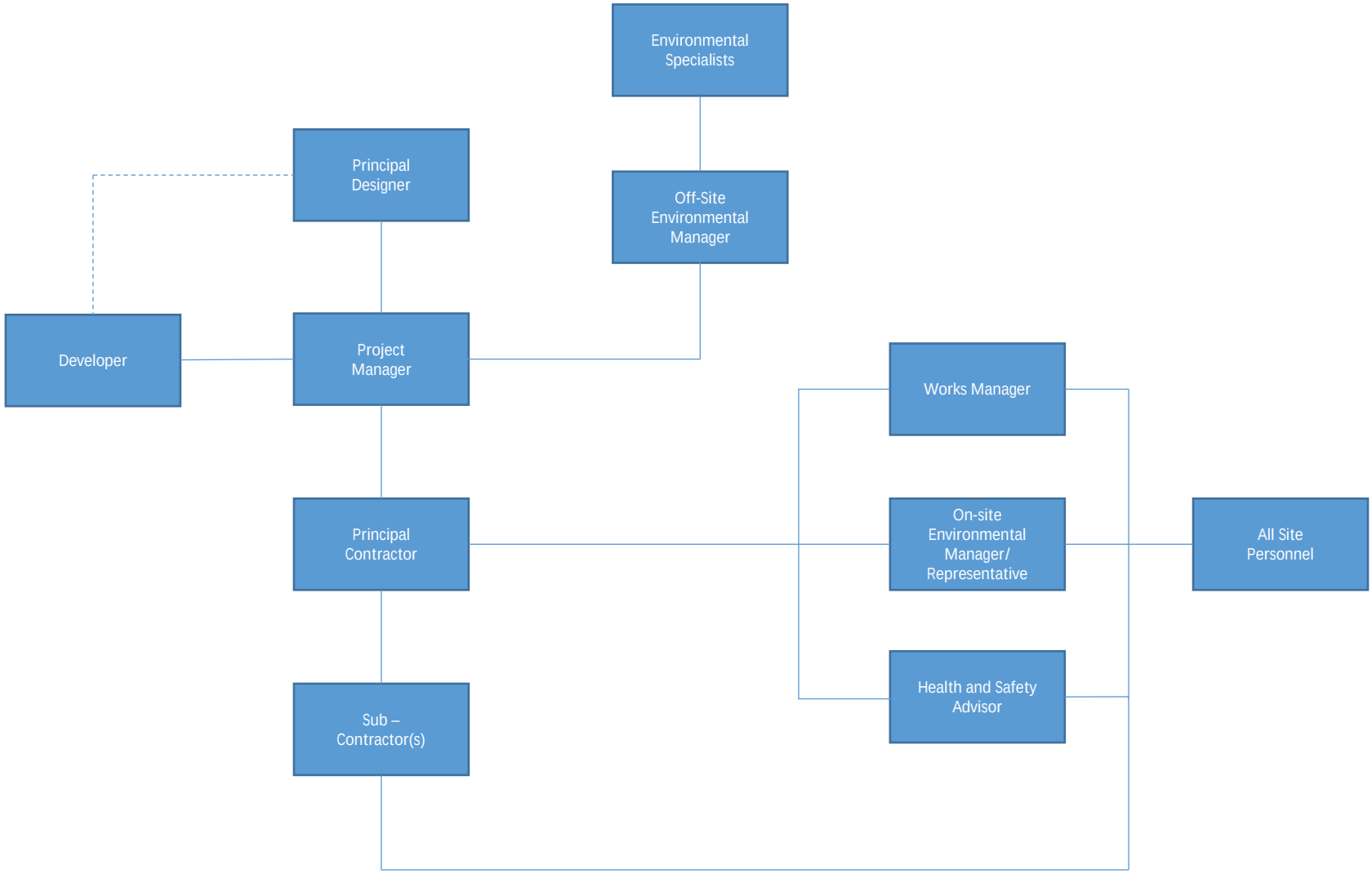
