



Construction Environmental Management Plan & Method Statement V2

Longwater Road, Finchampstead

REVISION RECORD

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1.	Introduction
2.	Site Detail, Location and Project Description
3.	Construction Proposals
4.	Traffic Management
5.	Environmental Impacts During Construction.....
6.	Noise and Site Working Hours
7.	Dust & Air Quality.....
8.	Asbestos
9.	Vibration.....
10.	Lighting.....
11.	Waste Disposal
12.	Community Liaison
13.	Considerate Constructors Scheme
14.	Summary of Targets for the Project
15.	Site Ecology & Biodiversity

Appendices

- **Appendix 1 – Build Route, Phasing & Logistics Plan**
- **Appendix 2 – Vehicle & Pedestrian Main Access Route & Tracking**
- **Appendix 3 – Habitat & Tree Protection Plan**
- **Appendix 4 – Project & Emergency Contact Details**
- **Appendix 5 - Environmental Protection & Risk Assessment Checklist Template**

1. Introduction

The aim of the Construction Environmental Management Plan (CEMP) and Method Statement is to set out the responsibilities with regards to compliance with legislation and to implement any mitigation measures.

This document details management measures to minimise environmental impact from the construction phase of the development.

Further, it provides a framework within which, the measures will be implemented throughout the project.

The CEMP and Method Statement provides project-specific management measures and is a dynamic document which will be reviewed if activities or conditions onsite change that may influence management measures.

This document has been developed to avoid, minimise and mitigate against any construction effects on the environment and surrounding community.

All construction and enabling works at the development will be carried out in accordance with the this document once approved in writing by the Local Planning Authority. It focuses on our approach in the following three key areas:

- 1) Measures for controlling the effects of construction and enabling works associated with the development.
- 2) Addressing construction logistics issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries.
- 3) Ensuring appropriate communication with and the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement will be made for monitoring and responding to complaints relating to construction.

2. Site Detail, Location and Project Description

PROJECT			
Name	Land to the east of Longwater Road		
Address	Longwater Road, Finchampstead, RG40 3TR		
Senior Construction Manager	Ben Dearlove		
Estimated Start Date	June 2026	Estimated Completion Date	November 2027
PROJECT DESCRIPTION			
Location:	The site is situated on Longwater Road, Finchampstead, located to the south of the B3348 (Fleet Hill/Jubilee Road) and to the North of Reading Road. The town of Wokingham is circa 6.1m to the North/Northeast. The local planning authority is Wokingham borough council. The Site measures c.2.29 hectares (ha) and is located at the southern extent of the village of Finchampstead.		
Accessing the site:	The site has a single point of access off Longwater Road. This will be used during enabling works. The main site access will be formed off Longwater Road which shall be upgraded. The main s278 works including the offsite works will not be completed until the s278 agreement is in place and signed off.		
Geology:	The BGS Geological Sheet for this area shows the site to be underlain by: • Alluvium (clay, silt and sand) in the extreme southeastern corner. • River Terrace Deposits (sand and gravel) across the southern half of the site. River Terrace Deposits are anticipated beneath the locally occurring Alluvium. No superficial deposits are recorded across the northern half of the site. • Solid geology of Bagshot Formation (sand locally clayey) (anticipated) beneath the topsoil in the north and concealed beneath the River Terrace Deposits, and locally occurring Alluvium, in the south.		
Contaminated Land:	No Site-specific contaminants have been identified.		
Groundwater:	The River Terrace Deposits and Bagshot Formation are classified as a 'Secondary A' aquifer. These formations comprise permeable layers that can support local water supplies and may form an important source of base flow to rivers. The SFRA does not identify any historic incidents of groundwater flooding in Finchampstead. The SFRA Susceptibility to Groundwater Flooding Map indicates that the site is located in an area with limited potential for groundwater flooding to occur. The site-specific assessment of the site in the SFRA indicates that there is potential for basement flooding as a result of the groundwater flood risk. No basements are proposed on the site.		
Watercourses & Flood Risk:	The EA Flood Map for Planning, which is available online, indicates that the site is located within Flood Zone 1, whereby the annual probability of flooding from fluvial or tidal sources is classified as less than 1 in 1000 year. 11.4 It is proposed that surface water will be conveyed and attenuated prior to discharge within an attenuation basin. Surface water will be discharged to a nearby watercourse at the greenfield run off rate. Surface water arising from the development will be sustainably managed such that it does not pose a flood risk, either to proposed or existing development, to the 1 in 100 year +40% climate change storm event.		

Trees:	A tree survey and arboricultural impact assessment has been completed to inform the design and layout of the proposed development. The site currently has the main tree population on the boundaries of the site. These will be protected as per the guidance within the Arboricultural impact Assessment prior to works starting on site.
Invasive Species	There are no invasive species within the site parameters.
Archaeology:	The Archaeological and Heritage Assessment concludes that the application site does not contain any world heritage sites, scheduled monuments, registered parks and gardens registered battlefields or listed buildings. There are no listed buildings located within the site, although there are 16 within 1km, all listed at Grade II. Within the wider 1km area there are 42 records from the Berkshire and Hampshire HERs indicating activity dating from the prehistoric to the modern periods. The geophysical survey and evaluation trenching undertaken has identified archaeological deposits relating to enclosures and possible pits. Two of these features were dated by pottery assemblages to the Iron Age or Roman period, Given the subsequent agricultural activity on the site from the medieval period onwards, it is likely that the features present will have been truncated, as was indicated by the evaluation trenching. As such and having regard to development proceeding on-site where similar remains have been present, there is no reason to believe that the remains will be of such significance or level of preservation as to require preservation in-situ. A WSI is being prepared in accordance with Condition 20.

3. Construction Proposals

Outline Methodology – our outline methodology for carrying out the development works will be as follows:

- Enabling works – secure the site with the installation of new heras fencing and timber hoarding to the perimeter of the scheme. Tree protection fencing will also be erected to a design on any areas which are covered within the tree protection plan. Metal site gates will be installed as soon as is reasonably practicable, further securing the site from unauthorized access. Leading on from this will be any ecology and archaeological works. Off-site and on-site mains services diversions will commence once the main access is constructed.
- 1st Phase external works – a temporary site access will be established via the use of a stone haul road to allow for initial parking and site deliveries area. Following this the site compound/welfare area will be constructed at the eastern end of the site allowing an area for the enabling team to place their welfare cabins (see Appendix 1 compound position). Mains drainage and roads will follow. At this stage we endeavor to have s278 sign off allowing us to construct the main site entrance and bring existing services on to site and lay as per the agreed service design. Before superstructure works proceed, we aim to have all oversites completed, allowing a clean, safe, and practical environment before adding further sub-contractors to the development.
- Site establishment works – site infrastructure; install permanent site accommodation and welfare once the roads are constructed on site. The following dimensions will apply canteen, meeting room, toilets, site office (24ft length 9ft width) site stores (20ft length 8ft width) All purple in appearance to match Stonebond company colours (please see attached example in appendix).
- Loading and unloading of plant and materials - predominantly the use of a site forklift will be utilised for the loading and unloading of materials. Appendix 1 shows the area in which we have allocated for said materials. In some cases, hi-abs will be used to unload where transport has this use. At no point will any loading unloading be taking place on the main road off the site boundary.
- The erection of security fencing will be put in as per the agreed specification in line with company health and safety policies. This will be checked on a weekly basis as per the temporary works registers all of which will be stored on site. Hording and decorative displays fall under the same temporary works checks. If any defective areas are found it will be dealt with by the site team and may need the involvement of the wider team such as sales and marketing department. All fencing and gates will have signage attached such as site entrance signs, tree protection signage, danger notices, and mandatory site rules such as use of P.P.E. speed limits for plant and deliveries and directions to entrance/exit points and site offices.
- Wheel washing facilities - this will be via the use of a bowser and heavy duty jetwash it will be placed at the main entrance point of the site initially, as the site progresses and occupations begin the site gates will progressively move back within the development and the wheel washing will move back along with the site gates (please see handover schedule within appendix).
- The site will be part of the considerate contractor's scheme providing a considered approach to sensitive working practices. Other than the items within this CEMP other practical measures to reduce construction impacts will be set out in the CPHSP and sub-contractor RAMS.
- A schedule of works will be produced in the form of a master programme along with an enabling infrastructure programme used to report against and track progress this will be discussed and reviewed regularly in internal and external meetings. This will be produced prior to any works starting.

