



TZG PARTNERSHIP
ENGINEERING CONSULTANTS

CONTRACT: WICKENDEN MANOR

7238

DATE: JULY 2026

BY: CC

CONSTRUCTION ENVIRONMENTAL
MANAGEMENT PLAN

ISSUE HISTORY

Revision	Date	Comments
P1	31/07/2026	Planning Submission

Contents

ISSUE HISTORY	2
1.0 Project Summary	4
1.1 Introduction and Purpose	4
1.2 Project Outline/Location/Description	4
2.0 Construction Management	6
2.1 Dealing with Regulatory Agencies	6
2.2 Management Responsibilities	6
2.3 Management of Contractors	8
2.4 Raising Awareness	8
2.5 Liaising with the Client and Designers	9
2.6 Liaising with Neighbours	9
3.0 Site Operations	9
3.1 Site Management and Control	9
3.2 Considerate Constructors	10
3.3 Health and Safety Management	10
3.4 Good Housekeeping	11
3.5 Public Relations	11
3.6 Managing materials	12
3.6.1 Storage materials	12
3.6.2 Handling of materials	13
3.7 Waste Management	13
3.8 Haulage and Construction traffic	15

3.8.1 Site Access.....	16
3.8.2 Concerns of local community	16
3.8.3 Traffic Management consideration & details	16
3.8.4 Design.....	16
3.8.5 Construction.....	17
3.9 Site security.....	19
3.10 Storage of fuels and oil	19
3.11 Pre construction and construction works.....	21
4.0 Environmental Issues	21
4.1 Protection of trees and archaeological sites.....	21
4.2 Protection of water resources	22
4.2.1 Measures to prevent water pollution.....	23
4.3 Protection of Amenity – Noise, Air Quality, Mud and Vibration	23
4.3.1 Noise	24
4.3.2 Air Quality	25
4.3.3 Mud	26
4.3.4 Vibration	26
4.04 Wheel Washing	26
4.05 Visual Impact.....	27
4.06 Run off waters and silt pollution.....	27
4.07 Precautionary Working Methods (PWMs).....	28
5.0 Appendices.....	30
5.01 Appendix 1 – Environmental Policy Framework	30
5.02 Appendix 2 – Toolbox Talk example	32
5.03 Appendix 3 – Contractors Environmental code of practice	33

1.0 Project Summary

1.1 Introduction and Purpose

Netherhall Education Association are required to submit a Construction Environmental Management Plan (CEMP) as part of the full planning application for this development.

These proposals hereby contained within the document will be managed subject to changes of conditions on the site and would be subject to change unless otherwise agreed in writing with the local authority.

The purpose of the CEMP is to reduce the risk of adverse impact from construction work on sensitive environmental resources and to minimise disturbance to local residence, businesses and infrastructure.

The CEMP describes how Netherhall Education Association will provide the management framework needed for the planning and implementation of construction activities in accordance with environmental commitments identified in our Environmental Policy and any requirements of planning conditions.

Netherhall Education Association is making adherence to the CEMP a contractual requirement of any construction contract associated with the Wickenden Manor site. It is to cover the management of a contractor's activities and those of any sub contractor working under the main contractor's control. The CEMP defines the minimum requirements that have to be met.

Once a Contractor has been appointed, they will be required to provide a Safety Health and Environmental Management System and the Company Environmental Policy (framework included as Appendix 1).

Netherhall Education Association recognises the environmental benefits of a robust CEMP ensuring:-

- Reduced damage to our natural environment
- Reduced demand for natural resources
- Reduced disturbance to our neighbours

Netherhall Education Association also recognises the economic benefit of improved environmental performance and recognises that 'Pollution prevention is always better than remediation'.

1.2 Project Outline/Location/Description

The CEMP has been prepared to support the full planning application by Netherhall Education Association to Mid Sussex District Council for the development of the Wickenden Manor site.

Proposed works are to include:

- Three storey extension and alterations to manor building to provide further accommodation, meetings rooms and kitchen
- Extension and change of use of stables to provide further accommodation
- Erection of conservatory and alterations to lodge to provide further accommodation
- New hard surface basketball and tennis court
- Installation of solar panel arrays within the walled garden



Site Plan: Wickenden Manor

2.0 Construction Management

2.1 Dealing with Regulatory Agencies

The following table sets out the Regulators likely to be involved in the project and their responsibility:

Regulator	Responsibility
West Sussex County Council	Noise, Air Quality, Traffic, Nuisance
West Sussex County Council	Local Traffic management
Environment Agency	Effluent Discharge, Abstraction Licenses, Surface Water Discharge to river
Mid Sussex District Council	Tree Preservation orders
Severn Trent Water	Foul Water Discharge to Sewer
Natural England	Ecological Interest
Health and Safety Executive	Health and Safety Issues

All Netherhall Education Association operatives will follow the guidelines listed here to help ensure efficient and effective management of environmental issues.