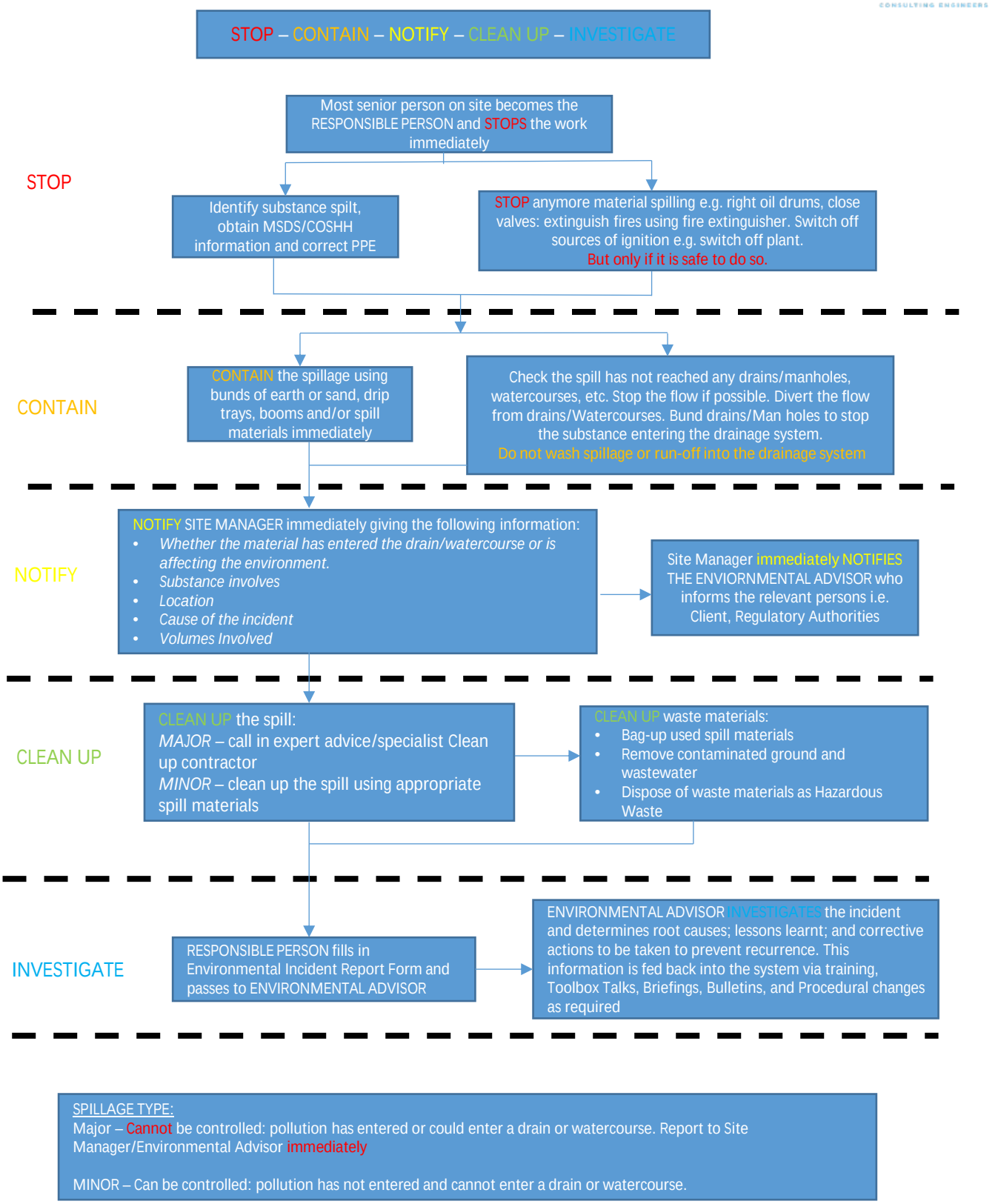


