

Project name/address: Sainsbury's Arborfield
Land at Nine Mile Ride Extension, Arborfield Green, Reading RG2 9GB

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0 Contents

0	Contents.....	3
1	Purpose and Structure of the Construction Environmental Management Plan	1
2	Project description.....	1
2.1	Site Location	1
2.2	Proposed Site Use After Development	2
2.3	Outline of the Works Proposed.....	2
3	KEY ENVIRONMENTAL LEGISLATION	2
3.1	Awareness	2
3.2	Summary of Key Legislation	3
4	Environmental Management and Mitigation Measures	3
4.1	Environmental Risk Assessment.....	3
4.2	Protection Of Sensitive Areas.....	4
4.2.1	Identification of Sensitive Areas / Receptors	4
4.2.2	Protection Measures.....	4
4.3	Working Hours	5
4.4	Environmental Monitoring.....	5
4.4.1	Dust Monitoring.....	5
4.4.2	Organic Vapour Monitoring.....	5
4.4.3	Noise and Vibration Monitoring	5
4.4.4	Water Discharges Monitoring.....	6
4.4.5	Groundwater Monitoring	6
4.5	Baseline Conditions	9
5	ROLES AND RESPONSIBILITIES	10
6	DETAILED PRINCIPAL CONTRACTOR RESPONSIBILITIES.....	13
6.1	Pre-Construction	13
6.2	Construction	13
6.3	Post-construction	14
7	STAKEHOLDER ENGAGEMENT AND CONSULTATION	14
7.1	Monthly Reporting	16
7.2	Monitoring and Auditing.....	16
8	ENVIRONMENTAL TRAINING	17
8.1	General	17
8.2	Site Inductions.....	17

8.3	Toolbox Talks.....	18
9	PROGRAMME.....	19
10	ENVIRONMENTAL INCIDENTS.....	19
11	REFERENCES.....	23
12	APPENDICES	25

1 Purpose and Structure of the Construction Environmental Management Plan

This Construction Environmental Management Plan (CEMP) has been written to specifically address the potential environmental risks at the Sainsbury's Site for the construction phase of the supermarket building, service area and car park. This CEMP will be adapted as required during construction should changes occur.

This plan provides an overview of key local and national regulations and guidance and also specific requirements related to the site in relation to environmental management that have come out of statutory consultations within the planning process. It underpins this with a review of national legislation applicable to the activities proposed within the works. These requirements, where relevant, have been considered within the risk assessment undertaken. A summary of all the requirements and mitigation measures from the risk assessment has been provided. These recommendations are to be enacted on site through a series of Environmental Control Plans (ECPs). Some of these ECPs have been prepared already and some are to be prepared as part of the detailed design of the works, so that method specific elements can be incorporated in the appropriate ECPs that would mitigate impacts.

A programme of environmental monitoring is proposed which will inform and be part of the ECPs. This monitoring is summarised in this CEMP with detail being included in the relevant ECP.

This is a live document, as is the risk assessment upon which it is based. Period revision of this document will be undertaken and if elements of the design or approach to the works changes, then it will also be reviewed and necessary changes made.

2 Project description

2.1 Site Location

The site is a plot that is part of the former Arborfield Garrison, once a Ministry of Defence facility. The garrison site has planning approval for multi-phase redevelopment that includes up to 2,000 new dwellings and a district centre comprising a foodstore, further commercial and retail units, a village square and car parking. The Sainsbury's site forms a small parcel of land (0.88Ha) within this redevelopment area.

The site address is: Sainsbury's Arborfield, Land at Nine Mile Ride Extension, Arborfield Green, Reading RG2 9GB

The site centre is at:

National Grid Reference Easting/Northing 476893, 165022

Six Figure Ordnance Survey Grid Reference SU768650

What Three Words flickers.firebird.competent

The site location is shown in *Figure 1 Site Location Plan*

The site proposed development layout is shown *Figure 1 Site Location Plan*.

The site is approximately rectangular in shape and occupies an area of approximately 0.88 hectares that comprises cleared and reduced level land following remedial works.

2.2 Proposed Site Use After Development

The proposed development at the site is a food store with associated parking and service areas.

2.3 Outline of the Works Proposed

The works comprise the construction of a new Supermarket together with associated enabling works, ground works, and hard/ soft landscaping on a vacant site.

- Bulk excavation, earthworks and backfill with site won and imported materials.
- Installing new storm and foul drainage.
- Cut and Fill to formation level.
- Mains services installations.
- Groundworks & Foundations.
- Steel frame erection
- Wall Cladding.
- Facing brickwork and redwood timber cladding.
- Aluminium curtain walling shopfront glazing.
- Plant installations.
- Boundary treatment.
- Car park and access road works
- Hard and soft landscaping
- Internal fit out of the supermarket

The location of the store building is in *Figure 2 Proposed Site Layout*.

3 KEY ENVIRONMENTAL LEGISLATION

3.1 Awareness

Base Build is aware of all legal obligations with regard to control of pollution (to air, water and ground), nuisance (noise and vibration) as well as the regulations relating to waste and the protection of wildlife. Advice and guidelines on all environmental obligations, both statutory and non-statutory, are in the public domain and are readily available. Care will be taken to ensure these are not overlooked by only concentrating on the site specific ECPs detailed in the CEMP.

It is essential that all site staff are kept informed of those legal requirements that are relevant to their individual roles and activities. This will be achieved through the training proposals set out in Section 8 below.

Legislative requirements will override requirements in the CEMP in the unlikely event of there being a conflict between the two.

3.2 Summary of Key Legislation

APPENDIX 1 RELEVANT LEGISLATION contains a summary of key relevant environmental legislation. Although this list is not exhaustive, it includes legislation which is thought likely to be relevant to the works.

4 Environmental Management and Mitigation Measures

4.1 Environmental Risk Assessment

The scope of the environmental risk assessment considered the following environmental aspects:

- Air Quality;
- Noise and Vibration;
- Ecology (incl. invasive species);
- Geology and Soils;
- Community and Private Assets; and
- Groundwater
- Surface Water

The Environmental Risk Assessment is presented in *APPENDIX 2 ENVIRONMENTAL RISK ASSESSMENT* and forms an Environmental Aspects Register, based on an EA format, representing an overview of the environmental risks associated with the works at this site. The Risk Assessment will be used to assist and guide the development of specific ECPs and RAMS required during the Construction Works which will accurately reflect the specific environmental risks. The Environmental Risk Assessment will be reviewed and updated regularly.

The identification of sensitive areas /receptors is presented below (Table 1) with a summary of the mitigation measures derived from the risk assessment (Table 2).

4.2 Protection Of Sensitive Areas

4.2.1 Identification of Sensitive Areas / Receptors

Sensitive areas shall be highlighted as appropriate within the Construction Management Plan documentation and/or ECPs derived as part of the CEMP.

Sensitive areas identified during consultation and our environmental impact assessment that could potentially be affected by the Scheme's construction are:

Table 1 Sensitive Areas / Receptors

	Area/Receptor	Site Boundaries & Proximity	Type of Receptor
1	Residential apartment blocks	Western and Southern Adjacent	Residential
2	The Bohunt School	Eastern Adjacent	School
3	Arborfield Green Leisure Centre	North East Adjacent	Recreational Area
4	The River Loddon tributary	Northern Within 100m	Surface Water

4.2.2 Protection Measures

The above listed areas will generally be sensitive to or potentially affected by nuisance (i.e. dust, noise, vibration and visual effects) and pollution (e.g. sediment, spillages) during construction.

Protection measures will therefore include those set out in the following ECPs:

- Dust Management Plan;
- Noise and Vibration Management Plan;
- Surface Water Management Plan;
- COSHH Material, Waste Storage & Refuelling Plan; and
- Pollution Prevention Plan.

The list of sensitive areas and associated control measures shall be updated as necessary through detailed design and construction planning, and community liaison prior to and during construction.