Construction Logistics – our construction logistics proposals for access, site establishment, materials storage and parking etc. are shown in the appendices.

Construction access will be used from Longwater Road this will act as the only access point for the period from site start to the completion of site, not working outside of our boundary until the s278 agreements and sign offs have been agreed with highways.

The site has 1 PROW's running east to west along the northern site boundary. This will be hoarded off from the main site and to be kept open during the works, so long as there are no health and safety risks

Construction Environmental Management Plan and Method Statement

associated with the construction works, in which case the PROW will be temporarily closed until it is safe to open it again for public use.

Good construction practice dictates that vehicles arriving at or leaving the site will be planned to avoid rush hour and school drop off and pick up times. Careful consideration will therefore be given to preventing blockages to or causing an unnecessary build-up of traffic in the vicinity of the site.

Road cleaning facilities will be provided at the site vehicle entrance within the confines of the construction site, with wastewater managed accordingly and to reduce the volume of mud and debris being transported onto the main highway

Construction offices and associated welfare will be set up to the eastern end of site and will be installed early in the enabling process of the building programme.

All works that are required to take place on the highways or footpaths, including any reinstatement of the carriageway and footpaths, will have the relevant permits and licenses applied for and granted by the local authority highways department prior to any work commencing. All reinstatements of the highway or footpaths will be carried out in accordance with the local authority's highways specification and requirements.

All highway works will be coordinated as far as possible to avoid unnecessary disruption to public highways, footpaths and local residents.

A photographic condition survey of the highways will be carried out prior to the commencement of works and a copy issued to Wokingham Borough Council highways. Upon completion of the project a review will be carried out in accordance with Wokingham Borough Council highways.

Construction traffic entering and leaving site while the enabling, site establishment and substructure works are carried out will be carefully managed and controlled by our gateman/traffic marshals.

Deliveries will be carefully managed, and the materials will be offloaded directly within the storage areas as close to the point of use as practicably possible to minimize mechanical double handling. No storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, or disposal of liquids shall take place within an area of tree protection fencing / fenced off.

Unloading will be carried out by hi-ab or forklift and within the site boundaries.

Number of on-site construction workers

The following is a summary of daily average trades, workers and personal vehicles. This data has been produced using experience from similar construction projects. All personnel and vehicle numbers have been rounded up to the nearest 5.

Construction Phase	Anticipated Dates	Anticipated no. of trades average per day	Anticipated no. of workers average per day	Anticipated max no. of workers vehicles average per day
Enabling Works	Jun – Nov 26	1	10	5
Roads and drainage	Jun – Nov 26	1	15	8
Substructure	Aug 26 – May 27	1	15	8
Superstructure	Nov 26 - Aug 27	5	30	15
Fit-out, test, commission and PC	Feb – Nov 27	10	40	20

Phasing Plan – [Refer to Appendix 1](#)

4. Traffic Management

All delivery vehicles will leave the construction site in a forward direction; they will not be allowed to perform U-turns on the road.

There are 2 main traffic routes to and from the site option 1 from the north via the Nine Mile Ride, option 2 is off of the M3 at junction 4a please see routes within the appendix. These traffic routes are not restricted in height, width or weight restrictions.

There will also be signage displayed at the site exit to make sure all drivers are aware of the preferred route back and be included within the drivers' rules that all vehicle drivers have to read and sign before they are allowed to unload their vehicle on site. The preferred route is indicated within the appendices.

We will request all scheduled deliveries to be notified by the supplier by the Site Team at least 48 hours in advance of delivery time so that the deliveries can be prepared for and managed accordingly with minimal impact upon the surrounding area. If deliveries arrive unannounced or earlier than previously advised, then they will be accommodated on site. If this space is unavailable, the lorries may be turned away. However, given the volume of materials that are required on the project, we feel that turning away vehicles will be unnecessary.

All vehicles will be inspected by the gateman/traffic marshal before leaving site to ensure no materials or debris is transported from site onto the public highway or footpaths. The site roads will be constructed up to base course early within the project's program thus minimising any vehicles accessing across unmade ground. Wheel washing facilities (powered jet washer within a contained area to prevent possible contamination into sewers) will be available adjacent to the site exit and enforced by the gateman.

The access from Longwater Road will require wheel washing facilities from the start of the project to completion.

A swept path analysis has been undertaken and is shown in the appendix below, upon starting on site we will install a temporary access for site deliveries and personnel, a compound will be set up and tarmacked as part of this compound a turning circle large enough to accommodate low loaders turning will also be constructed. Please see dimensions in appendix. Please note entry can be obtained from the North or South for the 18m vehicle however, exit is only to the North.

The site entrance will be regularly inspected by the gateman and Site Management to ensure they are clean and clear of debris arising from vehicles entering or exiting the site. If any debris is found during these inspections the gateman is to raise this to the Site Manager who will action getting this cleaned and cleared as a matter of urgency. Mechanical road sweeping will be carried out on a regular basis and as required during the project's duration.

Site Parking

Primary car parking will be provided on site adjacent to the site compound. During the enabling phase the groundworks contractor will set up a temporary area for parking and deliveries as the enabling progresses a full-site parking and deliveries area will be established (Appendix 1). Site visitors will be able to use existing parking spots which will be taken to base course during phase 1 enabling works.

Public Transport

The nearest rail station to the site is Crowthorne Railway Station which is approximately 3.6km northeast of the site. The closest existing bus stops to the proposed development are located approximately 250m north of the site. Service no.401 is a school service and travels between Three Mile Cross and Yateley School departing Longwater Road at around 08:15 and returning at 15:30. This service operates between Monday and Friday during the school term. Service no.145 travels between the Three Mile Cross Post Office and Winnersh, via Wokingham. There is one inbound service and one outbound service on Tuesdays. The service leaves Finchampstead at 10:15 and arrives in Wokingham at 10:30. The return service departs Wokingham Town Centre at 12:20 and arrives in Finchampstead at 12:35. Additional amenities served include Wokingham Library and Tesco stores Approximately 600m north of the site on The Village, the daily 406 service leaves Finchampstead at 07:46 with return journeys

arriving back at 15:47 and 17:17. This service connects Finchampstead with Farnborough via Yateley and takes approximately 25 minutes.

Cycle Routes

There are no official cycleways within Finchampstead, however local facilities lie within reasonable cycling distance from the site as set out below. Cycling to Wokingham is an option for cyclists, whether this be via Longwater Road and then northeast on Jubilee Road or using less direct routes via the public rights of way network (bridleways and byways, Hollybush Ride). The distance is between 3.5-5 miles depending on the route, which would typically take between 20-30 minutes.

Pedestrian Routes

Longwater Road has a 2m footway along the site frontage which facilitates access north into the centre of the village and south towards Eversley Cross. Within the vicinity of the site, Longwater Road is unlit, so for journeys outside of daylight hours some pedestrians may feel less confident using it. A Public Right of Way (FP FINC 13) runs along the northern site boundary; the footpath is fenced on both sides. The footpath heads west, crosses Long water Road and links up with FP FINC 12 which heads north towards the school.