- Plan ahead, try to avoid problems and give regulators advance warning of potential problems
- Give regulators the time needed to process any enquiries
- Display the relevant emergency number for the regulatory agencies. Include in the Construction Safety, Health and Environmental Management Plan and put on the site notice board
- Ensure that all site personnel know the correct procedures for reporting incidents – they should let the site manager know before contacting the regulatory agencies
- Notify through the Site manager the Environment Agency and the Local Authority of any significant uncontrolled contaminating spillages and/or issues

2.2 Management Responsibilities

Once a Contractor has been appointed, management responsibilities for company personnel will be set out in the Company's responsibilities section of Health and Environmental Management System – Policies section.

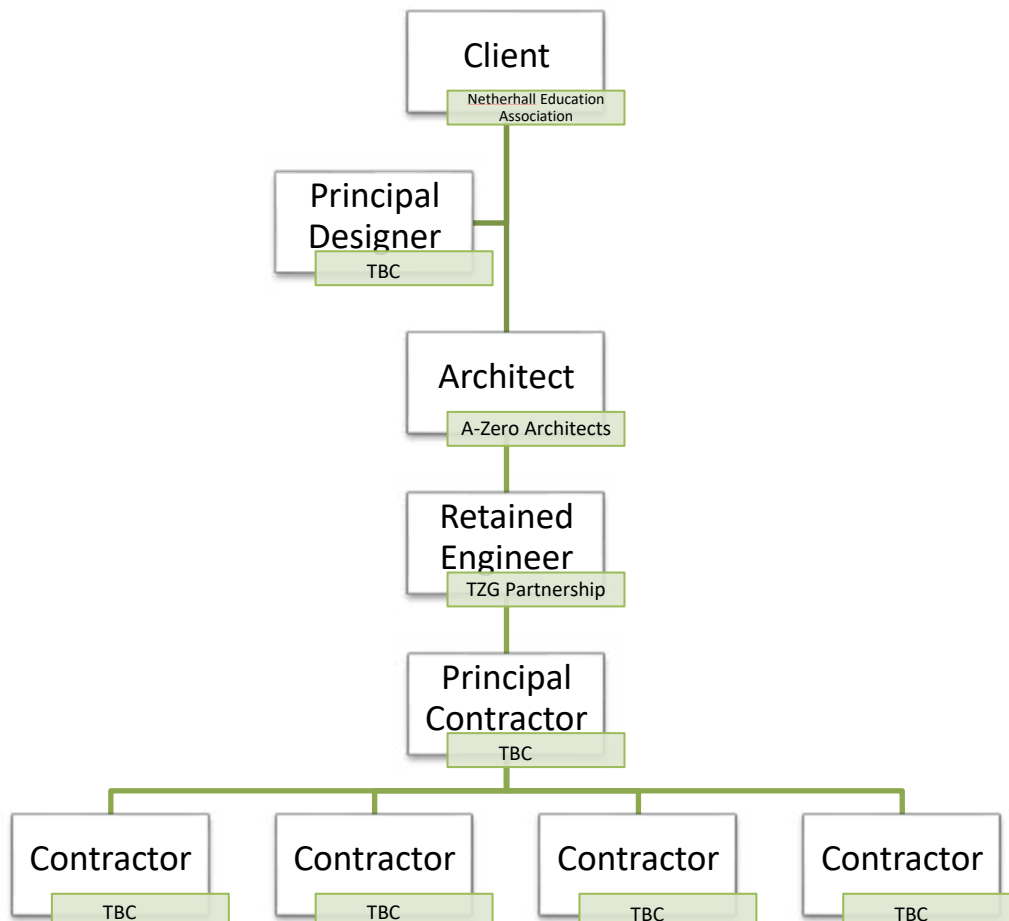
The project's Site Manager has principal 'duty of care' responsibility for the management of environmental issues throughout the project.

The Site Manager will delegate certain responsibilities for the day-to-day management to members of their site team. These responsibilities will include auditing environmental practice on site, liaising with regulatory authorities and monitoring contractors.

