Vistry Housebuilding

June 2025

Parcel 10, Finchwood Park

Construction Environment Management Plan

Ref: VG-CEMP001

Revision B

Introduction

This site-specific Construction Environmental Management Plan is being submitted to Wokingham Borough Council on behalf of Vistry Homes (Thames Valley) to discharge condition 43 of planning permission O/2014/2179 and 140764.

A full copy of this Construction Environment Management Plan including all appendices will be retained in the site offices for reference, and copies will be provided to the Demolition Contractor in advance of their start on site.

A. Times, and routes of construction traffic

Normal working hours will be between 8am to 6pm Monday to Friday and between 8am and 1pm on Saturday and not at all on Sundays and Bank Holidays. No construction vehicles, plant or tracked machinery will be permitted to operate until works commencing at 0800. All deliveries and removal of waste will be planned for within permitted working hours unless pre-approved by the Local Authority.

Construction traffic will enter the site from either the A327 or the Nine Mile Ride. At no point will construction traffic be directed to use either Sheerlands Road or Park Lane to enter or exit the site. Reference to the wider construction routes can be found on Con 43 Appendix G.

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

B. Vehicle parking

The parking areas for site operatives and visitors will be located in a suitable place near to the site compound with an adequate number of parking spaces to service those attending site. At no point during construction will contractors be permitted to park on roads adjacent to the development. Please refer to Appendix F & H for the site compound layout and location.

C. Areas for loading and unloading of plant and materials

During the construction phase of the development all construction materials and plant will be off-loaded at the relevant materials storage areas during the permitted hours of construction between 8am to 6pm Monday to Friday and between 8am and 1pm on Saturday.

D. Wheel washing facilities

Wheel washing facilities will be kept on site throughout the duration of the build and will be located at the point of exit for the site for construction vehicles. The wheel washing facilities will move to coincide with the build route and the entrance/exit from the site itself.

E. Measures on-site to control the deposition of dirt/mud on surrounding roads

In addition to the above outlined wheel washing facilities, Vistry Homes will ensure that pro-active measures are taken to prevent slurry/spoil from vehicles leaving site during the works being deposited on the public highway.

The Principal Contractor will regularly monitor the on-site roads and the section of the Nine Mile Road Extension outside of the entrance for dirt and debris and will arrange for road sweeps when necessary – this

is likely to be more frequent during Groundworks (when there are more earthworks being carried out) and during periods of inclement weather.

Road sweepings and debris will be disposed of through the sites waste management arrangements – road sweepers will either be discharged off-site at a registered waste disposal facility or, if on-site, will be discharged using appropriate methods in compliance with the Environmental Protection Act 1990.

To prevent any debris being deposited on the public highway, wagons carrying loose materials will be covered before leaving site and will be damped down if required.

F. Site Lighting

Site lighting will be required during winter months to provide safe access to those working on and visiting the site. Lighting will be task specific where appropriate and will be switched off at the end of each working day. The majority of site lighting will be focussed around the site compound areas.

G. Measures to control noise

No works will be carried out on the site outside of the approved working hours unless otherwise agreed in advance by the LPA. All activities will be assessed for anticipated noise levels prior to works commencing and taking into account the potential for amplification of noise due to the layout of the site and proximity to neighbours. Mitigation measures will be put in place in accordance with BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites to minimise anticipated noise disturbances from construction works. Further, all plant and equipment brought to site will be well maintained and operated in accordance with the manufacturer's instructions and will comply with the Control of Noise at Work Regulations 2005. The site team will also hold regular toolbox talks to highlight the 'Do's' and 'Don'ts' to control noise and vibration on the site, as highlighted on "VG-TBT-SHE-019" document at Appendix A.

H. Water Resources

Implementation of an appropriate temporary drainage system will be required in order to minimise the potential risk of increased sediment affecting the surrounding areas during construction activities on site. Construction activities may adversely affect the quality of surface water or groundwater due to contaminated or uncontaminated run-off, stockpile run-off, or spillages or leaks on site. Vistry will take precautions during the works to protect the drainage system and nearby watercourse and groundwater from siltation or pollution with the installation of a silt barrier across the southern portion of the site where the risk of run-off is higher.

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

- All tanks will be adequately bunded to prevent spillages and drip trays will be used under stationary plant.
- Bunds or drum pallets will be covered, where possible, to prevent the accumulation of rainwater;
- Bunds should be sized appropriately according to the number of containers being stored;
- During refuelling activities, spill kits will be on hand to address any minor incidents during these activities;
- Refuelling activities should take place away from the path to open drain systems. Drains should be sealed if in close proximity;
- A lockable fuel bowser will be used for refuelling on site. The driver will be responsible for ensuring that refuelling of mobile plant does not take place within 250m of a drain, watercourse or pond;
- The refuelling bowser and the site vehicles shall be equipped with "Grab Pack" spillage control kits and personnel will be appropriately trained as part of the site induction;

- To minimise the risk of ground contamination, all plant operators will be required to clean up any small fuel or oil spillages immediately;
- Wastewater generated from construction activities such as dewatering excavation should be disposed of in accordance with the relevant legislation and should not be discharged directly to surface or foul drains without appropriate licences in place;
- Existing and new surface water drains, and surface water courses will be kept clear of silt build up. Stockpiled materials will not be located adjacent to drains and watercourses;
- Road and hard surfaces will be kept clean to prevent a build-up of mud and sediment.