4.3 Working Hours

Site working hours agreed with the LA will be:

- o Weekdays (not including bank holidays) 08:00 to 18:00

These hours apply unless dispensation is given by the LA in writing.

4.4 Environmental Monitoring

4.4.1 Dust Monitoring

Dust monitoring will be carried out in order to fulfil the following objectives:

- *To ensure that the construction activities do not give rise to any exceedances of the air quality objectives for PM10 and/or PM2.5, or any exceedances of recognised threshold criteria for dust deposition/soiling;*

To ensure that the agreed mitigation measures to control dust emissions are being applied and are effective;

- *To provide an “alert” system with regard to increased emissions of dust, and a trigger for cessation of site works or application of additional abatement controls;*
- *To provide a body of evidence to support the likely contribution of the site works in the event of complaints; and*
- *To help to attribute any high levels of dust to specific activities on site in order that appropriate action may be taken (IAQM, 2018)*

The above referenced document (IAQM, 2018) and the associated guidance on dust monitoring practice Assessment of Dust from Demolition and Construction (IAQM, 2014) has been used to prepare the Dust Control and Monitoring Environmental Control Plan.

4.4.2 Organic Vapour Monitoring

Much of the guidance on air quality for construction sites is focussed naturally on dust. However, construction sites can have a risk of volatile organic compound (VOC) vapour release to air which can not only extend to the site itself, but also to fugitive releases of VOCs off-site to potentially impact sensitive adjacent receptors. Although dilution and dispersion can quickly reduce the measurable levels of VOCs being emitted from a site, it is important to assess the risks from such potential emissions and to prepare effective mitigation measures. Currently no activities have been identified which have a high risk of VOC emission. If a RAMS identifies such a risk a VOC Emissions Environmental Control Plan will be prepared following guidance from BRE, Controlling Particles, Vapour and Noise Pollution from Construction Sites (BRE, 2003(1).

4.4.3 Noise and Vibration Monitoring

This will be addressed in a specific ECP developed in light of the contractors' method statements. Outline proposals are for 2 noise monitoring stations and 1 vibration monitoring station (only during specific work causing vibration), as shown on the Logistics Plan in Appendix 3.

4.4.4 Water Discharges Monitoring

There are two types of water discharge from the works:

- Foul Sewer: During initial construction all foul water from the site facilities will be tankered off-site from septic tanks. Later when the drainage is installed consent to discharge to foul sewer will be obtained from Thames Water.
- Surface Water – During construction storm water drainage will be installed and connected to the wider 'Arborfield Green' drainage system. At the initial writing of the CEMP that connection was not in place. In the meantime, the management of stormwater is likely to be limited to preventing cross boundary overland flow from the unpaved ground at the site. Currently the unpaved site sees precipitation infiltrate the natural soils or evaporate from puddles. In the short term, during initial construction a sump may be needed to catch intense precipitation to prevent overland run-off.

4.4.5 Groundwater Monitoring

No shallow groundwater is present as the underlying strata is clay.

Table 2 Outline of the Mitigation of Environmental Risks of the Groundworks and Construction

Environmental Risk	Mitigation Measure
General Environmental Management	
Detailed or contractor's design introduces changes to the environmental impacts identified within this CEMP	Undertake environmental review of design changes to ensure compliance with the Planning Permission through avoiding the new risk or identify additional mitigation measures to negate the risk
Air Quality	
Dust deposition at sensitive receptors in the vicinity of the main works and construction compounds during the construction phase.	Appropriate control measures implemented in accordance with best practice pollution control to be secured through the approved ECP. Use of real time laser detectors for monitoring PM10 and PM2.5 particulates to safeguard human health and directional sticky pad monitors for soiling is advised. Details within the Dust EMP.
Plant emissions at sensitive receptors during the construction phase	As above
Asbestos dust – Currently there are no known sources of asbestos at the site.	If asbestos is identified in soils or recycled aggregates a risk assessment will be undertaken and precautions implemented where necessary.
Odour – No source of odour identified initially. As construction proceeds activities that may generate odour will trigger a review of the CEMP.	Local residents often sensitive to odour. Review construction materials and methods to identify any future odour risks.

Ecology	
Ecology and Nature Conservation Impact upon a European Protected Species or notable species Ecology has been risk assessed for the wider development scheme. There are no active control measures listed for this site.	Baseline does not identify species on-site. An ongoing surveillance to be maintained for any incursion onto the site (such as nesting birds) that could require precautions.
Geology and Soils	
Loss of topsoil resource due to construction practices – there is no topsoil at the site	NA
Materials and Waste	
Use of Natural and finite resources	Identify sources of re-used material in the vicinity (CL:AIRE register of Materials) to substitute for quarried product. Maximise re-use of site won materials by applying DoW:CoP. Through a Materials Management Plan.
Material Import and use of finite natural resources	Use of recycled aggregates from sites producing in accordance WRAP Quality Protocol.
Waste sent off site to landfill	Apply the waste hierarchy by pre-treating all materials potentially scheduled for disposal. Separate all materials that could be re-used on site.
Effects of importing materials	Give preference to nearby sources of materials
Effects of exporting waste	Give preference to nearby waste disposal companies.
Pollution from Waste	Ensure waste management procedures, including appropriate storage and handling are followed as detailed in the Base Build EMS.
Noise and Vibration	
The site has sensitive receptors on three sides. Disturbance to these sensitive receptors due to construction phase noise and vibration is a significant risk	Noise and vibration require a robust Environmental Control Plan (ECP). This will be prepared and included in the Appendices.

People and Communities	
Local residents and businesses within the study area may experience reductions in amenity arising from changes in air quality, and noise and disturbance, especially at construction compounds during the night.	Appropriate control measures implemented in accordance with best practice pollution control to be secured through the approved ECP. Operate to agreed working hours.
Visual amenity and splash	The site to be hoarded and then maintained.
Damage of local road infrastructure to be avoided. – Establish the existing condition pre-commencement.	A condition survey of the nearby highway route used to access the development. Liaise with wider site developer for existing condition surveys. For this site The Nine Mile Ride Extension condition should be considered from the Park Lane Roundabout to the A327.
Impacts on local residents through issues over parking and congestion related to construction workers and visitors travelling to and from site.	A construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;
Impacts on local residents from deliveries, vehicles turning, loading and unloading	Loading and unloading and vehicle turning, parking as well as delivery management and scheduling to be detailed in the site logistics plan and the CMP.
Impact to residents at night from site lighting.	The site lighting plan is to be assessed to minimise intrusion on local resident, specifically this located on the Western and Southern Boundaries.
Contaminated land – there is a small risk of discovering unknown soil contamination at the site during construction.	If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 6 of the planning permission has been complied with in relation to that contamination. <i>Reporting of Unexpected Contamination</i> In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (i), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (ii), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (iii).

	To address this possible circumstance a discovery strategy has been prepared and is presented in Appendix 5 of this report.
Water Environment / Surface Water	
Impacts of local water quality from temporary construction discharge (inc. silt and spill)	All liquids shall be provided with secondary containment... (applies to non- wastes such as fuels). Prepare a Water and Run-off Environmental Control Plan to: Manage run-off from the site surface, including construction areas to prevent silt or other water borne contaminants entering the River Loddon tributary through overland flow in extreme weather. Unrestricted run-off from the site not to be allowed.
	Design an Environmental Incident Control Plan (EICP) for the construction period on site to ensure protective measures are implemented to deal with both normal and emergency situations
Unidentified drainage carrying silt laden run off to the Surface Water	The Site has been excavated to 900mm below original grade. This has removed all redundant drainage at the site.

4.5 Baseline Conditions

Baseline conditions have been established at the site for the following environmental aspects:

- Noise TetraTech (2023), AECOM 2013(3)
- Air Quality (NOx, PM10, PM2.5) WBC 2018
- Ecology AECOM 2014(1,2,3,4,5)

The baselines for noise and air quality will be written into the corresponding ECPs. Ecology did not find any species requiring monitoring, although an overwatch during vegetation clearing was recommended.