The project's safety, health & environmental advisors will make regular unannounced visits to site to check health and safety performance and will include environmental issues, their inspection regime and reporting.

Site engineers and site foremen are usually in the best position to put the project environmental plan into practice and as such the Site Manager will ensure that engineers and foremen understand the environmental obligations and the practical measures needed to comply with them.

The Site Manager will record all emergency incidents and make them subject to the procedure for non-conformance, corrective and preventive action, and review contract specific emergency procedures at stages of the contract to ensure that changing circumstances are catered for.



The Site Manager will ensure that all contractors employed by the Contractor understand their obligations towards the environment and meet them.

To achieve this, the Site Manager will ensure the following:

- Contractors are made aware of our approach to environmental management before starting work on site through our work package plan, this is issued to all contractors to inform them of what is expected on this project in all areas of risk management and quality control
- Contractors are made aware of their environmental obligations on the project during initial site induction
- The past record on environmental performance is checked prior to appointment and proper controls are included in their sub-contracts to ensure conformance with all reasonable requirements with regard to the environment, and encouragement to achieve good environmental performance

2.3 Management of Contractors

Netherhall Education Association will also insist on contractors signing up to an environmental code of practice (Appendix 3) which will be distributed as part of the work package plan, this environmental code of practice will commit the contractor to;

- Minimise any disturbance or negative impact (in terms of noise, dust and inconvenience) caused by the construction site to the immediate neighbourhood
- Manage their work activities with due regard to the environment
- Ensure necessary care is taken to prevent damage, accidental or otherwise, to natural features, especially hedgerows, wetlands, grass verges etc
- Eradicate offensive behaviour and language from construction sites

2.4 Raising Awareness

Raising awareness amongst all staff, operatives and contractors will be achieved through a series of toolbox talks which will be held at regular intervals corresponding with the stage of the development. The tool box talks will be based on the text included in the Construction Confederation Tool Box Talks Series (Appendix 2 gives an example) and will include the following topics:

- Spill Control
- Water Pollution Prevention; Dust & Air Quality
- Noise & Vibration; Wildlife, nesting birds Water Pollution – Silt
- Water Pollution – Cement & Concrete
- Waste Management – Reduce, Reuse, Recycle of Waste
- Storage & Use of Petrol
- Material Handling & Housekeeping
- Archaeology
- Bentonite
- Pumping & Over-pumping
- Washing Down Plant & Machinery
- Tree Protection



CONTRACT	WICKENDEN MANOR
PAGE No.	FD9
CONTRACT No.	7238
DATE	JULY 2026
BY	CC

All operatives will have attended the Construction Skills Certification Scheme (CSCS) which includes environmental issues in the training books and test.

2.5 Liaising with the Client and Designers

In regular meetings with the Client, environmental issues affecting the design will be raised and discussed.

Alternative approaches and alterations to the design may be required where environmental improvements can be achieved and these will be discussed and agreed with the client and designers as the works proceed.

2.6 Liaising with Neighbours

At the start of the contract, the interests of the site 'neighbours' will be carefully considered. A site newsletter will be distributed to local residents and a site notice board setup to keep people informed. We will also endeavour to arrange regular meetings with local councillors as a forum to communicate with the wider community, ensuring that the construction work programme and Environmental Policy are explained. Any likely potential nuisances to 'neighbours' will be discussed and measures taken to minimise disturbance and impacts.

Dependent upon local needs, these meetings will be repeated to continue monitoring of the effectiveness of mitigation measures and to advise of any changes to the programme.

All work will be carried out in such a manner as to cause as little inconvenience as possible to adjoining owners/residents and the general public. Netherhall Education Association will notify all residents in the immediate vicinity of the site of the proposed works and will update them throughout the project should it be deemed necessary, e.g. if there are particularly noisy works such as piling to take place. Netherhall Education Association shall also liaise with local schools and where necessary provide information to educate the children on the dangers of construction sites.

Netherhall Education Association will liaise with local commercial residents to ensure that our activities do not impinge on external activities and that hazards relating to unauthorised site access are communicated to those parties who may be affected.

3.0 Site Operations

3.1 Site Management and Control

The Site Manager will have ultimate responsibility to ensure that all environmental responsibilities have been defined and that site personnel understand that environmental issues must be taken seriously. Personnel will be made aware their responsibilities and liabilities to all environmental standards and obligations.

