

FELTHAM

CONSTRUCTION

Construction Environmental Management Plan (CEMP)

Planning Issue

Circulation:	
Feltham Construction	✓
Principal Designer	✓
Client	✓
Site	
File	✓

CHANGE CONTROL

All changes to this document must be listed and recorded in the following table.
Authority for amendment or alteration of this document is to be obtained from the Contracts Manager.

Change No.	Details	Date	Checked by	Authorised By

Prepared by Feltham Construction Ltd

Kingfisher Grove

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1.0 Introduction

This document has been prepared to discharge Conditions 9 associated with Outline application ref. APP/X0360/W/22/3304042, dated 31/09/2023, which proposes the erection of 49 affordable dwellings with new publicly accessible open space and access, at land west of Kingfisher Grove, Reading, RG7 1LZ.

The Construction Environmental Management Plan (CEMP) sets out project-specific management measures and establishes a framework for controlling and minimising environmental impacts arising from the demolition and construction phases of the development. The measures contained within this document will be implemented throughout the duration of the project.

The CEMP is a dynamic, living document and will be reviewed and updated as necessary should site activities, conditions, or new information arise that may influence management measures.

Appropriate measures have been identified to avoid, minimise and mitigate potential adverse construction effects on the environment and the surrounding community during construction. Regular reviews will be undertaken at defined intervals to ensure continued effectiveness and compliance.

For the purposes of this document, the "working area" is defined as all land where temporary or permanent works are required to facilitate the demolition and construction of the development. This includes areas used for access, temporary construction activities, and material or equipment storage.

2.0 Regulatory Framework & Planning Conditions

It is a condition of the outline planning consent (application ref. APP/X0360/W/22/3304042) that a Construction Environmental Management Plan (CEMP) is implemented for the development. The CEMP is required to set out appropriate environmental control measures, having due regard to relevant environmental legislation and best practice.

The CEMP provides a framework through which environmental commitments are defined and the requirements of relevant planning conditions are addressed. It sets out the Contractor's approach to environmental management throughout the demolition and construction phases, with the primary objective of preventing, minimising and mitigating adverse impacts on local sensitive receptors.

The planning pre-commencement conditions with environmental implications applicable to the Kingfisher Grove development are set out below. Where specific conditions do not apply, the principles contained within this CEMP will nonetheless be adopted as general best practice for environmental management across the site.

Condition 9:

No development shall take place, until a Construction Method Statement, including a CEMP (Construction Ecological Management Plan), has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (a) construction of suitable works access;*
- (b) the parking of vehicles of site operatives and visitors;*
- (c) loading and unloading of plant and materials;*
- (d) storage of plant and materials used in constructing the development;*

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- (e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (f) wheel washing facilities;
- (g) measures to control the emission of dust and dirt during construction
- (h) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- (i) hours of construction;
- (j) hours of delivery; and
- (k) mitigation and avoidance measures for ecology and biodiversity. (iii) Areas for loading and unloading of plant and materials;

3.0 Site Location and Project Overview

The development site is located at Land west of Kingfisher Grove, Three Mile Cross, Reading, Berkshire, RG7 1LZ.

The site lies on the western edge of the village of Three Mile Cross, within the civil parish of Shinfield and the Borough of Wokingham, to the south of Reading. It is situated immediately west of the residential street Kingfisher Grove and is bounded by existing residential development to the north and east, with open land to the south and west. The site benefits from good transport connections via the A33 and is in close proximity to Junction 11 of the M4 motorway. A Byway Open to All Traffic (BOAT) runs along the western boundary of the site.

Construction access will be provided from Grazeley Road via Basingstoke Road, facilitating construction traffic during defined phases of the works.

The site will be secured with hoarding along the Grazeley Road and Kingfisher Grove frontage, incorporating steel vehicular access gates. The remainder of the site perimeter will be enclosed with Heras fencing, which will also serve as tree protection fencing where required.

The location of site is as detailed below:



The project comprises the demolition of an existing barn/ storage unit and construction of 49 houses of mixed tenure (affordable rent/ shared ownership). The works also include site roads, footpaths, fencing, lighting, parking areas, landscaping, drainage, service connections, all associated other site work and works detailed on the drawings.

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Approved Site Plan:



January 2026

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4.0 Scope and Receptors

This Construction Environmental Management Plan applies to all works undertaken on the site. It establishes the principles for protecting the environment on and adjacent to the site from activities with the potential to cause pollution, in accordance with the relevant planning conditions outlined in the introduction. These principles will inform and guide the methodologies, working practices and technologies employed throughout the demolition and construction phases of the development.