Vehicular Access Route – [Refer to Appendix 2](#)

5. Environmental Impacts During Construction

The main environmental impacts can be classified as:

- NOISE
- DUST & AIR QUALITY
- NUISANCE
- EMISSIONS
- VIBRATION
- SURFACE WATER
- FOUL WATER DRAINAGE

These will be controlled by the implementation of the following techniques:

- Noise assessments will be carried out when deemed necessary. Acoustic screens may be deployed where noise assessment record action levels. A hand-held monitoring device will be available to the Site Team when needed.
- Air quality monitoring will be carried out with monitor readings taken at the southern boundary adjacent to the existing residential developments when deemed necessary. A hand-held monitoring device will be available to the Site Team when needed.
- Vehicles in use and site machinery will comply with Euro VI emissions standard as a minimum.
- All Non-Road Mobile Machinery (NRMM) that comes to site will be logged onto the database.
- Dust suppression techniques such as damping down and collective techniques on individual plant and machinery. Covered waste lorries used.
- Access routes will be clearly displayed. Congestion in locality will be minimised by Just in Time delivery strategy.
- Partnered supply chain will provide information concerning emissions and no vehicle idling will be allowed.
- Vibration monitoring will be carried out during the groundwork phase predominantly to provide reassurance to the residents in the immediate area.
- Main sources of vibration will be from the piling works, if required.
- Surface Water – for the management for surface water during construction, we will endeavor to be in line with industry best practice. This is highly dependent on the surface water strategy as per the drainage design, during the early enabling stages

of construction soil bunds will be battered and covered for either off site disposal or kept for re-use. Depending on the on-site duration of said bunds they may be seeded to help prevent surface water run. This decision will be made once the cut and fill strategy has been reviewed, and the classification of arisings has been determined. As we aim to place a groundworks contractor for the enabling works including all roads and drainage, this should greatly reduce surface water run off during the project life cycle. Areas including SUDS will be part of this early enabling works.

Environmental Protection Requirements

Works carried out under this project have the potential to damage the environment. A site risk assessment is to be carried out by the site manager before works commence; findings from the risk assessment are to be inducted to site personnel. The form that will be used prior to commencement will be GHSE RA021 site set up, and will include such items as, bird migration, protection zones, sensitive lighting. In general, all activities carried out on the site will comply with the relevant provisions of all environmental legislation and requirements of the relevant authorities for the construction of this project.

Site Environmental Protection Rules

Site environmental protection rules are included in the appendices. All employees and subcontractors working on site will be inducted on the site rules. Furthermore, Stonebond will ensure the rules are displayed on notice boards or at other suitable locations on the work site.

Key Roles & Responsibilities

For the purpose of this document the following summarises the key roles and responsibilities:

Role	Responsibilities
Project Manager	- Responsible for ensuring all comply with environmental legislation. - Overall responsibility for the implementation of this CEMP
Senior Site Manager	- Prepare CMS considering compliance of this CEMP - Review implementation of CEMP - Carry out weekly site audits and prepare monthly reports. - Ensure corrective actions are dealt with in a timely manner
Site Team	- Responsible for delivering the site inductions of environmental aspects. - Toolbox talks to all contractors to ensure implementation of good practice - Assist Site Manager in weekly site audits - Monitor sub-contractors work for compliance. - Manage Considerate Constructors Scheme compliance
Principal Contractor	- Assist Site Manager in preparation of the CMS - Prepare site specific Risk Assessments and Method Statements considering all environmental issues
Contractor / Sub-Contractors	- Ensure workforce is fully aware of the environment issues and are implemented - Take appropriate action to rectify any non-conformance

Project Contact Details – [Refer to Appendix 4](#)

Environmental Protection & Risk Assessment Checklist Template – [Refer to Appendix 5](#)

6. Noise and Site Working Hours

Noise Control – General

The appointed subcontractors will carry out predicted noise levels for each of their operations where applicable, in reference BS 5228-1:2009. Stonebond will employ best practical means at all times to minimise the noise and vibration impact of the works in line with BS 5228:2009.

To prevent adverse noise to the nearest sensitive facade (residents) the ambient and background noise levels (measurements) will be compared against the predicted noise levels of the plant. Where there is a significant increase of the predicted plant levels to the measured background, the contractor will implement Best Practicable Means (BPM) to reduce the noise accordingly to achieve 75dB (A).

and/or

Where the measured noise levels are more than 3 dB (A) above the predicted noise levels or in the event of a complaint of noise an investigation will be carried out to ascertain the cause of the exceedance or the complaint and to check that BPM are being used to control the noise. Noise levels will be reduced further if it is reasonably practicable to do so.

All machinery will comply with the current legislation of 80 dB (A).

Noise assessments will be carried out as per Control of Noise at Work Regulations 2005.

Background noise readings will be taken before we commence on site to get an understanding of the current noise levels. This will allow us to better gauge the impact of the work we are undertaking.

If a specific noisy task is being scheduled then additional monitoring will be undertaken as required during this time.

Careful selection of plant to reduce noise ensuring that plant is relatively new and regularly maintained.

The sub-contractors will provide full risk assessments and method statements detailing how they will be managing noise on site and this will be approved by the site team before they commence on site.

Noise Control – Detailed Provisions

The construction site vehicle gate onto Longwater Road will be controlled to give the minimum amount of time open for passage of vehicles, to minimise stray noise to the external surrounding area.

Vehicles and mechanical plant used for the purpose of the works will be fitted with effective exhaust silencers, will be maintained in good and efficient working order and operated in such a manner as to minimise noise emissions.

On site where environmental disturbance may arise, compressors will be 'sound reduced' models fitted with properly lined and sealed acoustic covers which must be kept closed whenever the machines are in use, and pneumatic percussive tools will be fitted with shrouding or silencers of the type recommended by the manufacturers.

If applicable, any equipment that breaks concrete by munching or similar, rather than by percussion, will be used as far as is practicable. We do not anticipate works of this nature being required on this site.

Noisy plant or equipment will be sited as far away as is practicable from noise sensitive buildings. The use of barriers, i.e. soil mounds, site huts, acoustic sheds or partitions to deflect noise away from noise sensitive areas will be employed wherever practicable.

Care will be taken when loading or unloading vehicles or dismantling scaffolding or moving materials, etc. to reduce impact noise.

Hours of Working

In general, the construction working hours on site will be:

Monday to Friday – 08:00 to 18:00. (Construction Operatives will arrive on site prior to 08:00)

Saturdays – 08:00 to 13:00.

No Works on Sundays, Bank or Public Holidays without prior consent.

If required we shall obtain any relevant certification or approval if we propose to work outside of these hours (Section 61 notice).

No work and ancillary operations, which are audible at the site boundary, outside these hours unless fully justified to the Local Authority on the grounds of engineering necessity or for reasons of Health and Safety. Any such works will be kept to an absolute minimum.

During normal working hours, as defined above, the maximum LAeq, period noise levels measured 1 metre from the facade of any occupied or other building used for residential purposes, generated by construction plant and equipment, including the movement of vehicles to and from the site will not exceed the following limits:

Monday to Friday – 08:00 to 18:00 – Residential – 75 dB (A)

Saturday – 08:00 to 13:00 – Residential – 75 dB (A).

7. Dust & Air Quality

Dust is defined as particles up to 75 µm in diameter and is produced through the action of crushing and abrasive forces on materials. Traffic movement can generate nuisance dust.