5 ROLES AND RESPONSIBILITIES

The following table sets out roles and responsibilities in relation to this CEMP.

Table 3 Roles and Responsibilities

Role	Responsibility
Client Sainsbury's Ltd	Fulfil duties under CDM Regulations 2015.
Project Manager Base Build Services Ltd	Overseeing implementation of the Scheme and the individuals undertaking specific roles and duties. To be reported to as per contract requirements and internal organisation Environmental Management Systems.
Contract Leader/Senior Site Manager Base Build Services Ltd	- Responsible for management of the construction phase of the project. - Has overall responsibility for the environmental performance of the project. - Regular communication with Sainsbury's Ltd and the relevant statutory environmental bodies on all environmental matters (as they arise).
Environmental Manager Base Build Services Ltd	- Ensuring compliance with environmental legislation, consents, objectives, targets and other environmental commitments, including those arising from the Planning Permission and conditions. - Maintenance of Environmental documentation - Management of environmental specialists and monitoring compliance of construction activities in line with the Environmental Control Plans and the relevant environmental legislation / licences, reviewing and developing the Environment Control Plans (ECPs) throughout the construction period, and acting as the focal point of contact for all environmental issues on site. - Liaison with relevant consultees/stakeholders. - Accompany statutory authorities on site visits (with Environmental Clerk of Works (ECoW) if necessary). - Compiling applications for unexpected authorisations with assistance of ECoW if necessary. - Investigation of environmental incidents.

	• Assisting with the delivery of environmental training to the workforce. • Assisting in review of method statements. • Identification of key environmental concerns on site as the Scheme develops. • Instruction and confirmation of key requirements of each section on site as job progresses to site personnel. • Assessing and checking survey results and updating databases, ECPs etc. with any new information. • Identification of cost savings and best practice activities. • Ongoing liaison with contractor's site supervisors, site management team, and general construction workers.
Environmental Consultant	• Walkover of all activities on the site and ongoing monitoring of works area to ensure compliance with key environmental legislation compliance and control plans. • Assisting in review of method statements. • Assisting in monthly formal audits with Environmental Manager. • Monitoring construction activities in relation to environmental aspects. • Recording the progress of the environmental works. • Immediate reporting of incidents to the SHE department. • Providing daily updates to Environmental Manager on site progress,
Environmental Advisor	• Supporting the site team in delivering the environmental components of the works during the construction phase. • Delivering environmental training to the workforce. • Identification of key environmental concerns on site as the Scheme develops. • Instruction and confirmation of key requirements of each phase of work on site as job progresses to site personnel.

	• Assessing and checking survey results and updating databases, ECPs etc. with any new information. • Identification of cost savings and best practice activities. • Ongoing liaison with contractor's site supervisors, site manager, and general construction workers. • compliance, issues, problems, successes, etc. • Accompanying statutory authorities on site visits (with Environmental Manager if necessary).
Environmental Specialists	• As required, ecologists, geotechnical engineers and hydrologists, etc. responsible for having undertaken pre-construction surveys and during the works, watching briefs, as well as providing advice on specific issues (as they arise) throughout the construction phase.
Project Manager & Contract Leader.	• Communications with the public and interested parties, outreach and education, where appropriate including: - o Responding to any concerns or complaints raised by the public in relation to the works; - o Supporting the Construction Manager on landowner and community concerns relating to the works; - o Ensuring that the Project Manager and Contract Leader are informed of any complaints relating to the environment; - o Keeping the public informed of scheme progress and any construction activities that may cause inconvenience to local communities; - o Assisting the Contract Leader with the implementation of the Stakeholder Information Complaints Procedure.

6 DETAILED PRINCIPAL CONTRACTOR RESPONSIBILITIES

6.1 Pre-Construction

Base Build is responsible for approving the appointment of the site Environmental Manager and any environmental specialists prior to any work starting on site. Prior to construction commencement Base Build are also responsible for:

- Developing this CEMP until it is approved by the Planning authority and continuing to develop it as a live document during the works
- Defining roles and responsibilities for their own and their key sub-contractors' personnel relating to environmental issues;
- Developing an environmental training plan covering all personnel and the level of training pertinent to their role;
- Developing a programme of internal and sub-contractor inspections/monitoring;
- Developing scheme-specific emergency procedures for environmental incidents;
- Finalising and implementing a programme for works to allow all pre-construction surveys to be arranged and completed within the required timeframe;
- Agreeing a non-compliance reporting procedure with Sainsbury's in line with the Base Build EMS to manage any environmental incidents or non-compliance events for the Scheme; and
- Developing further the required ECPs and updating these as required up to and during construction commencement to reflect any new, relevant information provided by Sainsbury's or other statutory consultees

6.2 Construction

Base Build is responsible on site for delivering the construction period commitments in the Planning Permission and Conditions (contained in construction models, drawings, specifications etc.) and controlled by the CEMP.

Base Build will implement the procedures set out in the CEMP with technical advice from competent environmental specialists. Base Build is responsible for all its sub-contractors on site and for ensuring these sub-contractors comply with the requirements of the CEMP, all of whom are bound to the requirements set out within this CEMP.

Base Build is responsible for ensuring that there are no breaches in legislation and that good practice is followed throughout the duration of the construction. Base Build must ensure that all on-site works are adequately monitored.

The RAMS (Risk Assessments & Method Statements) and ECPs will be used to ensure all environmental commitments are delivered on site. The success of implementing the requirements of the RAMS, ECPs and delivery of mitigation measures relating to the construction of the Scheme will be the responsibility of Base Build.

Any improvements or deviations relating to environmental matters required to the RAMS and/or ECPs shall be approved by the Environmental Manager.

All site personnel have the responsibility and authority to halt works in any activity where environmental commitments are not being successfully delivered or where legal requirements are being breached.

All site personnel will be encouraged to draw attention to any environmental risk or potential environmental risk arising on site (for example, refuelling being carried out too close to a watercourse or working outside the agreed limits of deviation for any aspect of the works). This approach will be promoted in all site inductions and training.

Any incidents or non-compliance with commitments will be recorded using the Base Build management processes contained in the following Base Build documents:

- How to classify incidents/hazards;
- How to manage minor incidents; and
- How to manage major incidents.
- Construction Method Statement;
- Environmental Toolbox Talks Pack;
- Base Build Management Systems ISO 9001; 14001 & 45001.

Base Build will also:

- Have sole responsibility for pollution prevention measures being successfully implemented;
- Take all reasonable precautions and undertake all reasonable measures within their control to ensure that all legal requirements are complied with and that no unnecessary damage, disturbance or pollution results from undertaking the works;

Base Build is responsible for delivering the project environmental training programme, including toolbox talks, throughout the construction works, ensuring all staff are trained adequately and to the agreed level prior to starting work on site.

6.3 Post-construction

Base Build is responsible for correcting defects (as defined under the main construction contract) for 12 months following contract completion. This is known as the 'defects period'.

7 STAKEHOLDER ENGAGEMENT AND CONSULTATION

Base Build will establish and maintain procedures for internal communications between the various levels and functions of the team during construction. Internal communications include:

- Advising of non-conformances to relevant managers;
- Communicating environmental commitments to the construction team;
- Communicating the environmental policy to the construction team;
- Raising awareness of environmental issues to the construction team; and

- Reporting incidents to relevant managers. Base Build will also document and respond to any relevant communications from external interested parties during construction.

External communications may include, but will not necessarily be limited to:

- Dealing with complaints from members of the public; and
- Dealing with the media.

Base Build will maintain an ongoing liaison with the statutory / regulatory bodies during the construction phase.

Table 7-1 Communications, outlines the proposed communication framework and should be used as an example when defining the communication processes within the detailed ECPs.