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

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

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

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

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

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

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

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

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

I. Dust mitigation

It is likely that dust will be created during dry and windy conditions on the site, particularly during earthworks. Loose materials will be damped down, and open backed lorries will be covered when conditions require. Dust will be monitored and recorded through the site inspection process and water will be used for damping down when instructed by the Site Manager. The site team will also hold regular toolbox talks during dry weather spells to highlight the ‘Do’s’ and ‘Don’ts’ of dust management within the site, as highlighted on “VG-TBT-SHE-013” document at Appendix B.

J. Control of vibrations

All plant and equipment brought to site will be well maintained and operated in accordance with the manufacturer's instructions and will comply with the Control of Noise at Work Regulations 2005. The site team will also hold regular toolbox talks to highlight the 'Do's' and 'Don'ts' to control noise and vibration on the site, as highlighted on "VG-TBT-SHE-019" document at Appendix A.

K. Contact details and a "helpline" number should be provided so that problems can be reported and dealt with swiftly.

Once a site manager has been assigned to the site the contact details for them and the assistant site manager will be displayed at the entrance to the site to allow any issues to be reported and dealt with swiftly.

L. Liaison with WBC Environmental Protection Team

Once appointed, the Site Manager will be the main point of contact between the WBC Environmental Protection Team. They will then make themselves available for any necessary meetings to mitigate potential environmental incidents on site (at a time and regularity to be mutually agreed).

M. Security Hoarding / Fencing

Security fencing will be located around the perimeter of the site. Fencing around compounds will take the form of 1.8m close board timber fencing as shown in the "Close Boarded Fence Rev A" design in Appendix C.

Around the wider site boundaries, separation will generally take the form of secured heras fencing – this will have vented sheeting attached so as to provide a visual screen to the site where it faces existing housing (Appendix D – Steel Fencing Details with and without Sheeting). These site boundaries will initially surround the whole site but will move back in line with construction progress and also placed to provide protection from construction works for new residents as the site becomes occupied.

Once erected, maintenance of the security fencing / hoarding will fall to the site team led by the Site Manager who will carry out weekly inspections of the site perimeter.

N. Piling

Where piled foundations are required, it is intended to utilise Continuous Flight Auger (CFA) piles as these are the most suitable for the ground conditions and environmental restrictions associated with the site.

There is not expected to be any piling within root protection areas. In places where piling is proposed close to RPAs of trees proposed for retention, any piling rig access will be from within the structure footprint i.e. outside of the RPAs.

The Rig used for the piling will be a Soilmec SR35 and can be viewed under 'Con 43 Appendix I - Soilmec SR35'

O. Demolition & Asbestos

There are no requirements for demolition on site. Should any unusual, brightly coloured, ashy, fibrous or odorous material or material suspected of containing asbestos be encountered during construction this should

be brought to the attention of the site staff and investigated however there is no evidence to suggest any asbestos from site records.

P. Monitoring Regime

The site manager will carry out daily routine inspections in relation to site boundary fencing, dirt/mud on roads, any dust and noise issues.

Q. Control of on-site Fires

No fires are permitted on site. Smoking is prohibited on site, except in designated areas. The Principal Contractor for the site is responsible for ensuring suitable and sufficient fire precautions are implemented, and methods of raising the alarm in case of a fire are established on site prior to works commencing along with the appointment of a competent person to act as a fire marshal.

R. Excavation

Where works require excavation or work below ground of any type, adequate control measures are to be put in place to deal with any potential hazards and safeguard operatives working in such conditions.

Encountered ground conditions through initial site investigation were reported to comprise of topsoil over natural deposits of the London Clay Formation. Made ground of placed, reworked natural soils were identified in some locations to a maximum depth of 2 m bgl.

A materials management plan will be implemented to manage soil movements to and from the development area.

S. Implementation of the CEMP

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

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

Principal Contractor: Environmental Manager (may also be the above)	Comply with CEMP. Understand environmental issues associated with project. Maintain complaints log. Ensure audits are undertaken. With PM, review CEMP regularly. Develop general site induction, tool box talks & ensure records are maintained.	Co-ordinate environmental awareness training & ensure responsibilities are outlined in site induction. Maintain & review environmental risk register. Liaise with Statutory Authorities. Liaise with WBC and other interested parties on environmental issues (including complaints process). Report environmental incidents to PD, PM & Environmental Regulators.
H&S Advisor (could be same as above)	Undertake site inspections. Provide advice & support to project management team.	Undertake audits at intervals defined in this CEMP.
Off-site Environmental Manager	Ensure PM, PC and subcontractors manage issues in accordance with CEMP.	Provide advice & support to project management team. Aid in the management & selection of specialist environmental resources.

Collective responsibilities of the project management team plus other site personnel should be followed as per the table below

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

T. Construction Traffic Management Plan

Please refer to 'Con 43 Appendix J – HFN10-003' for the construction traffic management plan for the development.

Appendix

Con 43 Appendix A – VG-TBT-SHE-019 Noise and Vibration

Con 43 Appendix B – VG-TBT-SHE-013 Dust and Air Quality

Con 43 Appendix C – GROUP-VIS-S-EX-D2-A-FC-0213A-REV 00

Con 43 Appendix D – GROUP-VIS-S-TW-D2-S-FC-1012-REV 01

Con 43 Appendix D – GROUP-VIS-S-TW-D2-S-FC-1013-REV 01

Con 43 Appendix D – GROUP-VIS-S-TW-D2-S-FC-1014-REV 01

Con 43 Appendix E – GROUP-VIS-S-EX-D2-A-FC-0213-REV 00

Con 43 Appendix F – HFN10-001 – Rev B

Con 43 Appendix G – Site Construction Traffic Routes

Con 43 Appendix H – HFN10-002

Con 43 Appendix I - Soilmec SR35

Con 43 Appendix H – HFN10-003