3.2 Considerate Constructors

The Contractor will apply to the Considerate Constructors Scheme in relation to this project, and will work to the principles of the scheme laid out below:

Considerate: All work will be carried out with positive consideration to the needs of traders and businesses, site personnel and visitors, and the general public. Special attention is to be given to the needs of those with sight, hearing and mobility difficulties.

Environment: Noise from construction operations and all other sources will always be kept to a minimum. Efforts will be made to select and use local resources wherever possible. Attention will be paid to waste management and the avoidance of pollution. Recycling and the use of recycled materials are encouraged.

Cleanliness: The working site will be kept clean and in good order at all times. Safety barriers, lights and warning signs will be maintained in a clean and safe condition. Surplus materials and rubbish will not be allowed to accumulate on the site or spill over into the surroundings. Dirt and dust from construction operations will be kept to a minimum.

Good Neighbours: General information regarding the Scheme will be provided for all neighbours affected by the work. Full and regular communication with neighbours, including adjacent traders and businesses, regarding programming and site activities will be maintained from pre-start to completion.

Respectful: Respectable and safe standards of dress will be maintained at all times. Lewd or derogatory behaviour and language will not be tolerated under threat of severe disciplinary action. Pride in the management and appearance of the site and the surrounding environment will be shown at all times. Operatives will be instructed in dealing with the general public.

Safe: Construction operations and site vehicle movements will be carried out with care and consideration for the safety of site personnel, visitors and the general public. No building activity will be a security risk to others.

Responsible: Ensure that everyone associated with the site understands implements and complies with this code.

Accountable: The Considerate Constructors poster is to be displayed where clearly visible to the general public. A site's contact details will be obvious to anyone affected by its activities.

3.3 Health and Safety Management

The Contractor will ensure there are clear responsibilities, and those responsibilities are known by all, and effective arrangements are in place for the management of health and safety, through the Construction Phase Health and Safety Plan, which will be in place prior to any work being undertaken on site.

This plan will be reviewed and updated as the project progresses and will have a direct link to this CEMP through various sections ensuring environmental management and health and safety are key drivers throughout the project.

Netherhall Education Association is committed to promoting a positive safety culture which will be achieved by:

- Ensuring all persons are competent to undertake the role, task and responsibilities including recruitment, training and advisory support
- Ensuring adequate control over operations through the effective allocation of responsibilities, securing commitment, instruction and supervision
- Ensuring the co-ordination and co-operation between individuals, groups and advisors
- Ensuring good channels of communication throughout all levels of management and the workforce including spoken, written and visible resources

The Site Manager will maintain a register of accidents, Incidents, near misses and complaints.

3.4 Good Housekeeping

Good housekeeping is an important part of good environmental practices, and it helps everyone to maintain a safe and efficient site. The site will be tidy, secure and have clear access routes that are well signposted.

The measures below will be adopted to manage housekeeping on a daily basis:

- Segregate waste as it is produced
- Remove waste frequently from site
- Keep the site tidy and clean, all operatives to pursue a “clean as you go” culture
- Ensure that material and plant storage areas are properly managed
- Keep hoardings tidy – repair them and repaint them when necessary, remove any fly posting.

Regular checks will be carried out to ensure that litter has not blown around the site or perimeter fencing and we will adopt a policy that any litter within 20m of our site is ours and will be cleaned up by our personnel.

3.5 Public Relations

Netherhall Education Association recognises that a significant duty as Principal Contractor is to minimise the risk of disturbance to neighbours and that good public relations is imperative.

The arrangements that will be considered are outlined below:

- Visit occupants of particularly sensitive buildings and keep them informed of progress
- Prepare a leaflet and distribute it to nearby residents or occupiers

- Provide regular updates
- Identify key local community representatives and keep them informed
- Viewing panels will be included in the site hoarding
- Write articles about the progress on site in the local press;
- Display a Considerate Contractor contact board at the site perimeter so that the public know who to contact if they have a complaint or a comment to make. Use this board to display information on the phasing and other relevant matters
- Establish a complaint line and check that it works by calling it
- When complaints arise deal with them quickly and in accordance with a defined complaints procedure.
- Create a log of complaints
- Consider providing a position so that passers-by can observe activities on site
- Be able to identify your neighbours and understand their views

3.6 Managing materials

The following will be adopted when ordering and receiving deliveries:

- Order the right quantity and quality of materials to arrive at the time when they are needed. This reduces the length of time materials have to be stored on site and therefore reduces the potential for damage or theft to occur
- When ordering, find out in what form the materials will be delivered, so that the appropriate unloading plant can be arranged
- After placing an order, check the arrangements for handling and storing materials as soon as they arrive on site
- Arrange for deliveries to be received by a member of site personnel who is able to supervise the delivery, carry out a quality inspection and ensure that the materials are unloaded to the appropriate place

3.6.1 Storage materials

There will be a combination of central storage and workplace storage used on site. The balance between them will depend on the works in progress. It is important to manage storage areas well because they set an example for the site. The following points will be followed:

- Ensure that the material supplier's instructions on storage are being followed
- Store materials that are valuable or attractive to thieves in a secure area
- Store materials away from waste storage containers and from vehicle movements that could cause accidental damage
- Secure lightweight materials to protect them from wind damage or loss
- Take special care over the storage of materials that are potentially polluting

3.6.2 Handling of materials

There are many methods of moving materials around site. Options include cranes, trucks, forklifts and even manual handling. The Site Manager will ensure that the supplier's instructions on handling their materials are followed to minimise damage to materials and injury to site personnel. Once a Contractor has been appointed, they will have a dedicated site telehandler and trained operative to assist with the movement of all material around the site.

Note: The position of the material storage and welfare area may change before the project commences or during the project, in which instance this plan will be updated.

3.7 Waste Management

The project will produce waste materials as a natural part of the work. This waste material, due to the volumes involved, and the limited space at temporary compounds and depots, will be disposed of swiftly, cost effectively and in full compliance with all legal requirements.

Duty of Care - All those who produce or handle wastes from demolition, earthworks and construction activities have legal responsibilities – Duty of Care – for its safe keeping, transport and subsequent recovery or disposal.

Duty of Care requires you to take care of your waste while it's in your control, check that the person to whom you give your waste is authorised to receive it, make out a waste transfer note when the waste is handed over and to take all reasonable steps to prevent unauthorised handling or disposal by others. For example, checking that your waste goes to the intended facilities can avoid fly-tipping.

Examples of authorised persons are council waste collectors, registered waste carriers, holders of a waste management license or holders of a registration of an exemption from the need to hold a waste license.

Waste Classification - Wastes from construction, demolition and excavation operations will normally be a controlled waste, classified as commercial or industrial waste and hence subject to waste-related legislation.

However, certain types of controlled waste have properties that make them especially hazardous or difficult to dispose of. These wastes are referred to as Hazardous Waste and require a pre-consignment note system for their recovery or disposal.

Although the Site Waste Management Plan (SWMP) Regulations 2008 have now been revoked Netherhall Education Association will still adhere to the principles of the regulations. The key aim being improving materials resource efficiency, by promoting the economic use of construction materials and methods so that waste is minimised and any waste that is produced during the course of works can be re-used, recycled or recovered in other ways before disposal options are explored.

The plan will describe a set of waste management estimates, against which the Contractor will compare performance as the construction project progresses. The plan will forecast how much waste is likely to be produced on site, and then for each type of waste the proportion that will be re-used or recycled on site, or removed from the construction site for re-use, recycling, recovery or disposal elsewhere.

The Contractor will ensure best practice regarding site waste management, and sort out waste into their appropriate recyclable and land fill skips as required, and incorporate skips/containers for any contaminated material. Waste skips will not be situated:

- Near the site boundary where arson can be a consequence
- Close to structures/buildings which can result in the spread of fire, more than 8 meters away
- Near to drains, sewers or water courses to prevent contamination

All wastes generated from the works will be dealt with in full compliance with the statutory duty of care as defined by the Environmental Protection Act 1990 and all subsequent amendments. It is anticipated that the waste planned for disposal will be classified predominantly as non-hazardous waste, although there may be a certain amount of classified as hazardous waste.

The Contractor will be the waste producer; it will be a Contractor's responsibility to comply with all regulatory and duty of care obligations in the transportation and disposal of these materials. Copies of the licenses of receiving sites will be secured at least 14 days prior to start of disposal. Copies of all consignment and transfer notes will be kept on record for audit purposes.

The Contractor will be responsible for the off-site disposal of all unsuitable materials. Materials classified as unsuitable, including waste identified as being hazardous arising from the works, will be tested by the Contractor for compliance with the required waste acceptance criteria if disposal to licensed landfill is required.