Mitigation of Potential Dust Nuisance

Relevant procedures to reduce the impact of dust upon the site will be as follows:

- If monitors are required, then they will be located adjacent to any sensitive areas that would be adversely affected by dust.
- If monitors are required then a dust site action level would be agreed. Incidents of dust levels above this will be logged.
- During construction operations we will be covering skips and loose construction materials as appropriate. Soils will be appropriately battered and sealed. If soils are to remain on site and used as backfill or topsoil during the 2nd phase of construction works then these will be seeded again to minimize dust and or soil run off. Materials will be stored away from the site boundary wherever possible.
- By initiating a groundworks only phase as outlined in the project description. A large majority of works ground related for example road construction will be completed in the first 6 months. This means that when further operatives and deliveries arrive to site they will all be working/delivering from a full hard standing this greatly reduces the dust arising.
- Any instances where there will be mechanical cutting or chasing of masonry or concrete materials such as brickwork, blockwork, paving slabs, kerbs, PC lintels, RC diamond drilling then dust suppression will be controlled by the use of wet cutting. Each mechanical cutter will be fitted with water attachment (preferably battery powered) to control any dust.
- When mechanical cutting of materials such as timber is required dust control will be via the means of all plant being fitted with appropriate dust extraction bags and vacuums.
- All sub-contractors on site will be required to produce a risk assessment and a method statement specific to their task that will highlight the control measures they propose to control dust.
- Stonebond staff will ensure as far as is reasonably practicable that arising's of materials are cleared as work proceed and this will minimise debris and also reduce any potential fire risk.
- Sweeping and spraying all site hard surface walkways and footpaths with water in prolonged spells of dry weather to prevent dust causing a nuisance off-site will be implemented where practical. This will be achieved via a site water bowser and forklift. Spraying via a jetwash and hose at site entrance areas.
- All vehicles leaving the site will have their wheels checked and cleaned as required to ensure that no arising's from site activities are carried onto local roads. This will be minimal due to the use of the new s278 access into site plus associated hard standing and that the access for vehicles onto site after foundations are complete will be via the new roads and accessways.
- Covering all loads entering and leaving the site.
- Regular sweeping of site and external roads and footpaths to remove accumulations of dust

and mud.

- Identifying haulage routes through consultation with the council. These roads are to be selected to minimise any environmental effect arising from additional lorry movements on the road network.
- Minimising drop heights to control the fall of materials.

It is considered that given the adoption of the mitigation measures detailed above that any potential effects from dust from the construction works would be minimised to such an extent as to be insignificant.

Air Quality

The burning of materials on the site will not be permitted. All necessary precautions will be taken to prevent the occurrence of smoke emissions or fumes from the site plant or stored fuel oils for safety reasons and to prevent such emissions or fumes drifting into residential areas.

All Non-Road Mobile Machinery (NRMM) will comply with the standards set in the Greater London Authority Supplementary Planning Guidance: Control of Dust and Emissions from Construction and Demolition (2014)' and a register of all NRMM on site will be maintained.

Anti-Idling

Plant will be well maintained and shut down in the intervening periods between work or throttled down to a minimum.

8. Asbestos

Special precautions will be taken if materials containing asbestos are encountered. We will comply with the Control of Asbestos at Work Regulations 2012. We will adhere to the exposure limits and measurement methods for asbestos, which are set out in the Health and Safety Executive Guidance.

9. Vibration

We will ensure that we work in accordance with BS5228 Code of Practice for Noise and Vibration Control on Construction and Open Sites Part 2: Vibration.

We will ensure that measures are taken to:

1. Protect the residents, users of buildings close by and passers-by from nuisance or harm
2. Protect buildings from physical damage

Upon determining appropriate vibration levels, we will consider:

1. Human exposure
2. Protection of structures

Construction activities will be carried out in such a way that vibrations arising will not cause damage to adjacent structures.

Sub-contractors are asked to use new plant where possible to ensure that we are using the most modern techniques and equipment. All equipment that is used will be required to be regularly serviced. Sub-contractors whose work is potentially likely to create vibration, will be asked to risk assess the activity before proceeding.

On this particular development only 2 plots are proposed to be piled, to reduce the amount of vibration we will look at using CFA piling rather than driven piles, the 2 plots in question are at a distance of 300m from the nearest resident thus the residents should not be greatly affected by vibration, if CFA is to be utilized then this greatly reduces the noise.

Should the risk of vibration be considered high on any activity we will then ensure monitoring is undertaken during this activity.

We will consider vibration levels for both short term and longer term. However, we do not currently

think that this will be an issue on this project.

Short term we will endeavor to not exceed 2mm/s for nearby occupied residential and educational buildings, hospitals and laboratories, 3mm/s for occupied commercial premises where the activities are not of a vibration sensitive nature or potentially vulnerable unoccupied buildings and 5mm/s for other unoccupied buildings. If we do exceed these levels, we will ensure that we stop work and reassess our work and put in appropriate mitigation methods to limit the vibration affects.

10. Lighting

The site compound will have lights during construction which will be placed on top of cabins in various locations they will be motion sensor lights which will be set to a timer and automatically switch off after a period of time. These will be pointed towards the ground as not to disturb the local community.

During work hours only low-level work lighting will be used and predominantly used within dwellings without mains power. We don't envisage needing to use any outdoor lighting for external trades such as groundworkers, if these are used at any stage then they will be switched off at the end of the working day 18:00. All plots under construction with mains power will be switched off at the end of the working day.

As the development evolves streetlights only approved streetlights will be installed to specification.

All cabin lights within the compound will be turned off at the end of each working day.

11. Waste Disposal

We will carry out the works in such a way that as far as is reasonably practicable the amount of spoil and waste to be disposed of is minimized, and that any waste arising from the site is classified, transported and disposed in accordance with the Controlled Waste Regulations 1998 and any amendments, also the European Waste Catalogue, Environmental Protection Regulations 1991, and the Hazardous Waste Regulations 2005.

In General, we will Dispose of the Majority of wastes via a selection of segregated skips including inert, plasterboard, timber and general waste. We will use an approved waste collection company. Majority of arisings will be collected via our groundworks contractor and captured within their own site waste management plan.

If the works involve the removal of asbestos, we will comply with the Control of Asbestos at Work Regulations 2002, and the HSE Approved Code of Practice and Guidance Note "Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulating Board".

Asbestos waste will be double sealed in receptacles, which prevent the escape of dust. In the case of crocidolite the receptacles shall be marked in bold "Blue Asbestos – Do Not Inhale Dust".

The disposal of waste materials containing asbestos will be arranged in advance, to a licensed disposal site. We will obtain a license from HSE to remove asbestos.

If materials containing lead are encountered, we will comply with the Control of Lead at Work Regulations 2002 and the Health and Safety Commission Approved Code of Practice 2002 "Control of Lead at Work" to ensure that contaminated materials are handled and disposed of safely and properly.

Re-use of Construction Materials:

We will endeavor to re-use or recycle the construction waste from site. Construction arising's and waste provide a significant opportunity to reclaim, recycle and segregate materials on site. The following measures, where practicable, will be implemented in respect of construction activities on site:

1. Suitable inert earth spoil will be stockpiled for reuse as engineered fill, general fill and landscaping where needed.

2. All metal components will be segregated for recycling.

The reuse of materials will also reduce the number of vehicle movements to site.

12. Community Liaison

Newsletters will be displayed quarterly which will detail the upcoming construction activities and include contact details for the Site Manager. We will outline the activities we envisage coming up over the next quarter and we will put estimated time frames against these activities.

The responsible person may vary depending on the nature of the query. Complaints should be directed to the site team in the first instance and if this does not offer an appropriate or timely resolution, then the Stonebond Head Office contact details will be displayed on the noticeboard and complaints can be escalated via the Head Office.

Stonebond believe that residents should easily be able to register complaints as well as other comments and feedback.

We will provide information to residents to enable them to contact us by email, post or telephone. We will agree the appropriate timescales for responses with the project team.

All complaints received are reviewed at the regular site meetings.

Prior to beginning works a member of the construction team will post a letter out to the local residents which will outline dates and the upcoming works which will be taking place, a direct phone number will be left for any queries. We will also put a letter box on the main gate during the construction phase this can be used for residents who have any questions or queries who are not comfortable contacting the site manager directly via phone.

Project Contact Details – Refer to Appendix 4

13. Considerate Constructors Scheme

If required, the project will be registered as part of the Considerate Constructors Scheme.

This scheme is recognised by industry and the government and encourages firms to be sensitive to the environment by considering aspects such as:

- Appearance: Ensuring that the site and the surrounding area is kept as clean and tidy as possible.
- Community: Positive consideration of the local community at all times and recognising needs as well as being respectful.
- Environment: Minimising disturbance from dust, noise, traffic congestion and sustainable use of resources.
- Safety: ensuring the safety of those living and working in and around the site.
- Workforce: considering the needs of the workforce and ensuring they are respected.