The following potential sensitive features and receptors have been identified:

- **Nearby residential properties** – Residential dwellings located to the north and east along Kingfisher Grove and Wellington Court, together with the commercial premises to the southwest of the site.
- **Road users and pedestrians** – Vehicular and non-vehicular road users who may be affected by construction traffic associated with the development, including pedestrians interacting with site boundaries and accessing or crossing site entrances. This also includes users of the BOAT route running along the western boundary of the site.
- **Retained trees** – Trees to be retained within the site, which require protection and appropriate control measures to minimise potential impacts during demolition and construction activities.
- **Controlled waters & pond to southwest** – Potential risks associated with off-site surface water runoff, the storage and handling of fuels and oils on site, and the need for appropriate incident and fuel spill response measures.
- **Ecology** – Ecological matters identified within the 'ecological appraisal, mitigation and enhancement measures' report, including licenced works associated with bats and dormice.

Throughout the construction period, all site personnel will receive appropriate site inductions covering health, safety and environmental risks. This will ensure that workers understand their responsibilities in complying with relevant legislation and maintaining good practice at all times.

5.0 Site Management, Roles and Responsibilities

The site is being developed by SNG, who act as the *Client* in accordance with the Construction (Design and Management) Regulations 2015.

Feltham Construction Ltd has been appointed as the *Principal Contractor* and will be responsible for undertaking the construction works.

The project management team comprises the following key personnel:

- Simon Lampard – Director
- Guy Thomas – Construction Manager
- Simon Forbes-George – Surveying Director
- Chris Edwards – Contracts Manager
- Peter McCarthy – Project Manager / Resident Liaison Officer
- Chris Hamley – Site Manager
- Chris Little – Design Manager
- Daniel Skipworth – Quantity Surveyor

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The Principal Contractor, together with any appointed subcontractors, will maintain a competent site management team responsible for overseeing the works. The Project Manager will have day-to-day responsibility for the management of health and safety, environmental, and quality performance throughout the construction phase.

In fulfilling this role, the Project Manager will apply the principles set out within this CEMP, monitor contractor performance, and maintain appropriate records to demonstrate compliance. Key responsibilities include:

- Overall management of the environmental aspects of the development.
- Ensuring compliance with all relevant legislation and current best practice.
- Managing daily site activities to avoid, minimise and mitigate any significant adverse environmental effects.
- Reviewing and updating the CEMP as necessary, in conjunction with the Client.
- Acting as the primary point of contact with relevant regulatory authorities on environmental matters.
- Providing appropriate training, including site inductions and toolbox talks, for all site operatives and visitors.
- Establishing and implementing emergency procedures in response to environmental incidents.
- Managing environmental monitoring programmes, including noise, dust and water quality.
- Recording, investigating and reporting environmental incidents.
- Acting as the principal point of contact for all environmental complaints or queries and ensuring appropriate responses and corrective actions are implemented.

All contractors and site operatives will have a responsibility to:

- Work in accordance with approved plans, methods and procedures to minimise environmental impacts.
- Understand their role in avoiding, reducing and mitigating pollution on site, including noise and dust, and to respond appropriately in the event of an incident.
- Report all incidents immediately to their line manager, who will notify the Site Manager as soon as practicable.
- Monitor their work area for any emerging environmental risks and report these promptly to their line manager and the Site Manager.
- Co-operate fully with site inspections, audits and monitoring activities.

The Project Manager and/or Site Manager will maintain comprehensive records of site activities, including:

- Environmental policy statements and corporate social responsibility commitments.
- Site and project specific environmental procedures.
- Completed environmental inspection and monitoring forms.
- All relevant permits, licences and consents.
- Training and induction records.
- Weekly inspection reports.
- Records of complaints and actions taken.
- Specialist reports (e.g. ecological assessments).
- Records of environmental incidents and associated mitigation measures.
- Records of exceptional incidents resulting in dust or air quality emissions, including identified causes, corrective actions implemented, and any related complaints.

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6.0 Training

The Site Manager(s) will be responsible for ensuring that all site personnel are provided with the necessary information, instruction and training required to implement the CEMP and to comply with relevant legislation and best practice. This will include the delivery of a comprehensive site induction, together with any additional training required to fulfil the obligations set out within this CEMP.

The Site Manager will hold a Site Management Training Scheme (SMSTS) qualification, which includes training in health and safety and environmental management responsibilities. In addition, all site personnel will receive environmental awareness training appropriate to their role.

Mandatory site induction training will include, but not be limited to, the following topics:

- Approved access routes to the site, compounds and storage areas.
- Noise control measures at identified sensitive boundaries.
- The sensitivity and value of ecological features on and adjacent to the site.
- Pollution prevention measures to protect watercourses and groundwater.
- Measures to prevent littering and to promote good standards of site tidiness.
- Dust control and mitigation measures.
- Procedures for responding to, reporting and managing environmental incidents.