Figure 2: EMERGENCY SPILL RESPONSE PROCEDURE

What to do if you find a spillage of any substance on site



APPENDIX A: LIMITATIONS

INTRODUCTION

This report is confidential and has been prepared solely for the benefit of the client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from JNP Group; a charge may be levied against such approval. JNP Group accepts no responsibility or liability for the consequences of this document being used for any purpose or project other than for which it was commissioned, and: this document to any third party with whom and agreement has not been executed.

Any comments given within this report are based on the understanding that the proposed works to be undertaken will be as described in the introduction and the information referred to and provided by others and will be assumed to be correct and will not have been checked by JNP Group and JNP Group will not accept any liability or responsibility for any inaccuracy in such information.

Any deviation from the recommendations or conclusions contained in this report should be referred to JNP Group in writing for comment and JNP Group reserve the right to reconsider their recommendations and conclusions contained within. JNP Group will not accept any liability or responsibility for any changes or deviations from the recommendations noted in this report without prior consultation and our full approval.

The details contained within this report reflect the site conditions prevailing at the time of writing. JNP Group warrants the accuracy of this report up to and including that date. Additional information, improved practice or changes in legislation may necessitate this report having to be reviewed in whole or in part after that date. If necessary, this report should be referred back to JNP Group for re-assessment and, if necessary, re-appraisal.

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. Whilst this report and the opinion made herein are correct to the best of JNP Group' belief, JNP Group cannot guarantee the accuracy or completeness of any information provided by third parties.

The report represents the finding and opinions of experience geotechnical and geo-environmental engineers. JNP Group does not provide legal advice and the advice of lawyers may also be required.

It should be noted that the following were not included as part of the agreed scope of works with the client: detailed ecological surveys and assessment; ground investigation; or geotechnical requirements etc.

JNP Group has provided advice and made recommendations based on the findings of the work undertaken, however this is subject to the approval / acceptance by the relevant Regulatory Authorities.

The report relies significantly on the information and proposals of others in relation to the site context and also the method by which the construction will be undertaken. The document is to remain live and JNP Group cannot be held responsible for alterations to site practices that affect the approach detailed herein.

The reference of legislation within this document is up to date as far as JNP Group are concerned, where these have been updated then the most recent version of any legislation should be utilised.

Objectives

The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the Client). The opinions given in this report have been dictated by the finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, JNP Group reserves the right to review such information and, if warranted, to modify the opinions accordingly. It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

APPENDIX B: PLANNING CONTEXT

NHS
Buckinghamshire, Oxfordshire and Berkshire West
Integrated Care Board

Planning Application Response

Council:	Wokingham Council
Application reference number:	242653
Description:	Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.
Location:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham,
Proposal type:	Residential Dwellings
Proposal type: (Other)	*free text here - delete entire row if there is an option chosen above*
Number of dwellings:	48
Stage of development:	Full Planning Permission (FUL)
Expected start date:	

Local Primary Care Network:	Wokingham South		
GP practices:	Practice population as at: 01/10/2024		
	Finchampstead Surgery	Population:	18,669
	Practice 2 (delete row as necessary)	Population:	0
	Practice 3 (delete row as necessary)	Population:	0
	Practice 4 (delete row as necessary)	Population:	0
	Practice 5 (delete row as necessary)	Population:	0
	Practice 6 (delete row as necessary)	Population:	0
		Total:	18,669
Secondary Local PCN (Optional)	Please select from the dropdown		
GP practices:	Practice population as at: XX/XX/XX		
	Practice 1 (delete row as necessary)	Population:	0
	Practice 2 (delete row as necessary)	Population:	0
	Practice 3 (delete row as necessary)	Population:	0
	Practice 4 (delete row as necessary)	Population:	0
	Practice 5 (delete row as necessary)	Population:	0
	Practice 6 (delete row as necessary)	Population:	0

	Total: 0
Nearest practice to the location:	
Predicted population increase: Calculated by the formula (2.5 x number of proposed dwellings).	120
Capacity issues:	Significant
Accomodation issues:	Insufficient Consulting rooms to cope with increased population growth as a direct result of the increase in dwellings.
Proposed planning solution:	Developer contribution is requested towards primary care

s106 contribution requested: If there is no housing mix available, this is calculated by this formula (predicted population increase x £360). Funding to be index linked.	0	x 1 bed at £504 per dwelling	£0.00
	0	x 2 bed at £720 per dwelling	£0.00
	0	x 3 bed at £1,008 per dwelling	£0.00
	0	x 4 bed at £1,260 per dwellng	£0.00
	0	x 5 bed at £1,729 per dwelling	£0.00
		Total:	**£43,200.00**

BOB ICB Policy Document Link:	https://www.bucksoxonberksw.icb.nhs.uk/media/2406/oxfordshire-primary-care-estates-strategy-2020-2025-v20.pdf
Date response sent:	09/10/2024
Sent by:	Darren Wakefield
Additional comments:	This PCN area is already under pressure from nearby planning applications, and this application directly impacts on the ability of Finchampstead surgery in particular, to provide primary care services to the increasing population. Primary Care infrastructure funding is therefore requested to support local plans to surgery alterations or capital projects to support patient services. The funding will be invested into other capital projects which directly benefit this PCN location and the practices within it if a specific project in the area is not forthcoming.