14. Summary of Targets for the Project

Description	Mandatory	Preference	Where Technically Feasible
Contractors must have or be working towards having a full environmental management system		✓	
Supply chain must operate robust policies & procedures regarding Health & Safety.	✓		

All subcontractors will hold the appropriate Construction Skills Certification Scheme (CSCS) card.	✓		
If the supplier or contractor operates Fleet they must be registered with FORS (Fleet Operator Recognition		✓	
All fixed timber to be FSC or PEFC certified.	✓		
Hoarding and temporary works timber to be FSC or PEFC certified.	✓		
Materials to be responsibly sourced to BES6001 or BS8902 standards.			✓
Materials used will be rated B or above in the BRE Green Guide.		✓	
Low or zero VOC paints & sealants will be used.		✓	
Waste hierarchy will be considered when it comes to materials and packaging (reduce / reuse / recycle).	✓		
Take back schemes will be adopted where possible.		✓	
Plant & equipment to meet the standards set in The Control of Dust & Emissions Supplementary Planning Guidance July 2014.	✓		
Material reuse will be encouraged using Development Industry Code of Practice or WRAP quality protocol.		✓	
Supply chain must demonstrate a commitment to ethical working practices, fair wages and working	✓		
Supply chain to operate a strict Equality & Diversity		✓	
The use of local labour and suppliers will be promoted.		✓	
Support the local communities in which we are working by leaving a positive legacy.		✓	

15. Site Ecology & Biodiversity

In the absence of any mitigation measures, the proposed development would have the potential to result in negative effects upon wildlife. However, with the implementation of some straightforward mitigation and precautionary measures as proposed here, the development is not anticipated to result in any significant residual negative effects on important ecological features.

- To maintain habitats and protect trees that are to remain. Tree protection fencing will be installed prior to construction commencing and trees required for removal will be clearly marked.
- Breeding birds are likely to use trees and hedgerows on site. Any demolition and removal of suitable vegetation is to be undertaken outside of the breeding bird season (March-September inclusive) or within 48 hours of a nesting bird check by a suitably qualified ecologist. If active nests are identified, work in the vicinity of the nest must cease until the birds have fledged the nest.
- One tree (T23) is subject to a pre-commencement check prior to felling due to potential bat roosting features. We will be seeking to undertake the tree removal works prior to March 26 to avoid the nesting season.
- Badger sets have been identified therefore protective measures will be put into place prior to works proceeding advised by the Ecologist. A pre-start survey will also be undertaken to confirm no new setts have formed. This will be done prior to start on site to allow for any mitigation, although we don't expect any to be required other than the protection.
- Further roles and responsibilities of the ecologist / ECoW are as follows:
 - ensures construction projects comply with environmental regulations and minimize harm to wildlife and habitats.
 - monitor construction activities to ensure they adhere to environmental legislation, planning conditions, and the ecological aspects of the project's documentation.
 - liaison between the construction team and ecological requirements, monitoring site

- activities, and advising on best practices.
- o provide pre-construction surveys to identify protected species and habitats before construction begins.
- o during sensitive operations like demolition or vegetation clearance, ECoWs may provide watching briefs to ensure minimal impact on wildlife.
- o help ensure projects comply with environmental legislation, avoiding potential fines or legal action.

Where trenches and holes are dug, these should not be left open overnight to avoid wildlife getting trapped in vertical-sided trenches. Therefore, where there is a risk of this occurring, the holes should be refilled, or planks of wood should be placed so that any trapped animals may use these to escape.

Identification of a biodiversity protection zone - the tree protection plan can be seen within Appendix 3. All other biodiversity information can be found within the ecological report this can be submitted along with the Construction Environmental Management plan if required.

The following general working practices will be in operation during the construction process:

- Any trenches or excavations on site should be either covered over at night or a plank of wood placed in to allow any mammals to escape if the animal were to accidentally fall in.
- Any open pipes or conduits laid should be blocked off each night to prevent wildlife from entering them.
- Construction work should only take place between dawn and dusk with no late evening work. This will reduce possible disturbance to wildlife as they emerge to forage and reduce the risk of traffic casualties from late working site traffic.

Ecological Enhancement

Notwithstanding the habitat enhancement works included as part of the landscape scheme and the current limited nature conservation value of the site, the development proposals maintain and provide new opportunities for wildlife through the use of:

- Tree / hedgerow enhancements, including maintenance
- Prioritising the use of native species
- Provision of bat and bird boxes on new buildings and existing trees
- Provision of log and brash piles around woodland, hedgerow, scrub
- Where appropriate, ensure presence of gaps in boundary fencing to allow movement of wildlife such as hedgehogs around the site
- Sensitive use of lighting to avoid adverse effects on nocturnal wildlife (e.g. restrictions on lighting in public areas to the minimum levels required for safety, use of hooded and bollard lighting, low UV bulbs, presence detectors, timers etc.).

Habitat & Tree Protection Plan – [Refer to Appendix 3](#)

Environmental Protection & Risk Assessment Checklist Template – [Refer to Appendix 5](#)

SITE BOUNDARY/ENTRANCE

Standard Site Entry Around Sales/Show Home Location

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APPENDIX 1: Build Route, Phasing & Logistics Plan

Build Route

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Occupational Area Sequence

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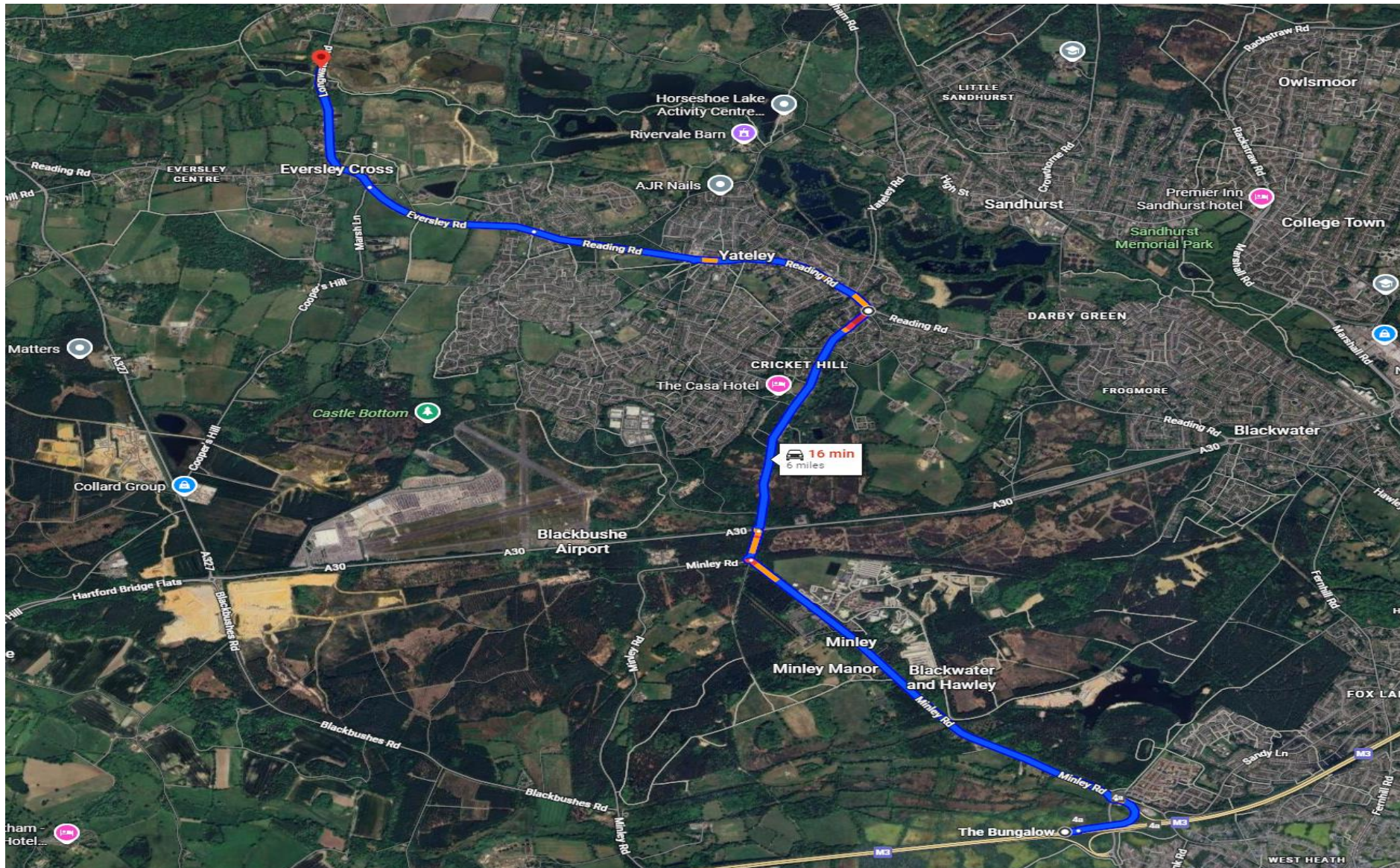