Table 7-1 Communications

Stakeholder	Outline Communication Processes
Sainsbury's Ltd	• The Base Build Services Contract Leader will be responsible for involving Sainsbury's in any safety and / or environmental meetings (as required) via the Project Manager.
Statutory and Non-Statutory Bodies	• Base Build will continue to consult with the statutory and non-statutory bodies (where necessary). This will ensure that all the relevant parties have an opportunity to input to the operation of the site in order to minimise adverse environmental impacts. • Where necessary, method statements will be submitted to the relevant statutory / non-statutory bodies for comment to ensure that no pertinent environmental issues are overlooked. • Key bodies and contact numbers include: - o Wokingham Brough Council – 01189 746 000 - o Environment Agency – 0800 80 70 60
The Public	• The public shall be kept informed of any operations and developments that may have an effect upon them. • Any such notification will set out the nature of the operations and the times at which they are to be carried out. • Social media, letter drops, a regularly updated website and newsletters

Construction Staff	• Construction staff shall be kept up to date on all operational matters that may have an impact on the safety and environmental factors on site. • The site induction will form the basis for all relevant information provided to construction staff and will be supported at regular intervals by toolbox talks, especially where new or particularly sensitive operations are about to commence. • Regular briefings to staff will also provide an opportunity to update them on any changes in working methods and procedure. • Audits and reviews of the effectiveness of the method statements will highlight any corrective measures and subsequent feedback to construction staff will serve as a means of regulating and ensuring best working practice.
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It is expected that weekly construction team meetings will be held, or more frequently as required, where environmental issues will be discussed. Internal communications will be carried out through the use of toolbox talks with the site workers and site meetings, which will include sub-contractors.

7.1 Monthly Reporting

It is expected that the following reports will be provided monthly to key stakeholders as agreed:

- Monthly environmental reports of key issues;
- Results of environmental monitoring conducted during the month;
- Environmental incidents and near misses.

These would form part of the agenda at formal monthly contract Progress Meetings.

7.2 Monitoring and Auditing

The following environmental monitoring will be undertaken and reported:

- Waste management volumes;
- Soil re-use volumes;
- Verification analysis of recycled materials used on site;
- Dust monitoring, and
- Noise and vibration monitoring results.

The environmental advisors of Base Build will undertake period auditing of the site monitoring activities.

8 ENVIRONMENTAL TRAINING

8.1 General

Base Build will comply with the procedures set out within their Environmental Management System (EMS) detailed in the following documents:

- How to Identify and Confirm Safety, Health and Environmental (SHE) Training and Competency; and
- SHE Information Communication during Inductions, Toolbox Talks and Briefings.

All personnel on site will be made aware of the company Environmental Policy, the Register of Environmental Legislation, the relevant Environment Control Plans included in this CEMP. Relevant pre-construction environmental information has been incorporated into this CEMP.

The team will be briefed on the following topics as a minimum / as appropriate:

- Company Environmental Policy;
- General environmental awareness;
- Waste management;
- Working in or near watercourses;
- Surface water pollution and control;
- Ecology/European Protected Species;
- Spills and emergency response procedures;
- Dust management; and
- Noise management.

Specific training needs will be identified and provided for all personnel involved in work activities that could result in an adverse impact on the environment. The training will include reference to the importance of adhering to the contents of the CEMP and the potential consequences of departure from specified method statements. Environmental training in the form of toolbox talks will also be undertaken on site, evidence of which (along with all other training) will be maintained on record as part of the Base Build management system.

8.2 Site Inductions

Prior to commencing work on site, all personnel will undergo a site induction, where Base Build will communicate the environmental objectives, requirements and responsibilities to the workforce. Environmental Site Rules will detail site personnel's obligations while on site. This will introduce accountability for personnel working on the project.

The site induction and training shall cover relevant parts of the following areas to a level of sufficient detail for the workforce:

- Environmental site rules;
- Spill kit use and locations; and
- Emergency spill procedures.

8.3 Toolbox Talks

In addition, Base Build and each of its sub-contractors will establish a regime of toolbox talks such that every employee receives a health, safety & environmental briefing as appropriate, with a target of a minimum of one toolbox talk on an environmental topic per month. For sub-contractors, their supervisors are responsible for conducting these briefings and their implementation will be monitored by Base Build.

An indicative list of appropriate toolbox talks is provided below. More may be added to this list as the Scheme progresses and as issues arise.

- Dust and air quality;
- Silt management;
- Segregation and storage of waste;
- Spill control;
- Japanese knotweed and giant hogweed; and,
- Nesting birds and Protected species.

9 PROGRAMME

The works outline programme is as follows:

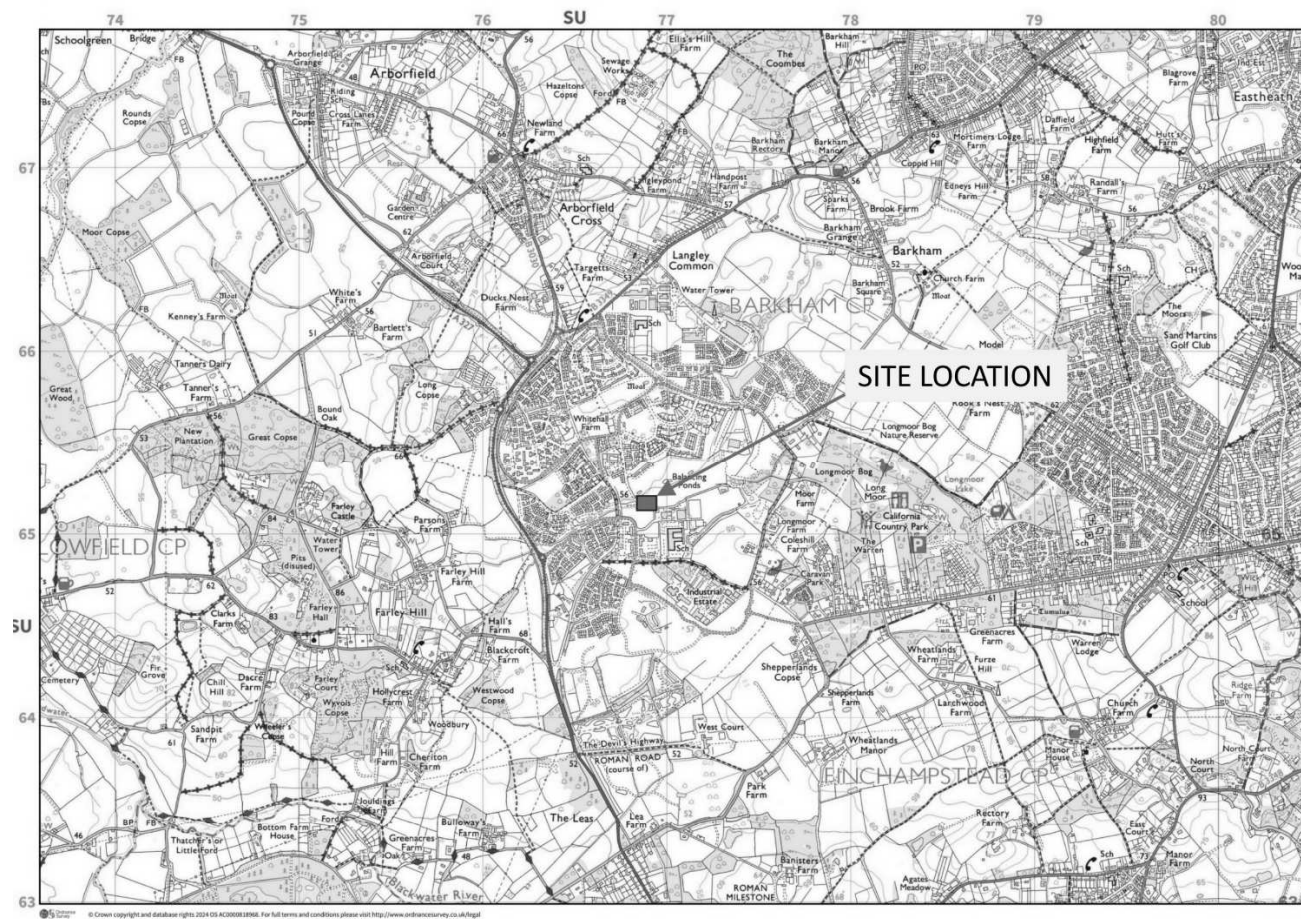
Activity	Date / Period
Commence on Site	13/01/25
Groundworks & Structure	Jan 25 – April 25
Fitout	April 25 – July 25
Completion	25/07/25

10 ENVIRONMENTAL INCIDENTS.

Environmental incidents will be reported and investigated in accordance with the Base Build Environmental Incident Policy and Operating Procedure. Specifically, Section 10 of Base Build Management Systems requiring the identification & recording of an incident; determining necessary corrective action; recording the corrective requirements; verifying corrective actions to an identified timescale; recording the outcome of corrective action; and final confirmation that effective action has taken place; all in accordance with Flow Chart PFC-10/01. This will be included as a project ECP.