In addition to inductions, toolbox talks will be delivered by the Contractor on a regular basis and will address specific environmental management topics relevant to the works, including:

- Dust mitigation measures and the implementation of the dust management plan.
- Pollution prevention and control procedures.
- Emergency response procedures in the event of an environmental incident.
- Activities that may interface with the general public and associated control measures.

7.0 Programme for Construction Activities

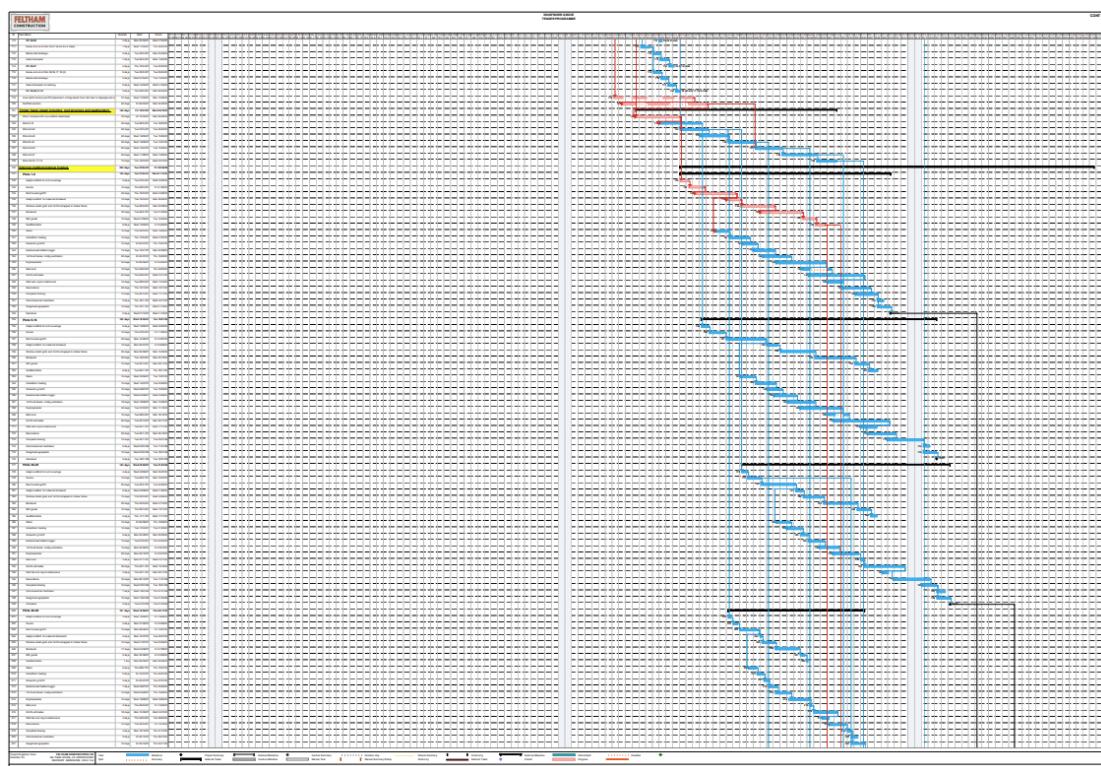
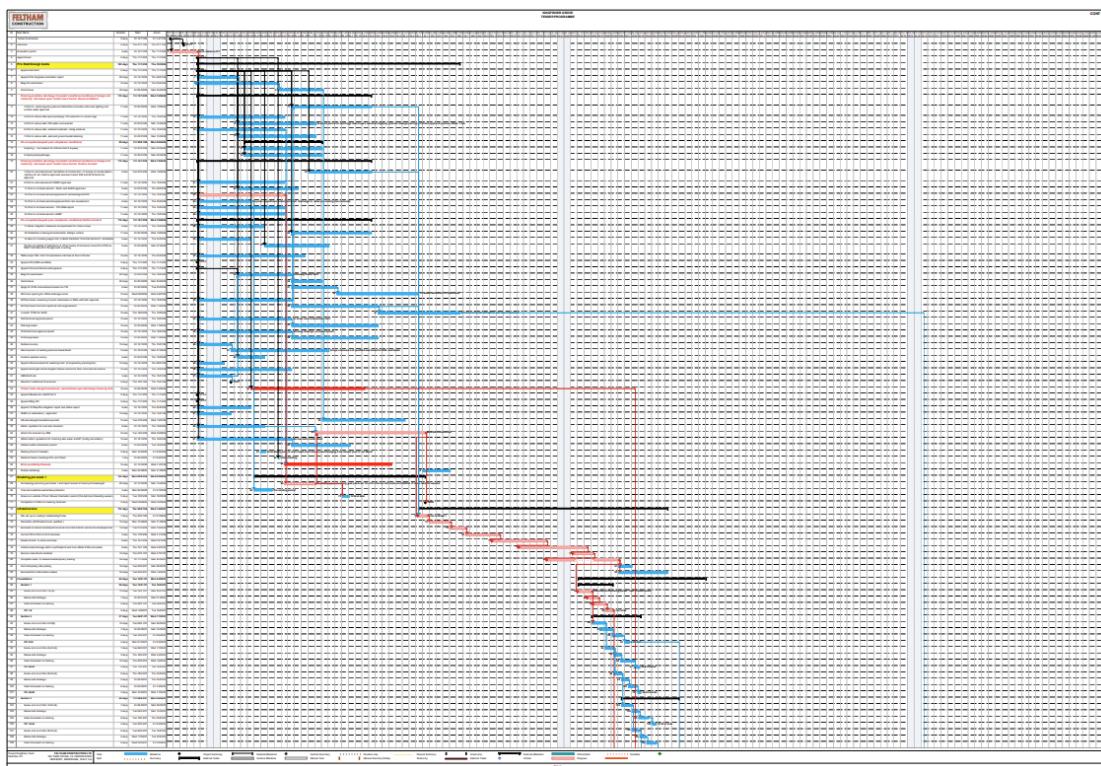
The current programme for construction is planned to take place over the course of 100 weeks, between June 2026 through to May 2028.