Acceptable waste is to be transferred by the Contractor to a facility licensed to take the waste. The Contractor will be responsible for all pre-treatment of waste. The Contractor will, before commencing any part of the works, collate a list of locations of tips off site that they propose to use for the disposal of materials arising from the temporary and permanent works, which are authorised by the local authorities.

The Contractor will ensure all skips, where required are sheeted prior to removal from site to eliminate airborne debris during transit. If dust and dirt become an issue, the Contractor will provide cleaning procedures i.e. wheel wash facility and a road sweeper if required.

Waste material will not be allowed to accumulate within the compound. This means controlling build-up of waste at local points around the site, particularly where they impede access and egress, as well as any major accumulation points.

In accordance with the duty of care the Contractor will provide copies of all controlled waste transfer notes relating to the disposal of materials arising from the temporary and permanent works. Cradle to-grave waste audits will be undertaken at regular intervals. Where removal and disposal of waste is sub-let the Contractor will ensure that the contractor complies in full with the requirements of the regulations. There will be NO burning of timber, rubbish or any other waste materials on site.

3.8 Haulage and Construction traffic

The Contractor will develop a Traffic Management Plan (TMP) for the project taking into account various items, including but not limited to, the concerns of the local community and LPA, limiting traffic movements, socio-economic factors and impacts on the local area, environmental impact to the area and the restrictions involved in the practicalities of completing the project. In order to minimise congestion and disruption to local roads, the site will operate a one-way system to and from Chilling Street.



One-way site access system

3.8.1 Site Access

The access point proposed for the development will be via Chilling Street, known as the North entrance or staff entrance, as per the plan above showing the one-way site access system.

All site personnel, visitors and delivery companies will be advised to use the routes detailed and also avoid school drop off / pick up times wherever possible, and not to follow their satellite navigation devices, which might take them down residential streets. It is proposed that all construction traffic do not congest public residential areas.

3.8.2 Concerns of local community

Netherhall Education Association recognises that a key concern for the local community and the surrounding areas will be any disturbances caused by traffic. Therefore, we have developed our construction design and methodology to:

- Minimise the generation of traffic
- Use agreed routes avoiding built up areas and having the least impact on road infrastructure in the area
- Avoid school drop off / pick up times wherever possible
- Safely manage pedestrians
- Endeavour to ensure that materials delivered by road travel as short a distance as possible
- Maintain access for pedestrians
- We will liaise with the local population to ensure that our proposed access to the site has a limited impact and we will programme our works accordingly
- Minimise fuel consumption and emissions by using local materials and sub-contractors
- Reduce both noise and dust emissions during the construction processes

3.8.3 Traffic Management consideration & details

Summary of vehicle movements; as the material management on this site is to avoid materials being removed from site, where possible all construction activities involving excavated materials from foundations, drainage & services, will be reused.

It is the intention to build the access roads to base course to give a more permanent surface and thus making the road surface more robust for construction and easier to maintain & clean. If deemed necessary, the Contractor will provide a wheel wash station at the site exit to stop dirt and mud spreading on to surrounding roads when deliveries, site visitors and personnel are exiting the site.

3.8.4 Design

Throughout the design and development of the scheme, traffic management has been an integral part of the proposed solution. Measures will include:

- Removal of a major source of congestion in the area by providing holding area space for delivery and material movement vehicles on site
- Provision of on-site parking at appropriate locations to minimise the amount of traffic movement on site
- The early completion of road infrastructure around the development
- Maximizing the use of existing hard standing for parking and storage of materials and waste
- Use of surplus excavated material as fill to any reclaimed area
- Use of demolition material as fill to any reclaimed area

3.8.5 Construction

The Contractor's working hours on site will be Monday to Friday between 07:30 and 18:00, any works on Saturdays will be by agreement with the Site Manager and would take place between 07:30 and 13:00. There will be no working on Sundays and Public Holidays.

In order to avoid aggravating peak hour traffic congestion on the local road infrastructure, the site will be open for access from 07:00hrs to avoid vehicles waiting on the road network outside of the site. However, no work will start before 07:30am and vehicles will be asked switch off all engines on arrival to avoid any unnecessary pollution and/ or noise.

Before the commencement of development, a dilapidation survey of the public highways adjoining the site will be undertaken.