Figures

Figure 1 Site Location Plan



The site address is:

Sainsbury's Arborfield,
Land at Nine Mile Ride Extension,
Arborfield Green,
Reading RG2 9GB

The site centre is at:

National Grid Reference
Easting/Northing 476893, 165022

Six Figure Ordnance Survey Grid
Reference SU768650

What Three Words
flickers.firebird.competent

Figure 2 Proposed Site Layout

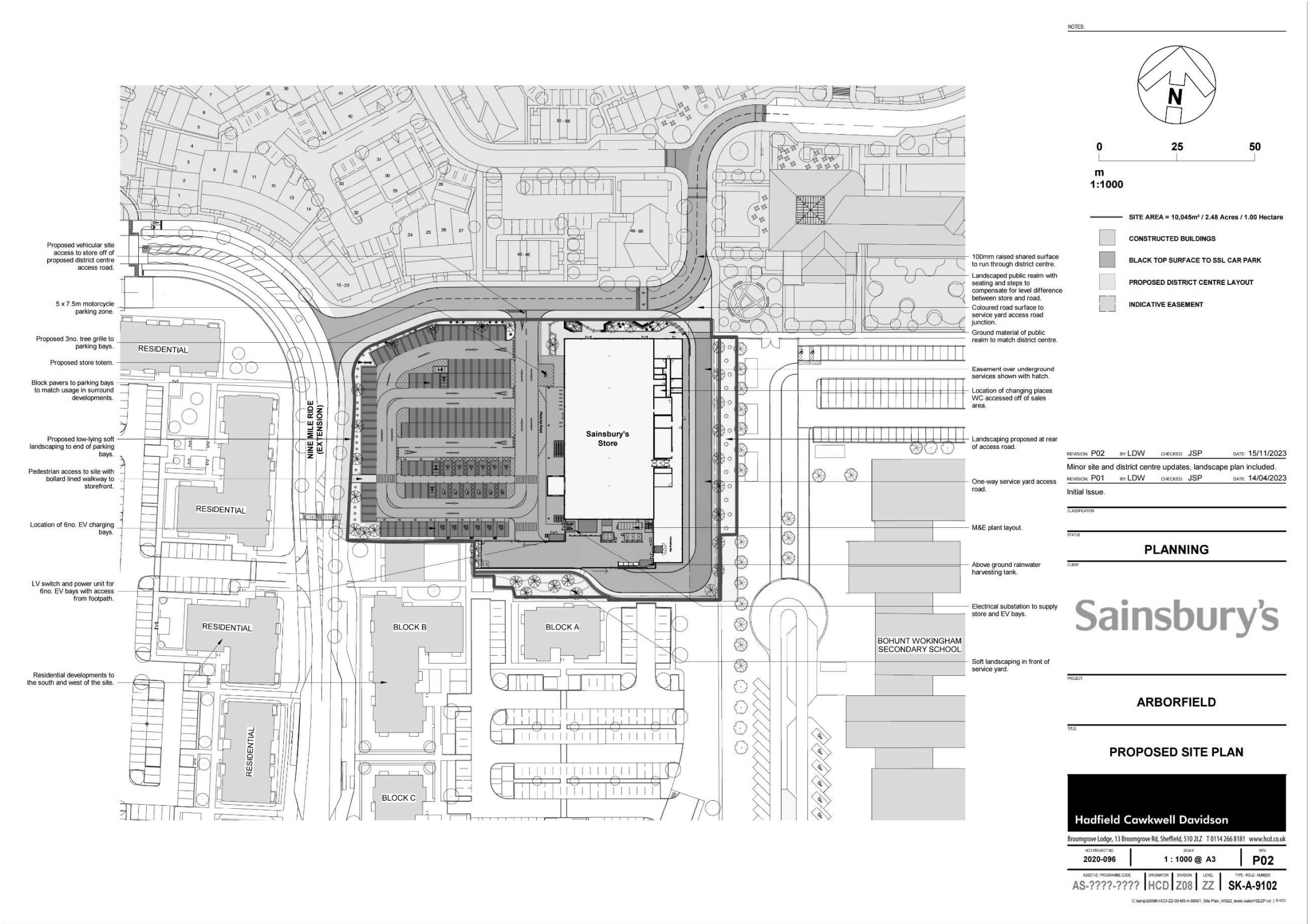
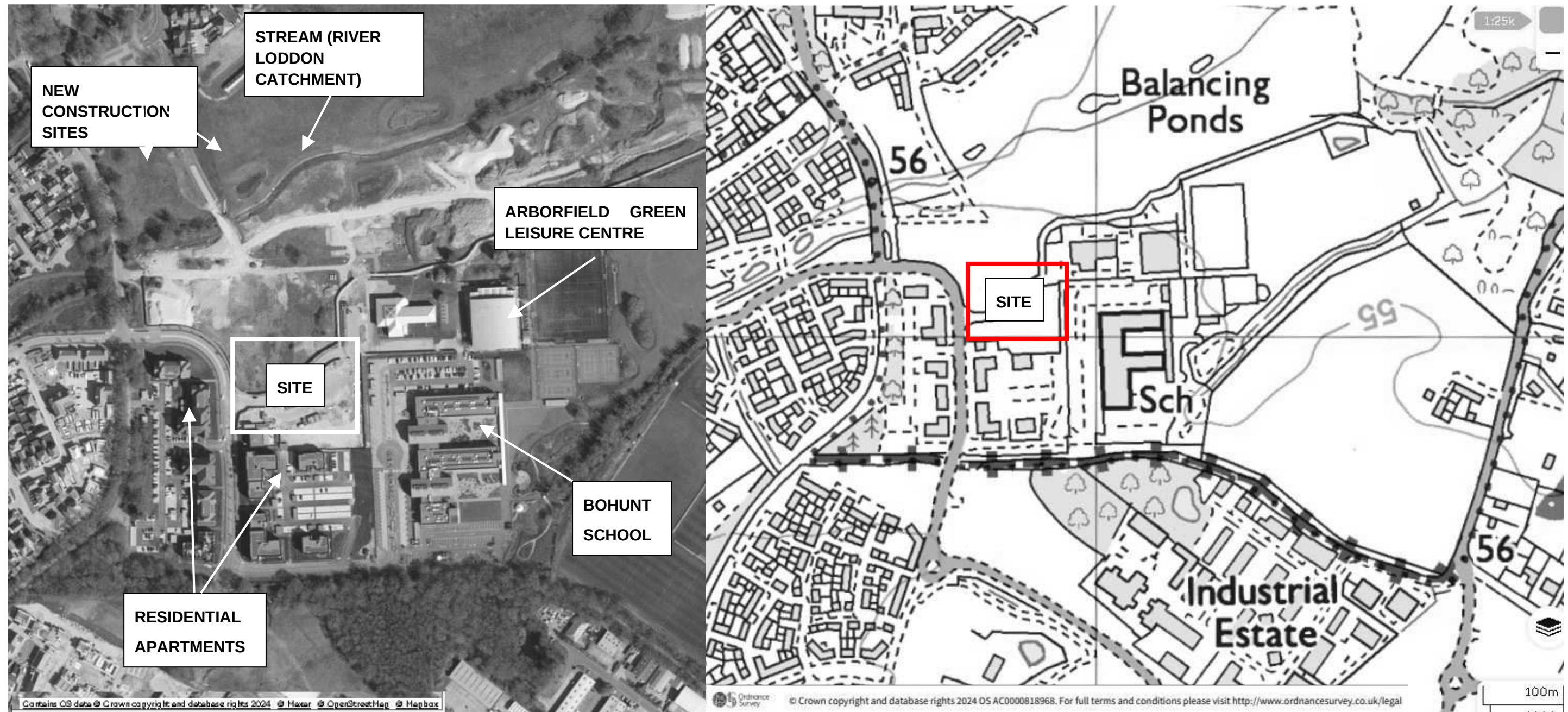