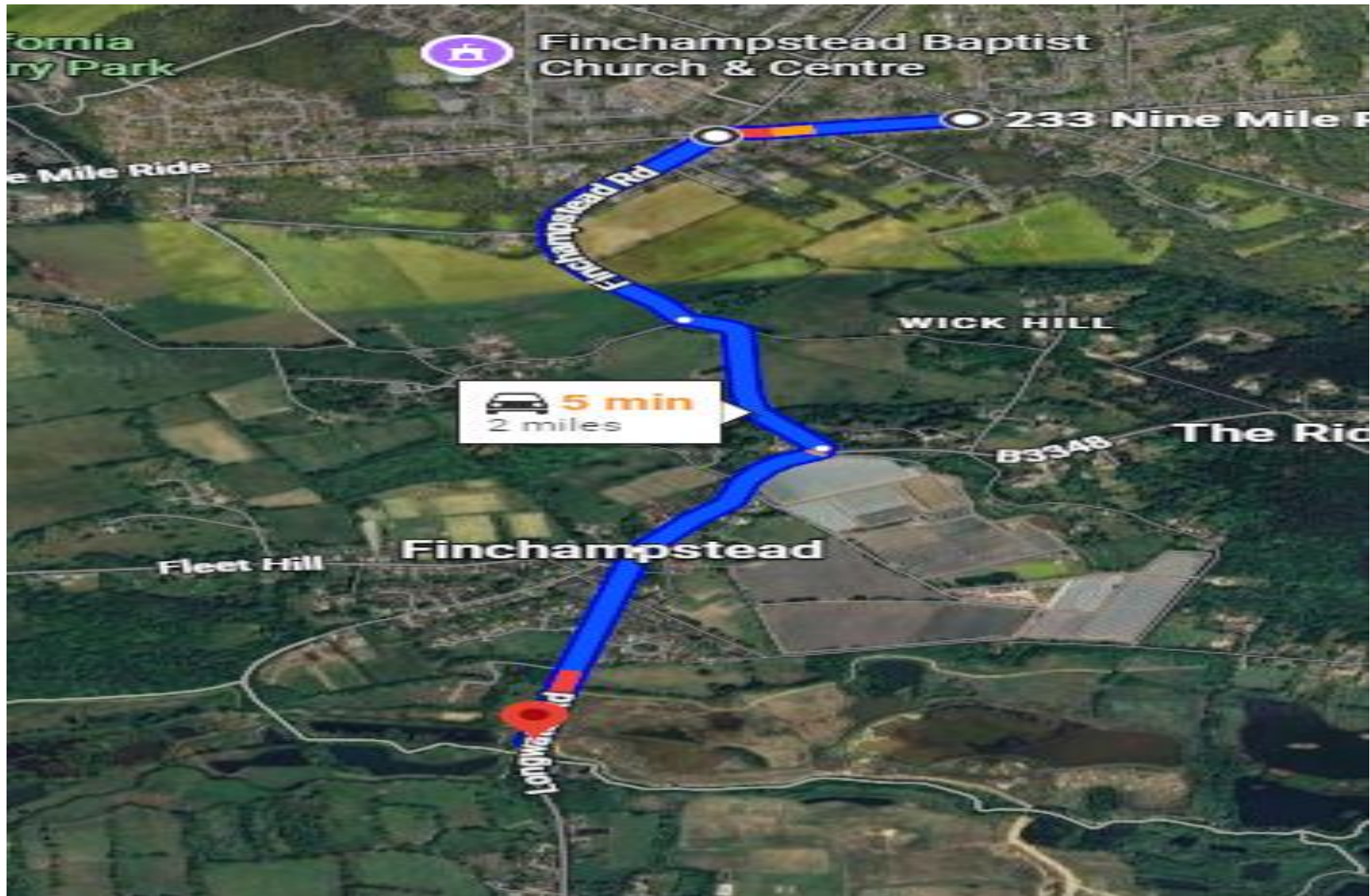
Site Logistical Plan

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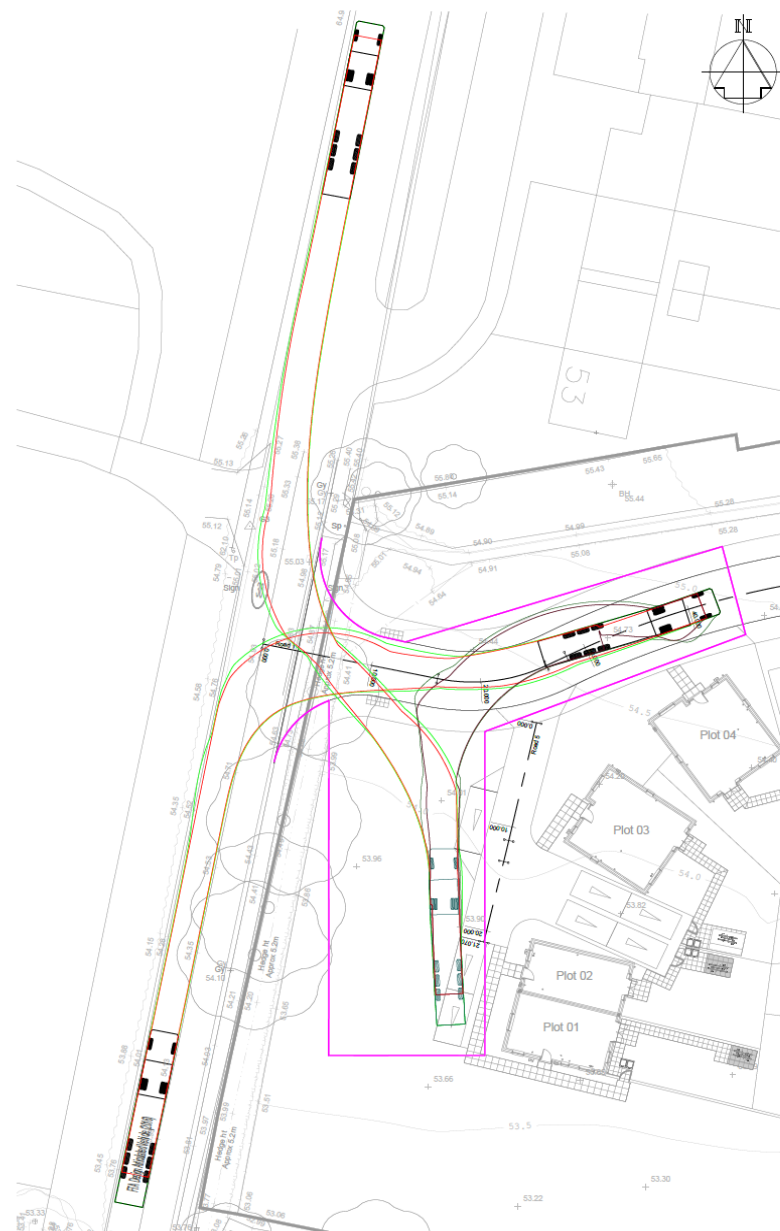


APPENDIX 2: Vehicle & Pedestrian Main Access Route & Tracking





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[illegible]

FTA Design Articulated Vehicle (2016) 18m	
Overall Length	18.000m
Overall Width	2.550m
Overall Body Height	3.870m
Min Body Ground Clearance	0.515m
Max Track Width	2.270m
Lock to lock time	3.00s
Kerb to Kerb Turning Radius	6.600m

Rev	Date	Description	CH	JCT
			By	Cal
PLANNING				
				SUSTAINABILITY CODE

Stonebond.