The current indicative programme provides the following headline dates.

Main Contractor Appointment (Feltham Construction Ltd)	-	Jan 2026
Demolition/ HV Diversion/ Clearance/ Ecology	-	March 2026
Start on Site	-	June/ July 2026
S278 Access Alterations	-	Jan 2028
Contract Completion	-	May 2028
Construction Period Duration	-	100 weeks

An extract of the programme is attached below:

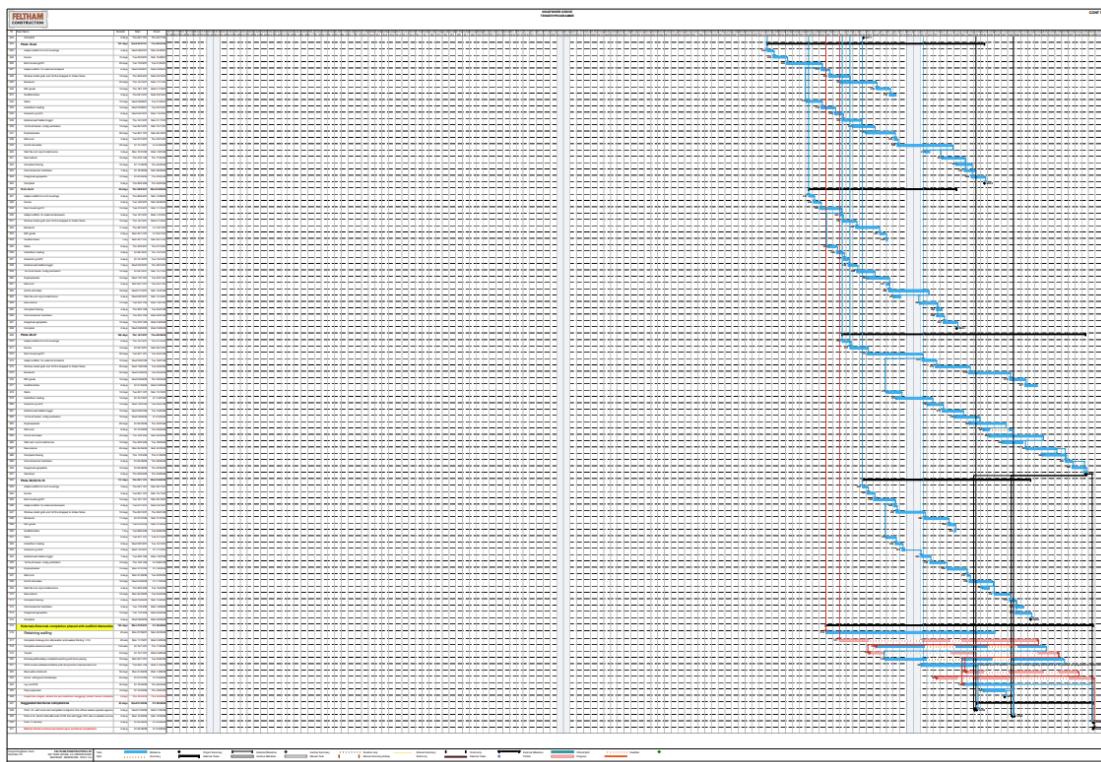
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8.0 Site Set-up

The site will be secured around its full perimeter with Heras-type security fencing, installed in accordance with the manufacturer's instructions. Lockable vehicular access gates, together with separate pedestrian access gates, will be provided off Grazeley Road/ Kingfisher Grove to control and manage access in and out of the site. A pedestrian crossing point will be implemented to ensure safe access to the BOAT is maintained.