Figure 3 Site Environs and Surrounding Receptors for the CEMP Risk Assessment



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12 APPENDICES

APPENDIX 1 RELEVANT LEGISLATION

Legislation	Relevance	Requirements
Environmental Protection Act 1990.	To prevent pollution from emissions to air, land or water. Nuisance provisions will apply to the works, including noise and vibration.	Consideration and necessary mitigation of: - wind blown dust from site haul roads, excavations and stockpiles. - Vapour release from exposed contaminants during excavation or treatment. - Noise and vibration from slab breaking out.
The Construction (Design & Management) Regulations 2015.	Sets out legal duties to those engaged in construction.	Ensure roles in the regulations are understood and undertaken by competent individuals. Records of work undertaken and links to any Verification Reporting to be made.
Wildlife & Countryside Act 1981 (as amended).	Provides legal protection for some species and the management of invasive species.	Recommended ecological safeguards required during the works.
Conservation of Habitats & Species Regulations 2017.	Allows for the protection of certain species .	As above.
The Water Act 2003. Pollution Prevention and Control Act 1999	Aimed to protect groundwater and surface water from the release of pollutants.	- Consideration and necessary mitigation of: - Waste storage, - Chemical and fuel storage, - Leaks and spills of pollutants,

		• Sediments and soils, including contaminants being washed into surface water. • Consents required for any water discharges.
Water Industry Act 1991	Sewerage services	Governs trade effluent consents to foul sewers.
Water Resources Act 1991	Prevent pollution to surface and groundwater.	Works within 10m of a watercourse require consent from the appropriate body.
Land Drainage Act 1991	Flood risk from development	
The Water Resources (Abstraction and Impounding) Regulations 2006	Requirements for abstraction licenses from surface water or groundwater.	Consent is required if an abstraction is more than 20m ³ /day.
Control of Pesticides Regulations 1986	To control the use of pesticides to protect the environment.	To use pesticides, including spraying Japanese Knotweed near a water course, an EA consent is required.
The Control of Pollution (Oil Storage) (England) Regulations 2001	Safe storage of fuel	Requirements for storage tanks and secondary containment of 110% of the storage capacity.
Petroleum (Consolidation) Regulations 2014	Specific rules on petroleum storage	Ensure petroleum is correctly stored
Waste (England and Wales) Regulations 2011	The management of waste and the application of the waste hierarchy and consignment notes.	Waste requires pre-treatment prior to disposal and records of consignments and point of disposal recording are needed.
Control of Pollution Act 1974	Controls the noise and vibration nuisance from construction sites	Consult the local authority over the need for Section 61 consents.
Hazardous Waste (England and Wales) Regulations 2005	Implements the EU Hazardous Waste Directive in UK law. It identifies what is classed as hazardous	Classify all materials being disposed off-site to ensure correct classification in line with the regulations. Ensure

	waste, and requires a duty of care on producers, storers and movers of hazardous waste.	duty of care provisions are followed.
Waste (England and Wales) Regulations 2011 The Waste (England and Wales) (Amendment) Regulations 2012.	Brings the EU Waste Framework Directive into UK law. Governs what is waste and how to achieve end of waste for materials to be re-used. Includes exemptions in relation to soils for re-use on the site of origin of naturally occurring soils. The waste hierarchy must be applied before waste is disposed of and that a declaration to this effect must be on all consignment notes.	Underpins the use of the CLAIRE Development Industry Code of Practice on the Definition of Waste. (DoW:CoP) for materials re-use on site (soil and construction and demolition derived waste). Also requires the application of the waste hierarchy by sorting and characterising all materials being excavated to identify 'unsuitable' materials that cannot be re-used on site as fill.
Environmental Permitting Regulations (2016)	Regulates activities that can have an impact on the environment. Requires permitted activities to implement controls on any potential impacts.	Many processing activities used fall under the regulations. Mobile plant licenses were introduced so the permit attaches to the treatment, not to the site, so surrender provisions for the use of the permit on site do not apply.
Environment Act 1995		
Regulatory Position statement 178 Treatment and disposal of invasive non-native plants	Provides a pragmatic means of managing invasive species.	Apply where relevant at the site.
The Health and Safety at Work Etc. Act 1974	Duty of care to employees to protect their health and safety	Prepare a CEMP that covers protection of workers from environmental impacts from the works to their health.
The Management of Health & Safety at Work Regulations 1999	Requirement for a health and safety risk assessment, mitigation or protection measures to be applied to risks and health surveillance as required.	Prepare risk assessment that includes human health issues to workers. Construction health and safety falls outside the scope of the CEMP and is dealt

		with in its own project documentation.
Noise Emission in the Environment by Equipment for use Outdoors Regulations 2001	Equipment must conform to CE standards and noise output known	Check equipment certification before use
The Control of Asbestos Regulations 2012	Requires risk assessment and precautions to be implemented where necessary. Relates to handling soils where asbestos may be a contaminant.	Obtain specialist advice and apply the CAR-SOIL guidance from CL;AIRE.