Tullys

www.tuflye.uk info@tuflye.uk 01542 82800

PROJECT

**LONGWATER ROAD,
FINCHHAMPSDEAD**

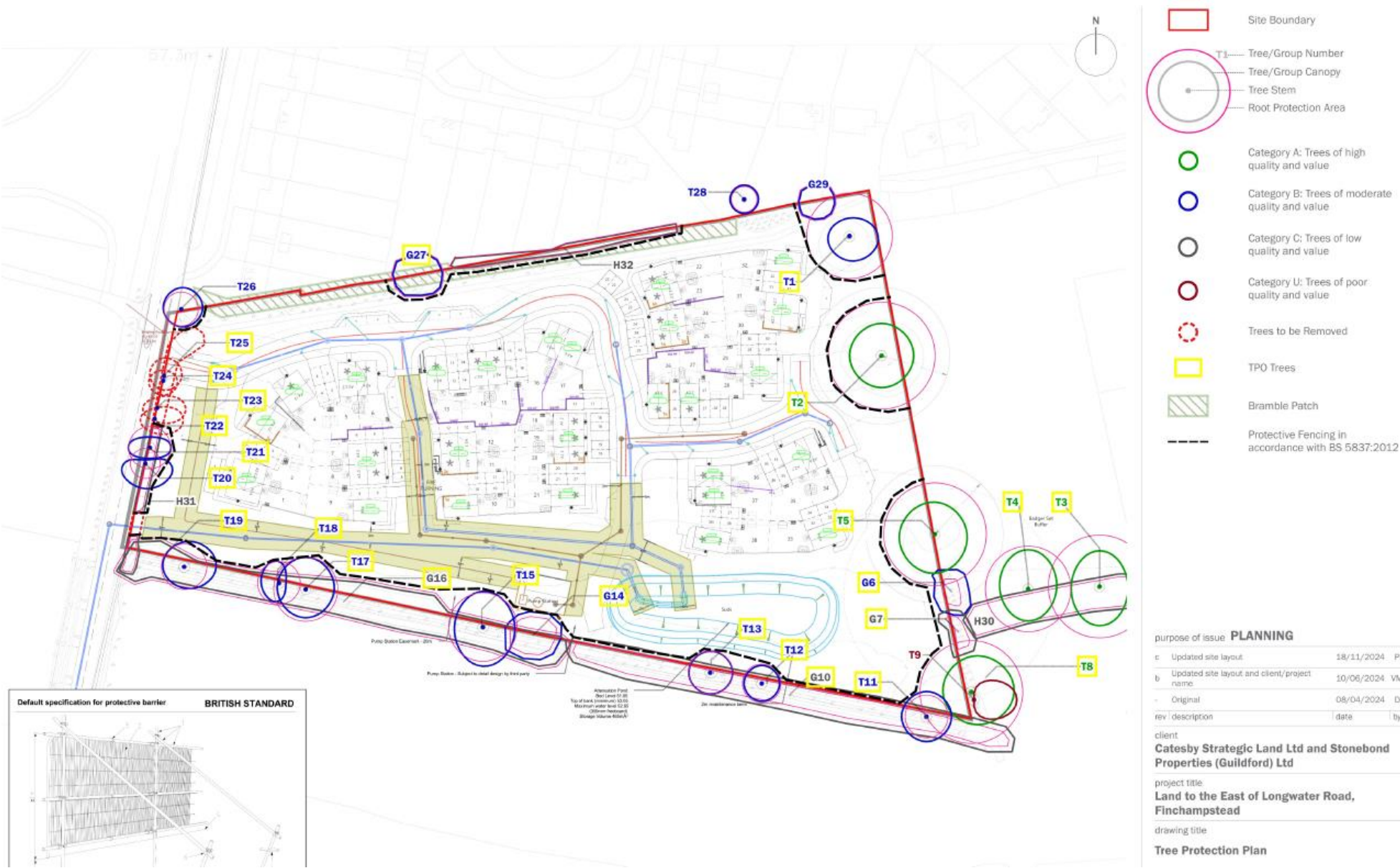
DRAWING TITLE
Vehicular Swept Path Layout

Originator No.	Scale	Revision
15557	1:200 @ A1	P01
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER		
GUI003-TUL-XX-00-DR-C-95-301		

Construction Environmental Management Plan
And Method Statement



APPENDIX 3: Habitat & Tree Protection Plan



APPENDIX 4: Project & Emergency Contact Details

PROJECT CONTACT DETAILS	
Contact name	Contact number
Emergency Services: Ambulance / Fire Brigade / Police	999
Nearest Hospital with A&E Department	<u>UTC (Urgent Treatment Centre - for minor injuries or illnesses that are urgent but not life threatening)</u> Frimley Park Hospital, Portsmouth Road, Camberley, Surrey, GU16 7UJ <u>A&E (Accident & Emergency)</u> Craven Road, Reading, Berkshire, RG1 5AN.
Emergency Contacts Utilities: Water Electricity Gas Telecoms	Thames Water – 0800 3169800 UK Power Network – 105 Cadent – 0800 111 999 Openreach - 0800 023 2023
Environment Agency:	0800 80 70 60
Site Team Senior Site Manager Secondary Point of Contact	Name: Ben Dearlove Mobile: 07526 504209 Name: Nick Brasier Mobile: 07928 507343
Community Liaison Manager:	Ben Dearlove
H & S Representative:	Stuart Gordon

APPENDIX 5: Environmental Protection & Risk Assessment Checklist Template

Environmental Protection Measures	
Longwater Road Finchampstead	
Access and Traffic Management	Sign Off
Where practical, all works shall be undertaken in a manner least disruptive to the local community.	
Any parties potentially impacted by construction or associated works shall be consulted to minimise impacts.	
The works site shall be fenced to prevent unauthorised access.	
Warning signs to alert road users of the change in conditions will be installed and nearby residents notified. Council conditions will be followed.	
All temporary signs will be removed and, where applicable, permanent signs erected.	
Air Quality	
Construction facilities will be designed and operated to minimise the emissions into the atmosphere.	
Vehicular access will be kept to estate or haul roads wherever possible or to designated site access points.	
A speed limit shall be in force within the construction site.	
Water hoses will be available to reduce dust from exposed surfaces.	
Stockpiles, roads and work areas will be watered down.	
Material transport will be covered to prevent dust generation.	
Landscaping implemented as soon as possible following building activities	
Machinery will not be left idling when not in use and be well maintained.	
Burning/bonfires are not permitted on site at any time.	
In high winds, works that may generate high levels of dust, will be modified or stopped.	
Fire Precautions	
No open fires will be permitted on site.	
Activities likely to generate fires (e.g. cutting, grinding) will be undertaken with adequate fire protection measures in place and operators will be trained in fire prevention, safety and fire fighting skills.	
Fire extinguishers, general purpose and suitable for control of oil/petrol fire will always be available on site.	
The site team will be familiar or trained in the use of fire-fighting equipment.	
Any flammable materials will be in a locked area within the site.	
Fuels and Chemicals	
A hazardous substance register will be kept on site.	
A secure, lockable and floored area will be provided for storing fuels and other chemicals.	
Material Safety Data Sheets (MSDSs) for all chemicals used or stored on site will be available.	
All chemicals to be stored in accordance with manufacturer's recommendations and the MSDS.	
In the event of site spills containment equipment/kits will be used to contain spills and cleaned in accordance with the MSDS requirements.	
Refuelling plant and/or machinery will not be left unattended.	
Noise Management	