Tree protection fencing will be erected in full accordance with the approved Arboricultural Method Statement & Tree protection Plan. This fencing will prevent unauthorised access to, and disturbance within, root protection areas and around retained trees. Appropriate tree protection signage will be affixed to the fencing at regular intervals to clearly identify protected areas and ensure ongoing compliance throughout the construction period.

The site compound and welfare cabins will be positioned on an area of hardstanding at the north-eastern end of the site, in close proximity to the site entrance. These hardstanding areas will be removed at a later stage of the works to enable the completion of external works across the site.

Designated site parking will be provided within a clearly defined area at the southern end of the site. Locating the site compound and welfare facilities adjacent to the site entrance will allow effective oversight and monitoring of site access and occupancy. Temporary services, including electricity, water supply, and drainage, will be installed to the compound area as required to support construction activities and to silo locations.

Designated storage areas, waste segregation, recycling facilities, and silos will be established across the site, as shown on the site layout and logistics plans; this arrangement will minimise cross-site vehicle movements.

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Feltham Construction Ltd will provide local residents with a minimum of three days' notice of any exceptionally large or heavy deliveries that may cause disruption. Notifications will be issued via monthly newsletters or interim letter drops as appropriate. Suppliers will be required to provide advance notice of such deliveries to enable compliance with this requirement.

Site Layout/ Logistics Plan:



KINGFISHER GROVE - SITE LOGISTICS PLAN

FELTHAM CONSTRUCTION LTD
JANUARY 2026

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9.0 Site Logistics, Access & Deliveries

A new site entrance will be formed off the S278 works area, with appropriate road works, barriers, and signage in place. Secure vehicle access gates are provided at the site entrance. A one-way internal traffic system will operate throughout the site to reduce conflict and improve safety.

Heras-type security fencing will be installed to enclose and secure the site perimeter in accordance with the manufacturer's instructions. Where applicable, this fencing will also serve as tree protection fencing to safeguard retained trees, in accordance with the approved arboricultural protection measures.

Enabling works for electricity, water, telecommunications (BT) and drainage connections will be undertaken during the construction period. Some of these works may extend beyond the site boundary and will be subject to the appropriate statutory approvals, licences and permits where required. A HV diversion is anticipated to commence in March 2026, observing the proposed site layout and tree protection areas.

Site accommodation and welfare facilities will be provided in a double-stacked arrangement to the north of the proposed site layout. Protected pedestrian routes and controlled crossing points are shown throughout the site to ensure safe movement. Designated areas are provided for material storage, waste storage/ recycling, and silos. Site parking is provided within a defined area to the south of the site.

Wheel-wash facilities will be provided at the site entrance to ensure that vehicles leave the site free of mud and debris. These facilities will be supplemented by road-sweeping operations as required to maintain cleanliness of the surrounding highway network.

Below are the site access routes for the proposed works:

Site Access Route to Kingfisher Grove entrance from the A33(Northbound)

- Head north-east on A33
- Turn right onto Basingstoke Road
- Cross the mini-roundabout and turn right onto Grazeley Road
- Cross over two mini-roundabouts and continue along Grazeley Road
- Bear right off Grazeley Road, before Kingfisher Grove
- Follow the Feltham Construction signs to the site entrance.
- All drivers/deliveries must book in at the security gate and be escorted onto site by the Traffic Marshall / Banksman.

Site Access Route to Kingfisher Grove entrance from the M4 (Eastbound)

- Head south-east on M4
- At junction 11, use the left 2 lanes to take the A33 exit to Reading (C&S)/Basingstoke
- At the roundabout, take the 4th exit onto Basingstoke Rd/A33
- Turn left onto Basingstoke Rd
- Cross the mini-roundabout and turn right onto Grazeley Road
- Cross over two mini-roundabouts and continue along Grazeley Road
- Bear right off Grazeley Road, before Kingfisher Grove
- Follow the Feltham Construction signs to the site entrance.
- All drivers/deliveries must book in at the security gate and be escorted onto site by the Traffic Marshall / Banksman.

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To minimise construction traffic congestion and associated nuisance within the surrounding area, all suppliers and contractors will be informed of the approved traffic routes and access arrangements.

All plant, equipment, skips and materials will be stored wholly within the site boundary. Vehicles exiting the site will be loaded and sheeted on areas of hardstanding within the site to minimise the risk of mud and debris being deposited onto the public highway. A dedicated turning bay will be provided within the site layout and a one way system will be implemented to ensure all vehicles are able to exit the site in a forward gear.