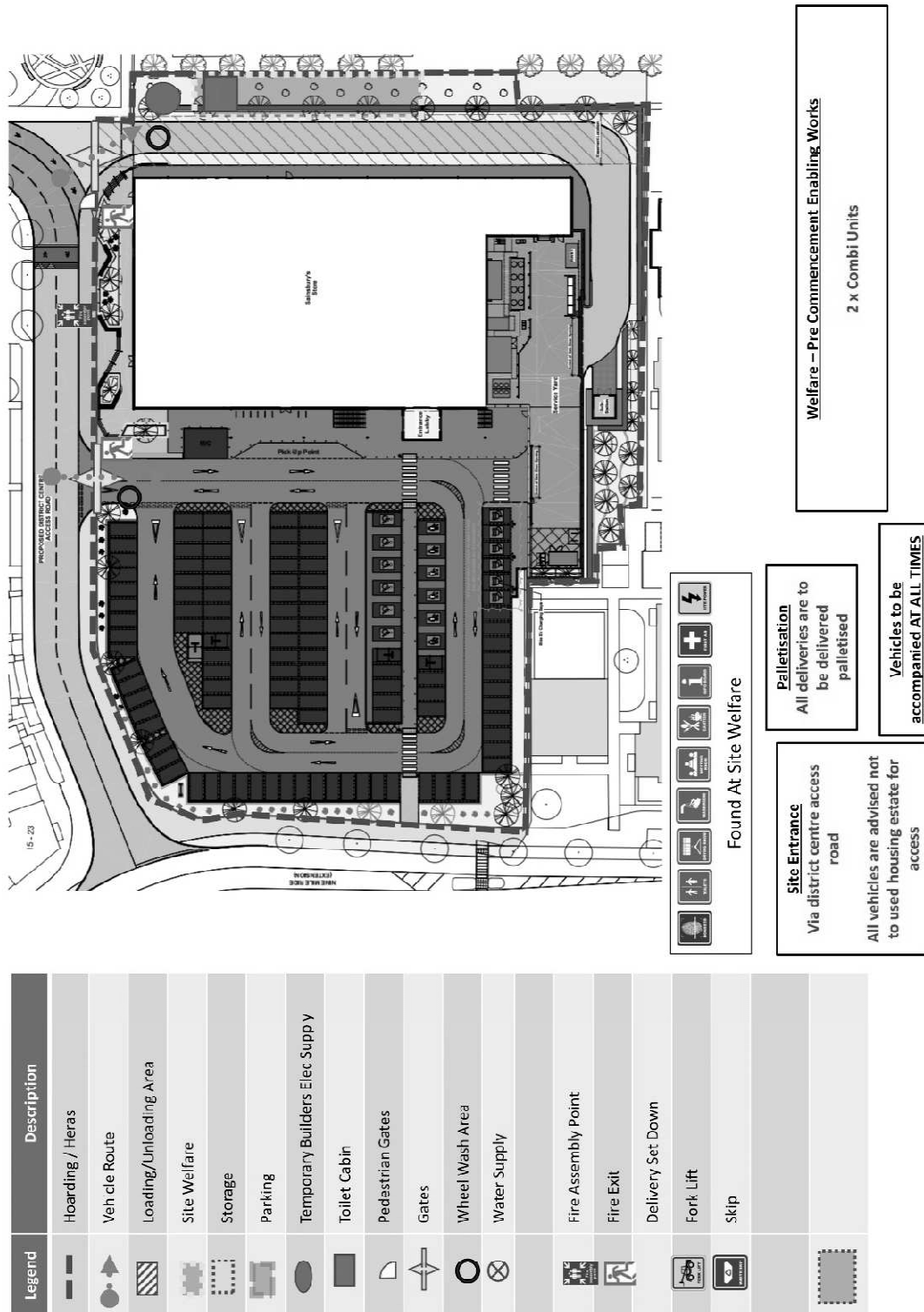
APPENDIX 2 ENVIRONMENTAL RISK ASSESSMENT

Data and information					Judgement			Action (by permitting)	
Receptor	Source	Harm	Pathway	Probability of exposure	Consequence	Magnitude of risk	Justification for magnitude	Risk management	Residual risk
What is at risk? What do I wish to protect?	What is the agent or process with potential to cause harm?	What are the harmful consequences if things go wrong?	How might the receptor come into contact with the source?	How likely is this contact?	How severe will the consequences be if this occurs?	What is the overall magnitude of the risk?	On what did I base my judgement?	How can I best manage the risk to reduce the magnitude?	What is the magnitude of the risk after management? (This residual risk will be controlled by Compliance Assessment).
Local human population	Releases of particulate matter (dusts). Site specific sources are: • Deliveries of materials, • Stockpiling materials, • Haul roads with spilt soils, • Open excavations.	• Harm to human health - respiratory irritation and illness.	Air transport then inhalation.	Medium	Medium	Medium	There is potential for exposure if anyone is living or working close to the site (apart from the operator and employees). There is potential for increased dust generation from these activities during prolonged dry periods e.g. summer months.	Apply dust management plan to mitigate the site-specific risks	Low
Local human population	As above	Nuisance - dust on cars, clothing etc.	Air transport then deposition	Medium	High	High	As above. Local residents often sensitive to dust.	As above	Low
Asbestos in Soil	Asbestos fibres and asbestos containing materials (ACM) may be found in recycled aggregates or ground	Impact on human health	As soils are exposed and handled, there is a potential for fibres to become liberated and wind blown.	Low	Low	Low	None identified to date - precautionary	Sample incoming recycled aggregates and remain aware of risk during soil excavation.	

Local human population	Waste, litter and mud on local roads	Nuisance, loss of amenity, road traffic accidents.	Vehicles entering and leaving site.	Medium	Medium	Medium	Road safety, local residents often sensitive to mud on roads.	- As above. - Maximise hardstanding for keeping lorries off soil. - Use a wheel wash for lorries leaving site. - Use a road sweeper for keeping haul roads and roads outside site clean. - Clearing waste, litter and mud arising from the activities from affected areas outside the site.	Low
Local human population	Noise and vibration. This applies especially to excavation	Nuisance, loss of amenity, loss of sleep.	Noise through the air and vibration through the ground.	Medium	High	High	Local residents often sensitive to noise and vibration	Noise and vibration require a robust Environmental Control Plan (ECP) . This should be prepared by the Noise and vibration specialist.	Low
Local human population	Pests (e.g. flies)	Harm to human health, nuisance, loss of amenity	Air transport and over land	Low	Medium	Low	Permitted waste types unlikely to attract pests.	As above	Very low
Local human population, ecology and local environment	Flooding of site. The proximity of the river and potential for waste and silt to be washed into the river.	If waste is washed off site it may contaminate buildings / gardens / natural habitats downstream.	Flood waters	Low	Medium	Low	Tributary is 80-100 m away so only large releases likely to impact surface water. Wastes washed off site will however add to the volume and hazard of the local post-flood clean-up workload.	Where risk of extreme precipitation is present, minimise open excavations and exposed faces of contaminated soils. Seal stockpiles or cover to minimise wash out. Initially site is lower than surrounding land so water will pool on site.	Low

Local human population after gaining unauthorised access to the site	All on-site hazards: wastes; machinery and vehicles.	Bodily injury	Direct physical contact	Low	Low	Low	Site is hoarded and security will be present out of hours	Maintain site security out of house during the works.	Low
Local human population and local environment.	Arson and / or vandalism causing the release of polluting materials to air (smoke or fumes), water or land.	Respiratory irritation, illness and nuisance to local population. Injury to staff, firefighters or arsonists/vandals. Pollution of water or land.	Air transport of smoke. Spillages and contaminated firewater by direct run-off from site and via surface water drains and ditches.	Low	Low	Low	Little flammable material on site and no disused buildings	As above.	Low
Local human population and local environment	Accidental fire causing the release of polluting materials to air (smoke or fumes), water or land.	Respiratory irritation, illness and nuisance to local population. Injury to staff or firefighters. Pollution of water or land.	As above.	Low	Low	Low	As above	As above	Very low
All surface waters close to and downstream of site.	Spillage of liquids, during refuelling	Acute effects: oxygen depletion, turbidity, fish kill	Direct run-off from site across ground surface, via surface water drains, ditches etc.	Medium	Medium	Medium	Hydrocarbons, if recovered are to be stored securely.	- All liquids shall be provided with secondary containment.... (applies to non- wastes such as fuels). - Site security to be maintained	Very low
Ecology	Nesting birds	Nests disturbed	Breeding season interrupted	Very Low	Low	Low	There are no trees on site – could only apply to plant or temporary buildings	Maintain observation to prevent creating nesting sites.	Very Low

Sainsbury's Arborfield – Pre Commencement Enabling Works



33 Base Build Services Ltd

APPENDIX 4 Environmental Control Plans

Introduction

This document describes in detail how Base Build Services will plan, manage and deliver the construction works at the Sainsbury's Arborfield.

In accordance with the Construction Environmental Management Plan, a series of Environmental Control Plans (ECP's) have been established for Dust, Noise & Vibration, and Surface Water. They will be supplemented as required in response to RAMS produced as the works proceed and new tasks are planned. As such the CEMP is a live document.

The established ECPs will be inclusive of site implemented monitoring systems, and where applicable these are also detailed within this document.