The philosophy of minimising road use as far as reasonably practicable has continued through the construction planning and the development of the TMP. All planning and procurement relating to large items of plant and their usage has been based around keeping these items on site for the duration of an activity, rather than the normal practice of plant coming and going from site to keep hire rates/standing time to a minimum, this will be of a greater cost to the project. Although all the main packages of work are not let at this stage, enquiries will go to local companies where possible to reduce the travelling of plant and staff throughout the county.

Note: The Traffic management plan may change before the project commences or during the project in which this plan will be updated.

3.8.9 Site compound & Parking facilities

- Site compound and parking facilities will be located on site in order to provide suitable welfare facilities as required under the CDM Regulations 2015 and will likely be comprised of facilities listed below.
- Site accommodation (worded as site office) this will include site office, meeting room, toilets, drying room, mess room & secure stores
- Suitable parking facilities

- Staff & visitor parking
- Material storage area – this will be the dedicated zone to off load and distribute, including plant deliveries
- Material storage area – this will also encompass the waste storage zone where segregation of material will be managed
- Site operative parking
- Site materials will be stored in the material storage area which will then be distributed through the internal site roads to minimize any risk of roads becoming soiled
- The site welfare will be situated within the site boundaries, and protected by the boundary hoarding.

3.8.10 Road cleaning/Wheel cleaning

Logistical management has been considered for the development the below methodology will be utilised to manage road cleanliness:

- Site deliveries will in the main only deliver to the site material storage compound
- Stone deliveries & concrete deliveries will need to access the site; in this instance we will form our initial access road to the initial stages of the development. This road will be engineered and covered in a clean capping layer; this road is installed to reduce the length of trafficking
- The plan is to undertake the bulk works such as roads & drainage where by waste materials will be deposited on site
- Delivery of large materials will be placed as closely as possible to the work area. Smaller deliveries will go to the materials storage zone
- By providing access roads early, prior to superstructures this will provide a clean running strip to the site which will be the main access roads for the traffic management
- Main site roads will be closely monitored and any sign of deterioration of the surface will be rectified with immediate effect
- Road sweeping to the main access road
- Refer to section 4.4 of this document for company policies on environmental issues which covers road cleaning.

It is proposed to wherever possible to prevent any mud or deleterious material from being brought on to the highway, by constructing the site infrastructure as soon as possible, and by the use of mechanical wheel/chassis cleaning devices.

The site manager will assess the site conditions, taking into account site activities and weather conditions. This will determine when further measures are required. These will be the use of a power washer, or a mechanical road sweep. Internal roads will be cleaned using a road sweep attachment for the telehandler.

3.9 Site security

Site security is an important component of good environmental management. Vandals often cause damage that can harm the environment by:

- Opening taps on tanks containing fuel
- Tipping out other liquids from drums and containers
- Smashing/stealing raw materials
- Playing on plant
- Spraying graffiti or fly posting on site hoardings
- Destroying works in progress

The incidences of vandalism are higher on sites in urban areas, especially where they are close to schools or housing estates. The Contractor will aim to minimise vandalism by securing the site, and moving valuable items and those prone to theft from public view. Valuable goods and equipment will be placed in a locked container or storage area.

The site is currently secured by means of various security installations such as hoarding, lockable gates and fencing. The following rules and examples of good practice will also be implemented to further improve security:

- Avoid stacking materials against the site boundary or fence as this may help vandals and thieves to scale it
- Within the site ensure that materials that are potentially hazardous to the environment are well secured
- Lock fuel outlets when not in use
- Secure plant to prevent vandalism
- Immobilize plant and equipment overnight
- Install deterrents such as lights, warning notices, 24-hour security guards and alarm systems
- Control the movement of people on and off site by using site passes
- Position the Site Manager's office to give a good view of the site
- If the site is large or at high risk from trespassers, consider installing CCTV cameras
- Inform local police about the site and seek their advice on security

3.10 Storage of fuels and oil

The *Water Resources Act 1991* makes it an offence to cause pollution to controlled waters, either deliberately or accidentally. Controlled waters include all watercourses and water contained in underground strata (groundwater).

The EA has issued pollution prevention guidelines relevant to oil and fuel storage and handling (Preventing Pollution on Industrial Sites; Above Ground Oil Storage). Although the guidance was

prepared for permanent industrial sites, the principles of care also apply to temporary sites. To this end the Contractor will ensure:

- Containers are clearly labelled;
- Storage areas are bunded, bunding of tanks will include all delivery points
- Only appropriate tanks or containers that will not leak or corrode will be used for storage
- Delivery of oils...etc., will be supervised by a responsible person, and any spillages contained and reported immediately
- The volume of oil and fuel stored at any time will be kept to the minimum for operations
- A nominated member of staff will be responsible for fuel storage and handling
- Oil and fuel will only be stored in suitable containers which are clearly labelled
- Oil and fuel WILL NOT be stored outside the designated storage area. Any containers found outside these areas will be confiscated.