The site entrance and internal access roads will be regularly inspected, maintained and kept clean and unobstructed at all times. Wheel-wash facilities will be provided at site the exit and supplemented by road-sweeping operations as required.

For environmental protection and highway safety, all vehicles transporting loose or potentially dusty materials will be appropriately covered prior to leaving the site to prevent dust emissions and soiling of the surrounding roads and highway network.

10.0 Construction Equipment & Vehicles

Measures will be implemented to minimise emissions to air arising from construction traffic and plant, including:

- Using low emission vehicles and plant fitted with catalysts, diesel particulate filters or similar devices.
- Using ultra low sulphur fuels in plant and vehicles where possible.
- All non-road mobile machinery (NRMM) will comply with relevant standards.
- Plant will be well-maintained, with routine servicing of plant and vehicles to be completed in accordance with the manufacturers recommendations and records maintained for the work undertaken.
- All project vehicles, including off road vehicles, will hold current MOT certificates, where applicable and where required due to the age of the vehicle and that they will comply with exhaust emission regulations for their class.
- All commercial on road vehicles used in the construction must meet the European Emission Standards pursuant to the EC Directive 98/69/EC (Commonly known as Euro Standards) of Euro 3 during works.

Prior to commencement of works, a full condition survey of surrounding roads, footpaths and verges will be undertaken and retained for record purposes. Any reinstatement required as a result of construction activities will be carried out by suitably qualified and licensed contractors upon completion of the works.

Roads and footpaths adjacent to the site will be kept clear of mud and debris as far as is reasonably practicable throughout the construction period.

To minimise the risk of materials being transferred onto the public highway, the following measures will be implemented:

- Provision of temporary tarmac or hardstanding in areas subject to regular vehicle movements.
- Manual wheel-washing of vehicles leaving the site where required, supplemented by road-sweeping operations as necessary.
- Inspection of all vehicles prior to departure from the site to ensure they are clean and free from mud and debris.

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11.0 Site Operational Hours

The permitted site working hours (excluding up to 30 minutes for opening and closing the site) will be as follows:

- Monday to Friday: 08:00 to 18:00
- Saturday: 09:00 to 13:00
- Sundays and Bank Holidays: No working

Site Contact – Peter McCarthy – Tel: 07716241305

Head Office Contact – Chris Edwards, Contracts Manager – Tel: 01635 277 100

During normal working hours of the site, contact will be made directly with our Project Manager. Outside of normal hours, there will be an Out of Hours Coordinator on 01635 277100 who will take a message and have access to local labour, should it be needed for any tasks.

No vehicle movements, plant start-ups or other noisy activities will take place outside of these hours. Compliance with the agreed working hours will be strictly enforced by the Site Manager.

All works will be undertaken within the agreed working hours unless unforeseen or exceptional circumstances arise, including:

- Health and safety matters requiring the continuation of works.
- Completion of activities that, if stopped, would result in greater environmental impact or disruption to the public.
- Completion of concrete pours due to unforeseen overruns, such as batching plant or traffic delays.
- Delivery of abnormal or oversized loads requiring specific transport arrangements or statutory notifications.

Where such circumstances occur, affected parties will be notified in advance wherever reasonably practicable.

12.0 Daily Traffic Movements

Having regard to the anticipated vehicle movements and the overall 100-week construction programme, it is considered that typical daily construction traffic will have a minimal impact on the local highway network.

To further reduce disruption to surrounding roads, including Grazeley and Basingstoke Road, deliveries to the site will be minimised, where reasonably practicable, during peak traffic periods, typically between 08:00–09:00 and 16:00–17:15. All members of Feltham Construction Ltd's supply chain are registered with the Fleet Operator Recognition Scheme (FORS), and certification can be provided upon request.

A Construction Logistics Plan will be prepared and implemented to manage the safe, efficient and sustainable delivery of goods and materials to and from the site.

The busiest period for construction traffic is anticipated to occur during the groundworks phase, between July 2026 and December 2026, during which peak activity is expected to generate approximately 6–8 HGV movements per day.

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Substructure and superstructure works, anticipated to take place between January 2027 and September 2027, may generate peak levels of approximately 2–4 HGV movements per day. These movements are expected to be intermittent and spread across the duration of this phase.

Light goods vehicle (LGV) deliveries are anticipated to be relatively consistent during the later stages of the programme, with approximately 5–10 LGV movements per week expected from October 2027 through to completion in May 2028. During this period, HGV movements are anticipated to be infrequent.

All purchase orders issued by Feltham Construction Ltd will include the direct contact telephone number of the Project / Site Manager. Delivery drivers will be required to contact the site in advance to confirm and agree a delivery time. This system will ensure that all deliveries are allocated specific time slots, preventing obstruction of the public highway and avoiding waiting, loading or unloading of vehicles off site. The same procedure will apply to all subcontractor deliveries, who will be required to arrange delivery slots with the site team in advance.