ECP 1 Dust

Measures are required to control the emission of dust, mud and dirt from the site so as to prevent adverse impact to nearby sensitive receptors. The adjacent sensitive receptors are the most at risk, these being:

Residential apartment blocks	Western and Southern boundaries, Adjacent	Residential
The Bohunt School	Eastern boundary, Adjacent	School

These receptors will be sensitive to the risk in construction of nuisance dust & elevated fine particulates (PM10 & PM 2.5). This ECP draws reference to the Institute of Air Quality of Management document 'Guidance on the Assessment of Impacts of Construction on Air Quality'. This guidance document in-turn references best practice document 'The Control of Dust and Emissions from Construction and Demolition' produced by the Mayor of London, updated in 2014.

Site Management of Dust

The following measures will be implemented as part of this ECP;

- Engagement with adjacent properties, identified as sensitive receptors.
- Display the name & contact details of manager responsible of this ECP.
- Display head office contact information.
- Record & respond to complaints regarding dust.
- Make complaints log available to the Local Authority.
- Conduct daily inspections of implemented measures & record inspection results.
- No fires to be lit on-site.
- During dry or windy periods, inspections will be increased to twice daily.
- Weather forecasts for wind direction & dry periods to be monitored, and mitigation measures altered accordingly.
- Record exceptional incidents for dust & odour, implement remedial actions, and record these actions.
- Weekly Environmental Toolbox talks will be conducted with the workforce to ensure all mitigation measures are understood, and being undertaken.

Mitigation Measures & Suppression for Dust, Odour & Vapour;

As the site levels are brought up and hard surfacing and paving is completed, the risk from dust from bare soil will reduce. Other construction activities are still capable of generating dust but overall, the risk will reduce.

Mitigation & Suppression measures to be implemented are as follows:

- A trailer bowser, with rear spray bar, will be used to dampen dust primarily on the access / circuit haul road, and other areas where necessary.
- If any localised concrete break out or cutting is required, a bowser with spray lance will be provided, to dampen down dust at the work face. Disc cutting of concrete will use water suppression.
- Stockpiled excavated material will be covered or regularly damped down as necessary. Imported finer materials, such as cement will be bagged or covered.
- Haulage vehicles will have a dedicated access & egress route, through the current site gates, and then along a demarked site circuit. Speed limit of vehicles will be signposted, and enforced at 5mph, to reduce dust release from the site circuit road.
- The haul and circuit road will be regularly dampened down, and at increased intervals in dryer/windier periods to suit the prevailing weather conditions. Dust suppressants will be applied to the haul road. Dry sweeping will be avoided.
- All haulage vehicles leaving the site will be required to exit via a vehicle wheel-wash station. The wheel-wash station is indicated on the Site Logistics Environmental Plan.
- Wherever possible, imported aggregates will be delivered as they are needed, and be positioned in the final constructed works; any aggregates which are stored/stockpiled will be covered or regularly damped down, and not allowed to dry out. Aggregate materials will be fine sprayed as they enter the site as needed.
- Waste skips will be covered. And haulage vehicles will have covers.

Monitoring for Dust

- A site wide vapour & dust monitoring & reporting system will be installed, including real-time monitoring downwind at 1nr location for PM10 & P2.5 dusts.
- 3nr dust deposit gauges will be located around the site (East, South and West boundaries), complying with BS 1747 Part 1: 1969. Each dust deposit gauge shall comprise a Directional Gauge with adhesive strip. Samples shall be taken weekly, and tested by a UKAS accredited laboratory, and results stored at site.

ECP 2 Noise & Vibration

Site Management of Noise & Vibration;

The following measures will be implemented as part of this ECP;

- Engagement with adjacent properties, identified as sensitive receptors.
- Display the name & contact details of manager responsible of this ECP.
- Display head office contact information.
- Record & respond to complaints regarding noise & vibration.
- Make complaints log available to the Local Authority.
- Conduct daily inspections of implemented measures & record inspection results.
- Record exceptional incidents for noise & vibration, implement remedial actions, and record these actions.
- Weekly Environmental Toolbox talks will be conducted with the workforce to ensure all mitigation measures are understood, and being undertaken.

Mitigation Measures & Suppression for Noise & Vibration;

The site will have set daytime working hours, Monday to Friday 8am to 6pm.

Mitigation & Suppression measures to be implemented are as follows;

- The site will have set daytime working hours, Monday to Friday 8am to 6pm.
- Where noisy works are needed at the site boundaries, or around heavy machinery, acoustic fences / mats will be erected around the specific area of work & noise.
- Wherever possible, electric hand tools will be used.
- Delivery & haulage vehicles will be planned ahead, and phased across each working day.
- Deliveries will not be accepted outside the site working hours.

Monitoring for Noise & Vibration;

- 2nr Monitex type Noise Monitors will be installed, 1nr on the eastern boundary, adjacent to the Bohunt School and 1nr, at the south western boundary corner. These monitors, will have real-time active alerts which activate at a prescribed limit. They will record noise levels through the works.
- 1nr Monitex Vibration Monitor will be installed on the western boundary or as required if the apartment buildings prove to be more sensitive.

ECP 3 Control of Surface Water & Pollution Prevention

The priority will be ensuring no surface water run-off from the site reaches the River Loddon tributary. Any run-off from precipitation should be, in the first instance, captured within an on-site sump.

Once site drainage is in place, precipitation run-off can be directed to the storm water drainage as soon as the appropriate consents or permits are in place. Pre treatment to remove suspended solids may be necessary depending on the limitations within the discharge consent / permit.

Site Management of Surface Water & Pollution Prevention;

The following measures will be implemented as part of this ECP;

- A Site Manager/Operative will be designated responsibility for the Control of Surface Waters.
- Weather forecasts will be observed, and where required increased site supervision for water run-off will be implemented.
- Weekly Environmental Toolbox talks will be conducted with the workforce to ensure all mitigation measures are understood, and being undertaken.
-

Mitigation Measures Control of Surface Water & Pollution Prevention;

The current site levels are below the surrounding ground level. Collected water will pond on site. A sump should be formed and water collected removed from site if necessary.

Mitigation & Suppression measures to be implemented are as follows:

- Sandbag along lead edgings of excavations to reduce inflows.
- Sandbag boundaries where silt laden run-off could leave site in an uncontrolled manner.

ECP 4 COSHH, Materials & Waste Management & Refuelling

Please also refer to the Construction Phase Health & Safety Plan. The following will be implemented at the development.

Site Management for COSHH, Materials & Waste Management & Refuelling;

The following measures will be implemented as part of this ECP;

- A Site Manager/Operative will be designated responsibility for COSHH, Materials & Waste Management & Refuelling. Similarly, individual sub-contractors, will have their own identified manager/operative; and will follow their own Rams & Method Statements.
- Weekly Environmental Toolbox talks will be conducted with the workforce to ensure all mitigation measures are understood, and being undertaken.

Mitigation Measures for COSHH, Materials & Waste Management & Refuelling;

Mitigation & Suppression measures to be implemented are as follows;

- Hazardous substances are to be avoided by design. Where the use of a hazardous substance is unavoidable, control measures identified in the COSHH assessment shall be fully implemented; data sheets should be supplied with the delivery of substances, and materials should be stored in secured areas, and where necessary on impermeable bunded surfacing.
- Materials (soils / stones) designated unsuitable for re-use at the site, will be segregated into the following waste types; Inert, Non-Hazardous, Stable Non-Reactive Hazardous or Hazardous. For classification purposes reference will be made to AGS Waste Classification for Soils; and a Waste Sampling Plan will be established & operated.
- Where skips are used for waste materials, wherever possible these should be enclosed. Skips will be categorised & signed accordingly, examples being asbestos, metal, wood, general waste.
- Exported waste will be by registered licenced waste carriers, and confirmation of disposal tips will be required, validated with consignment notes for each load.
- Fuel for plant will be located in double skinned tanks, and placed on impermeable bunded surfacing.
- Spill kits will be provided in the location of fuelling areas.

Appendix 5 - Discovery Strategy and Material Management Flow Chart
Process for Managing Potential Soil Chemical Contamination – Sainsbury's Arborfield