Paste the PCN Practice Population Graph as an image here

Document Author: Will Johnsen, Primary Care Coordinator, BOB ICB
will.johnsen@nhs.net

Date: 13 November 2024
Our ref: 492921
Your ref: 242653

Wokingham Borough Council

BY EMAIL ONLY
planning.enquiries@wokingham.gov.uk

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Sir/Madam

Planning consultation: Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.
Location: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Thank you for your consultation on the above dated 31 October 2024 which was received by Natural England on 31 October 2024

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

The proposed development has the potential to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Natural England's statutory advice on these potential impacts is set out below.

Designated sites

Further information required - recreational pressure impacts to European Sites (habitats sites)

This development site is within the zone of influence (ZoI) for recreational pressure impacts to one or more European Sites (habitats sites).

Within this ZoI, proposals for any net increase in residential units will have a likely significant effect on the qualifying features of the European Site(s) (habitats site(s)) through increased recreational pressure when considered either alone or in combination with other plans and projects.

Your authority has measures in place to manage these potential impacts through a strategic solution which Natural England considers will be effective in preventing adverse impacts on the integrity of the site(s).

Notwithstanding this, Natural England advises that these measures should be formally checked and confirmed by your authority, as the competent authority, via an **appropriate assessment** in view of

the Natural England Access to Evidence - Conservation Objectives for European Sites and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).

Providing the appropriate assessment concludes that the measures can be secured, it is likely that Natural England will be satisfied that there will be no adverse effect on the integrity of the European Site(s) (habitats site(s)) in relation to recreational disturbance.

Where the proposal includes bespoke mitigation that falls outside of the strategic solution, Natural England should be consulted.

Reserved Matters applications, and in some cases the discharge/removal/variation of conditions, where the permission was granted prior to the introduction of the strategic approach, should also be subject to the requirements of the Conservation of Habitats & Species Regulations 2017 (as amended) and our advice above applies.

Discretionary Advice
Natural England may provide further advice to the applicant through the discretionary advice service (DAS). Refer to Developers: get environmental advice on your planning proposals - GOV.UK (www.gov.uk) for more information.

Impact Risk Zones for Sites of Special Scientific Interest
We publish Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs), a GIS-based tool designed for use during the planning application validation process to help local planning authorities to determine if a proposed development is likely to affect a terrestrial SSSSI and when to consult Natural England. For more information and to access the SSSI IRZs and user guidance, please visit the Natural England Open Data Geoportal.

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries, please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully

Samuel Norton
Consultations Team

Annex A –Natural England general advice

Protected Landscapes
Paragraph 182 of the National Planning Policy Framework - GOV.UK (www.gov.uk) (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty (known as National Landscapes), National Parks, and the Broads and states that the scale and extent of development within all these areas should be limited. Paragraph 183 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape and sets out criteria which should be applied in considering relevant development proposals. Section 245 of the Levelling-up and Regeneration Act 2023 (legislation.gov.uk) places a duty on relevant authorities (including local planning authorities) to seek to further the statutory purposes of a National Park, the Broads or an Area of Outstanding Natural Beauty in England in exercising their functions. This duty also applies to proposals outside the designated area but impacting on its natural beauty.

The local planning authority should carefully consider any impacts on the statutory purposes of protected landscapes and their settings in line with the NPPF, relevant development plan policies and the Section 245 duty. The relevant National Landscape Partnership or Conservation Board may be able to offer advice on the impacts of the proposal on the natural beauty of the area and the aims and objectives of the statutory management plan, as well as environmental enhancement opportunities. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to development and its capacity to accommodate proposed development.

Wider landscapes
Paragraph 180 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) - Landscape Institute for further guidance.

Biodiversity duty
Section 40 of the Natural Environment and Rural Communities Act 2006 (legislation.gov.uk) places a duty on the local planning authority to conserve and enhance biodiversity as part of its decision making. We refer you to the Complying with the biodiversity duty - GOV.UK (www.gov.uk) for further information.

Designated nature conservation sites
Paragraphs 186-188 of the NPPF set out the principles for determining applications impacting on Sites of Special Scientific Interest (SSSI) and habitats sites (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Both the direct and indirect impacts of the development should be considered.