All vehicles will enter and exit the site in a forwards gear and all deliveries will be met by a qualified banksman who will oversee all vehicle manoeuvres.

The site is readily accessible by cycle with an area of the compound being set aside for the storage of at least 6 cycles.

It is anticipated that between 3–5 staff will be permanently based on site, with an additional 3–5 daily visitors. At peak periods, the construction workforce is expected to comprise approximately 40–50 operatives. Significantly fewer operatives are anticipated during the initial demolition and groundworks phases.

Parking will be made available on site. In order to ensure as far as possible, that contractor's vehicles are not parked on the adjoining streets during peak periods, parking will be discussed at the pre-order meeting with each sub-contractor, prior to their appointment.

Contractors will also be encouraged to travel sustainably. The use of vehicle sharing will be actively encouraged at pre-order meetings and site inductions. Contractors will also be encouraged to use public transport and use local labour where possible, to help mitigate construction impacts

These requirements and suggestions will be further re-iterated at the site induction for contractors when they start on site and further reinforced via regular toolbox talks.

The Project Manager will act as the Resident Liaison Officer and will serve as the primary point of contact for local residents. Any concerns relating to contractor behaviour, including inappropriate parking, will be promptly investigated and addressed to ensure issues are resolved in a timely manner.

13.0 Environmental Protection During Construction Works

Waste

Skips will be located within the site boundary, with segregation of waste being carried out by our licensed waste contractor partner in line with our ISO14001 Environmental Management System.

A review of the wastes, including their respective European Waste Catalogue (EWC) Codes are outlined below:

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EWC Code - Waste Description

17 01 01 - Concrete
17 01 07 - Mixtures of Concrete/Bricks/Tiles/Ceramics
17 02 01 - Wood
17 03 02 - Bituminous Mixtures
17 04 07 - Mixed Metals
17 04 11 - Cables
17 08 02 - Gypsum Based Materials
17 09 04 - Mixed Construction & Demolition Waste
17 05 04 - Non-Hazardous Soils, Stones & topsoil
17 05 03 - Soils and Stones Containing hazardous substances
20 02 01 - Biodegradable Waste

Noise

All plant and machinery on site will be fitted with noise suppression to ensure levels do not exceed 85 dB at 1 m beyond the site perimeter. Plant, equipment, and construction methods will be selected to minimise noise wherever practicable.

Prior to starting work, contractors will provide Method Statements and Risk Assessments for inspection.

Site Rules, included in the induction, will ensure that:

- Engines of vehicles and plant are not left running unnecessarily.
- Swearing, shouting, or unnecessary noise is prohibited.
- Only works-related noise is permitted on site.

Early engagement with the local community will be maintained through regular updates and timely responses to complaints. Residents will be informed in advance of highly noise-sensitive works, including expected duration and likely impacts. Emergency works will be communicated as soon as reasonably practicable.

Where noise levels are expected to exceed threshold limits and cannot be mitigated at source, residents will be consulted to agree programming that minimises disruption. Following appraisal, traditional concrete trench footings are proposed instead of piled foundations or vibro stone columns, and as a result, noise levels during construction are expected to remain within acceptable limits.

Additional mitigation measures include:

- Fitting and maintaining silencers or noise-reducing devices on all equipment.
- Maintaining sound insulation where provided.
- Locating noisy equipment behind barriers or away from sensitive areas.
- Avoiding diesel or petrol generators where feasible; preferring mains or battery power.
- Coordinating with the client before noisy activities.
- Reducing noise at source wherever possible and using alternative methods if practicable.
- Providing temporary enclosures for particularly noisy plant.
- Regular inspection and maintenance of all plant.
- Providing ear protection to operators and designated personnel.

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Dust

All operations with potential to generate dust will be assessed, and appropriate suppression measures will be implemented to control emissions and prevent contamination of the local environment. All loads entering or leaving the site will be covered before accessing the public highway.

The site management team will implement the following measures:

- Sheeting all lorries delivering or collecting materials to/from the site.
- Locating stockpiles away from site boundaries where possible, dampening or covering them as required, and promptly removing materials/waste with dust potential that cannot be recycled or reused.
- Dampening haul roads with water when necessary.
- Using wheel-wash facilities and, where required, road-sweeping operations to prevent dust or debris from leaving the site. Site runoff of water or mud will be minimised.
- Using cutting, grinding, or sawing equipment only with suitable dust suppression techniques, such as water sprays or local extraction systems.
- Ensuring an adequate water supply on site to support dust mitigation.
- Using covered skips, enclosed chutes, and reduced drop heights where needed to minimise dust generation.
- The access road will be monitored for dust accumulation, with dampening and sweeping carried out as required.