Construction noise is to be confined to 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturdays. No work will be undertaken on Sundays or Public Holidays unless approved by the Local Planning Authority.	
Noise from construction activities should not exceed 70 dB(A), measured at the site of a nearest sensitive receptor.	
All plant and equipment used on this job is regularly maintained and serviced by qualified staff.	
Equipment not in use will not be left idling.	
Plant and Equipment	
All machinery will be secured against vandalism outside working hours.	
All plant/equipment inspected daily to avoid leakage of contaminants to the worksite. Machinery found to be leaking will be repaired or replaced.	
Stockpile Sites	
Temporary sediment control structures placed on the downslope side of the area when near watercourses or boundaries.	
Stockpiled materials must not be placed inside vegetation protection areas.	
Water Quality management	
All chlorinated waters will be tested to ensure compliance. If non-compliant water will not be discharged into the stormwater or sewerage system or tankered away.	
Drainage catchment shall be provided for the works compound and materials storage areas.	
All site topsoil shall be retained and protected where practicable	
Disturbed areas shall be promptly revegetated or mulched.	
All access to the site shall be limited to well defined haul roads.	
Silt control	
A silt plan, where required, will be prepared and installed prior to any construction commencing.	
Existing drainage to be protected using silt barriers	
Existing roads near the site entrance will be maintained from mud with a street sweeper if required.	
All controls will be checked daily and after rain	
Cleaning of concrete mixing trucks at designated/protected area.	
Guttering will be connected to the stormwater system as soon as practicable	
Sediment will be prevented from entering the stormwater system	
Silt fencing will be installed on the downslope of stockpiles	
Landscaping will be completed as soon as possible following building activities	
Fill in service trenches as soon as work is completed to minimise erosion	
Cover service trenches with plastic sheeting or another suitable cover if filling cannot be immediately completed	
Flora and Fauna	
Tree protection measures to be installed prior to construction	
No equipment or stockpiles will be placed under the canopy of any vegetation.	
Trees that are to be removed will be clearly marked.	
Exposed surface areas shall be mulched and replanted as soon as possible.	
Vehicle movements to be restricted to haul roads, existing road network or previously disturbed areas. Construction vehicles, personnel and machinery shall not enter fenced off areas.	
Vehicles and machinery shall not be parked or stored in the vicinity of trees	
The condition of boundary fencing and tree protection fencing shall be regularly checked to ensure its effectiveness.	

A qualified ecologist shall be appointed to capture and relocate any fauna (e.g. Reptiles) found.	
All native wildlife must be protected.	
When trees are to be removed from site, a watching brief will be carried out by an ecologist, when in nesting season.	

Site Environmental Protection Rules	
Longwater Road, Finchampstead	
General	
	Sweep roads free of dirt each day & damp down dusty areas
	All vehicles to remain on clean all weather surface within the site
	Install appropriate silt control measures, check & maintain if required
	Install a security fence at the site boundary to prevent unauthorised access
	Minimise clearing of vegetation
	Fence off areas to minimise disturbance & protect trees during construction
	Stockpile materials only in designated areas behind sediment fences
	Limit vehicle entry points and construct all weather surfaces
	Do not disturb any nature strip that is to remain as part of the development
	Implement the Site Waste Management Plan (SWMP) if required to do so
	Separate recyclable from non-recyclable waste
	Ensure the correct waste containers are used by all site personnel
	Minimise chemicals stored on site
	Make staff aware of emergency phone numbers
	Always Keep Material Safety Data Sheets (MSDS'S) on site
	Keep clearly marked absorbent material on site to contain spills if they occur
	If a spill occurs, stop it, contain it and clean in accordance with MSDS's
	Identify site access with minimal impacts on local community where possible
	Avoid parking site vehicles where they will unduly impact local use of the street
	Limit hours of operations to suit planning permission requirements
	Use noise suppressors on machinery
	Advise neighbours prior to commencement, including hours of work (letter drop)
	Do not stockpile soil or other materials under the canopy of trees or hedgerows
Concreting	
	Wash out trucks at supplier's depot
	Return excess concrete with delivery truck to supplier for recycling/disposal or use on site in other areas e.g. fence footings, driveways.
Bricklaying	
	Wash out in an area where water cannot enter stormwater drains
	Collect wash water in an on-site container to allow solids to settle
	Ensure brick cutting is undertaken in a suitable area or design to be cut offsite
	Store excess mortar with waste concrete in a lined bin/pit for recycling/disposal
Painting	
	Wash out in an area where water cannot enter stormwater drains
	Store paints and chemicals in specialist area where spills can be contained
	Always Keep Material Safety Data Sheets (MSDSS) on site
	Keep clearly marked absorbent material on site to contain spills if they occur
	If a spill occurs, stop it, contain it and clean in accordance with MSDS's
Building services	
	Fill in or cover service trenches if filling cannot be immediately completed
	Connect guttering and downpipes to the stormwater system as soon as possible
	Ensure there are no cross connections made between the storm and foul water
Landscaping	
	Complete landscaping and revegetation as soon as possible

	Ensure stockpiles and open dusty areas are damped down as required
	Ensure that soils used in landscaping area are free from weeds and weed seeds

Environmental Inspection Checklist		
Longwater Road, Finchampstead		
Indicate by marking: √ Acceptable/X Not Acceptable/ NA Not Applicable	Results √/X/NA	Actions / comments
Water Quality		
Are all drains clear?		
Is runoff from stockpiles/disturbed areas being intercepted?		
Has mud from vehicles been cleared from the road?		
Are concrete trucks washed out off site and excess returned to licensed facilities for washout?		
Silt Controls		
Are silt control measures in place and in good condition?		
Do any silt control structures need clearing out?		
Are all temporary stockpiles surrounded with silt fences?		
Have all newly disturbed areas been protected?		
Have all silt controls been inspected after rainfall events?		
Fuels and Chemicals/ Spills		
Are all fuel and chemicals being stored in secure, lockable bunded, sealed and covered areas?		
Are fuels/chemicals stored at least 20m away from watercourses?		
Are fire extinguishers available?		
Are emergency procedures displayed in the fuel/chemical storage area?		
Are spill absorbent materials kept on site?		
Have all spills been reported to the Site Manager?		
Noise and Vibration		
Is construction complying with working hours stipulated?		
Has the local community been informed of working hours and the level and duration of noise to be expected?		
Is noise from plant/equipment being monitored?		
If any complaints received, have they been closed out?		
Waste		
Is the site and surrounding area free of litter and waste?		
Are all bins being emptied prior to being full?		
Has all site waste been removed to a licensed landfill, or recycled?		
Has contaminated material been disposed of as per EA requirements?		

Environmental Inspection Checklist

Longwater Road, Finchampstead

Indicate by marking:

√ Acceptable/ X Not Acceptable/ NA Not Applicable

Results

	✓	X	NA
Q10			
Q11			
Q12			
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Actions / comments

Air Quality	
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Is water suppression being used to reduce dust whenever necessary?

Are materials in trucks being covered before transporting?
--

Are stockpiles watered down?

Is any plant/equipment emitting excessive exhaust emissions?
--

Flora and Fauna

Is all vegetation to be retained clearly marked with temporary protection fencing?

Are site works being limited to clearly defined areas?

Are all stockpiles located away from trees and protected vegetation?
--

Have disturbed areas been revegetated with local species where necessary?

Are vehicles/heavy plant away from tree canopies?

Are tree protection measures maintained?
--

Inspected by: _____

Comments

Reviewed by: Project Manager

Signature:

Date:

Stonebond. 