A Habitats Regulations Assessment is needed where a proposal might affect a habitat site (see Habitats regulations assessments: protecting a European site - GOV.UK (www.gov.uk) and Natural England must be consulted on 'appropriate assessments' (see Appropriate assessment - GOV.UK (www.gov.uk) for more information for planning authorities).

Natural England must also be consulted where development is in or likely to affect a SSSI and provides advice on potential impacts on SSSIs either via the SSSI Impact Risk Zones (England) (arcgis.com) or as standard or bespoke consultation responses. Section 28G of the Wildlife and Countryside Act 1981 places a duty on all public bodies to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the features for which an SSSI has been notified (Sites of special scientific interest: public body responsibilities - GOV.UK (www.gov.uk).

Protected Species
Natural England has produced Protected species and development: advice for local planning authorities (gov.uk) (standing advice) to help planning authorities understand the impact of particular developments on protected species.

Annex A –Natural England general advice

Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances. A protected species licence may be required in certain cases. We refer you to Wildlife licences: when you need to apply - GOV.UK (www.gov.uk) for more information.

Local sites and priority habitats and species
The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 180, 181 and 185 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity to help nature's recovery. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local environmental records centre, wildlife trust, geoconservation groups or recording societies. Emerging Local nature recovery strategies - GOV.UK (www.gov.uk) may also provide further useful information.

Those habitats and species which are of particular importance for nature conservation are included as 'priority habitats and species' in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest on the Magic website or as Local Wildlife Sites. We refer you to Habitats and species of principal importance in England - GOV.UK (www.gov.uk) for a list of priority habitats and species in England. You should consider priority habitats and species when applying your 'biodiversity duty' to your policy or decision making

Natural England does not routinely hold priority species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. We refer you to the Brownfield Hub - Buglife for more information and Natural England's Open Mosaic Habitat (Draft) - data.gov.uk (Open Mosaic Habitat inventory), which can be used as the starting point for detailed brownfield land assessments.

Biodiversity and wider environmental gains
Development should provide net gains for biodiversity in line with the NPPF paragraphs 180(d), 185 and 186. Major development (defined in the National Planning Policy Framework (publishing.service.gov.uk) glossary) is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement is expected to be extended to smaller scale development in spring 2024. For nationally significant infrastructure projects (NSIPs), it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

For further information on the timetable for mandatory biodiversity net gain, we refer you to Biodiversity Net Gain moves step closer with timetable set out - GOV.UK (www.gov.uk). Biodiversity net gain - GOV.UK (www.gov.uk) provides more information on biodiversity net gain and includes a link to the draft Biodiversity net gain - GOV.UK (www.gov.uk) Planning Practice Guidance.

The statutory biodiversity metric should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. We refer you to Calculate biodiversity value with the statutory biodiversity metric - GOV.UK (www.gov.uk) for more information. For small development sites, The Small Sites Metric - JP040 (naturalengland.org.uk) may be used. This is a simplified version of the statutory biodiversity metric and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 186 of the NPPF should be followed to firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Where off-site delivery of biodiversity gain is proposed on a special site designated for nature (e.g. a SSSI or habitats site) prior consent or assent may be required from Natural England. More information is available on Sites of Special Scientific Interest: managing your land

Annex A –Natural England general advice

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 74, 108, 124, 180, 181 and 186). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.

The Environmental Benefits from Nature Tool - Beta Test Version - JP038 (naturalengland.org.uk) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory biodiversity metric.

Natural environment - GOV.UK (www.gov.uk) provides further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain.

Ancient woodland, ancient and veteran trees
The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 186 of the NPPF. The Natural England Access to Evidence - Ancient woodlands Map can help to identify ancient woodland. Natural England and the Forestry Commission have produced Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) (standing advice) for planning authorities. It should be considered when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Best and most versatile agricultural land and soils
Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 180 and 181). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in the Guide to assessing development proposals on agricultural land - GOV.UK (www.gov.uk). Find open data - data.gov.uk on Agricultural Land Classification or use the information available on MAGIC (defra.gov.uk).

The Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (publishing.service.gov.uk) provides guidance on soil protection, and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling, we refer you to Reclaim minerals extraction and landfill sites to agriculture - GOV.UK (www.gov.uk), which provides guidance on soil protection for site restoration and aftercare. The Soils Guidance (quarrying.org) provides detailed guidance on soil handling for mineral sites.

Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Green Infrastructure
For evidence-based advice and tools on how to design, deliver and manage green and blue infrastructure (GI) we refer you to Green Infrastructure Home (naturalengland.org.uk) (the Green Infrastructure Framework). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the 15 GI How Principles (naturalengland.org.uk). The GI Standards can be used to inform the quality, quantity and type of GI to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority GI strategies should be delivered where appropriate.

Annex A –Natural England general advice

The Green Infrastructure Map (naturalengland.org.uk) and GI Mapping Analysis (naturalengland.org.uk) are GI mapping resources that can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

Access and Recreation
Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths, together with the creation of new footpaths and bridleways should be considered. Links to urban fringe areas should also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

Rights of Way, Access land, Coastal access and National Trails
Paragraphs 104 and 180 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. We refer you to Find your perfect trail, and discover the land of myths and legend - National Trails for information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Further information is set out in the Planning Practice Guidance on the Natural environment - GOV.UK (www.gov.uk).

Central Hub Fire Safety Office, Wokingham Fire Station, 11-13 Easthampstead Road, Wokingham, Berkshire, RG40 2EH
Direct Line 0118 938 4336 Switchboard 0118 945 2888
Royal Berkshire Fire and Rescue Service **rbfrs.co.uk**

Development Management & Compliance
P.O. Box 157
Shute End,
Wokingham
Berkshire, RG40 1BN

Your ref	242653
Our ref	MJ/403449
Ask for	Mansel Jackson
Date	19 November 2024

Email: planning.enquiries@wokingham.gov.uk

Dear Sir/Madam,

Re: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Further to your letter dated 31 October 2024 and enclosed plan/s which you have forwarded, it is noted that this application has been made under the Town and Country Planning Acts.

At this stage there is no duty placed upon the Fire Authority under the aforementioned legislation to make any comment relative to your application.

Your proposals have, however, been cursorily examined and inasmuch as would affect the planning application and the following items, in general, will need to be incorporated in order to meet the basic principles of means of escape in case of fire.

Fire service access should comply with B5 of ADB Volume 2 2019 with additional local requirements below under the Berkshire Act 1986:

Fire service vehicles currently operated by Royal Berkshire Fire & Rescue Service exceed the requirements stated in the current edition of Approved Document B.

The applicant should be made aware of the following amendments:-

The minimum carrying capacity for a pumping appliance is 16 tonnes.

The minimum carrying capacity for a high reach appliance is 26 tonnes.

Structures such as bridges should have the full vehicle carrying capacity.

Any structural fire precautions and all means of escape provision will have to satisfy Building Regulation requirement. These matters are administered by the local authority Building Control or approved inspectors, who you are advised to contact in this regard.

Please be advised that any comments made by the Fire Authority in this letter must not be taken as formal approval that your plan/s confirm to the requirements and recommendations of current Guides or Codes of Practice for means of escape in case of fire.

Yours sincerely

Mansel Jackson
Authorised Fire Safety Inspecting Officer
And on behalf of the Royal Berkshire Fire Authority

242653 Hogwood Farm, Sheerlands Road, RG40 4QY

Thank you for consulting Sport England on the above application.

The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-s
Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306) and, therefore, Sport England has not provided a detailed respon
following advice to aid the assessment of this application.

General guidance and advice can however be found on our website:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

If the proposal involves the **loss of any sports facility**, then full consideration should be given to whether the propos
Framework (NPPF) is in accordance with local policies to protect social infrastructure and meets any approved Playin
that the local authority has in place.

If the proposal involves the provision of a **new sports facility**, then consideration should be given to the recommend
Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensur
be designed in accordance with Sport England, or the relevant National Governing Body, design guidance notes:

http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/

If the proposal involves the provision of additional **housing**, then it will generate additional demand for sport. If exist
absorb the additional demand, then new and/or improved sports facilities should be secured and delivered in accord
infrastructure, and priorities set out in any Playing Pitch Strategy or Built Sports Facility Strategy that the local author

In line with the Government's NPPF (including Section 8) and PPG (Health and wellbeing section), consideration shou
especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy commu
can be used to help with this when developing or assessing a proposal. Active Design provides ten principles to help
encourages and promotes participation in sport and physical activity.

NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communiti

PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing

Sport England's Active Design Guidance: https://www.sportengland.org/how-we-can-help/facilities-and-planning/de

Please note: this response relates to Sport England's planning function only. It is not associated with our funding role to the site.

Yours sincerely,

Planning Technical Team

E: planning.south@sportengland.org