Bonfires and the burning of waste materials are strictly prohibited on site.

Spillage/ Pollution Prevention

Storage areas for chemicals, fuels, etc. will be sited well away from the watercourse (minimum 10m) and stored on an impervious base within an oil-tight bund with no drainage outlet.

Spill kits with sand, earth or commercial products approved for the stored materials shall be kept close to storage areas for use in case of spillages.

Refuelling of plant will take place in a designated area, on an impermeable surface, away from the watercourse (minimum 10m).

Water washing of vehicles, particularly those carrying fresh concrete and cement, mixing plant, etc. will be carried out in a contained area as far from the watercourse as practicable (minimum 10m), to avoid contamination.

Contamination

Should any previously unidentified contamination be discovered throughout the construction phase of the approved development, the Local Planning Authority (LPA) will be informed in writing without delay.

Any further site investigation, risk assessment, remedial or protective measures required by the LPA shall be undertaken in accordance with timescales agreed with, and formally approved in writing by, the LPA. Where no contamination is encountered during the course of the development, written confirmation of this shall be submitted to the LPA upon completion of the works.

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Construction Lighting

In determining the lighting arrangement on site, consideration will be given to neighbours and other sensitive receptors that may experience a nuisance by light. Consideration will also be given to the wider ecological/ biodiversity impact; artificial lighting could result in the disturbance of foraging bats. Where appropriate, measures will be implemented to reduce obtrusive light.

It is anticipated that there will not be any need for working to take place during hours of darkness, nor will there be any construction works being carried out at night.

Where appropriate the following measures will be considered for implementation:

- Dim or switch off lights where it is safe to do so.
- Use specifically designed equipment.
- Position lights sensibly, minimising spill and glare, and limit duration of lighting where possible.
- Reduce the trespass of light into areas that are not identified to be lit.
- Lighting will not be directed towards the vegetative boundaries of the site or areas of ecological significance.

Ecology

Ecological management of the site will be undertaken in accordance with the approved Ecological Impact Assessment prepared by Aspect Ecology.

Key measures include:

- No vegetation clearance, including trees or hedgerows, will take place during the bird nesting season (March to August inclusive). Where clearance is unavoidable, areas will be inspected by a suitably qualified ecologist within 24 hours prior to works to identify any occupied nests, and any advice provided to ensure compliance with legislation will be followed.
- Retained broadleaved trees, woodland, and hedgerows will be protected from machinery ingress by tree protection fencing installed at appropriate distances in accordance with the approved arboricultural method statement and tree protection Plan, and BS 5837:2012.
- Any trenches or excavations within the site that are to be left open overnight will be provided with a means of escape and will be inspected each morning. Pipe diameters over 150 mm will be blanked off at the end of each working day.
- A watching brief will be implemented and maintained during site clearance work. Excavated soil storage and piled material will be carefully considered and inspected.
- A site walk-over will be conducted by a suitably qualified ecologist prior to works commencement.
- The site will be flailed and maintained as short sward throughout the duration of the construction to deter reptiles, nest birds and other protected species.

Bat and dormouse licence applications have been submitted to Natural England by Aspect Ecology. All activities will be carried out in strict accordance with the accompanying Works Schedule and licence requirements, which sets out pre, mid, during, and post development measures to ensure compliance with the issued licence.

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Invasive Species

Feltham Construction Ltd will commission a site survey and scoping report by a qualified ecologist identify the presence of Japanese Knotweed or any other invasive or problematic non-native species.

The scoping survey will be documented in a report, detailing findings, recommendations for further assessment, and appropriate mitigation measures.

The outcomes and recommendations of the report will be closely observed. Subcontractors will be informed, and any materials arising from the works will be handled, removed, and disposed of in accordance with the approved mitigation measures.

14.0 Public Consultation and Liaison During the Works

Feltham Construction Ltd will hold meeting with nearby residents in May/June 2026 to discuss the proposals to manage the logistics.

Prior to works starting on site, a letter drop will be undertaken to all surrounding properties who may be affected by the works.

This will explain the scope of works, how people could be affected, and what mitigation measures will be undertaken to minimise this impact. Contact details will also be provided for the Project Manager and the Contracts Manager.

This letter and subsequent newsletters will also be displayed on a notice board at the entrance to the site to keep people informed.

The name and contact details of person(s) accountable for air quality and dust issues will be displayed on the site boundary. Head office contact information will also be displayed.

Details of who to contact during 'out of hours' will be provided on the site hoarding/ perimeter fencing. In the event of a concern out of hours, we will have staff who will be able to get a message to someone who can assist.

In the event any complaints should arise, these will be logged and will be made available to the local authority if/when requested.