Fuel storage areas will be located at a distance from surface waters or any surface water drains, and have an impermeable surface and a bund with 110% containment of the stored fuel. This can also be achieved by a mobile storage rack/tank with integral spillage containment, or by using several layers of heavy duty polythene sheeting with edges raised to contain even major leakages. Double skinned tanks can be an alternative.

Storage areas will be marked and located in areas without danger of accidental damage by vehicles to stored equipment. Storage areas will be locked or otherwise protected to reduce the risk of vandalism and theft which may result in pollution incidents.

Storage containers (tanks, drums, other containers) will be checked regularly for signs of corrosion or physical damage, and will be routinely inspected by the nominated responsible person.

Any material contaminated with oil (e.g. soil, rags, and other absorbent materials) will be classed as hazardous waste and will be disposed of accordingly (see Section 3.7 – Waste Management for details).

The development site will store some diesel fuel for vehicles and fuel/oil for plant and machines. The volumes will vary, depending on demand.

Storage and handling of fuel and oil may result in spillages due to operator error, mechanical damage to containers. This may result in soil and surface water contamination, and possibly subsequent groundwater contamination. The Contractor will clean up any spillages, to prevent environmental damage. To this end spill kits, with absorbent material and padded bunds will be present on site.

Loss of oil to surface waters is highly visible and likely to attract the immediate attention of the Local Authorities and/or members of the public even if the quantities involved are minute. As little as one

gallon of oil can cover an area of water of approximately 100 sq. meters. Oil pollution is currently the single major environmental issue most targeted by the Environment Agency.

Soakage materials and spill kits will be held on all sites where fuel/oils are stored and staff will be trained in their use. An Emergencies Procedure will be issued when required and it will be prominently displayed in all site/depots accommodation.

3.11 Pre construction and construction works

The pre-construction and construction phases will comprise the following works:

- Pre-construction phase (ongoing until Spring 2026):
 - Compound works
 - Ground reinforcement
 - Vegetation removal
 - Demolition
 - Remediation
 - Initial sewers and roads
- Construction phase (Spring 2026) to be undertaken in accordance with the latest approved phasing plan
 - All building works
 - Roads and sewers
 - Implementation of boundary treatments
 - Plot landscaping

4.0 Environmental Issues

4.1 Protection of trees and archaeological sites

Prior to construction, the Contractor will have prepared an assessment that covers ecological features, wildlife use of the site and ecology evaluation.

The Contractor will addend this Construction Environmental Management Plan or create a new document to address appropriate working practices and safeguards for wildlife, which the Contractor shall adhere to the details of with regards to the;

Safe Guarding Retained Trees / Vegetation:

Heras fencing will be erected with a minimum standoff distance of 1m from the drip line of any trees or hedge (NOT the base) the purpose of this specialised fencing is to protect ecological features of interest.

Safe Guarding Wildlife:

As part of the normal site induction process, the ecological protection measures will be outlined to site operatives and any restrictions to operations will be fully conveyed. Additionally, there will be a retained ecologist that will be available to deal with any ecological issues as and when they arise on site.

Should any protected species be identified then the Contractor must contact an ecologist (as per the Contractor's pre-construction ecological survey).

The Site Manager will be responsible for day to day issues in terms of implementation of CEMP which includes the safeguarding of trees / hedges / wildlife

Our work is highly visible and subject to scrutiny by the Environment Agency, Clients, Consultant Engineering Companies acting on behalf of government departments, members of the public and environmental groups whose interests lie fundamentally in the protection of important features of the countryside and archaeological sites.

Protection of the above areas involves preventing physical damage to wildlife and eco systems by using environmentally friendly work methods and materials which will avoid damage or destruction of trees, plants, nests, sets, warrens...etc.

The Contractor will avoid undue interference to wildlife and damage to archaeological sites should such sites be encountered. When working in certain areas (especially the countryside), the views of the Client representatives, local residents and environmental groups will be taken into consideration when disturbing and then re-instating the natural habitat.

In the case of previously unknown archaeological sites being unearthed (e.g. human remains or artefacts such as coins, metalwork, clay objects...etc.), work will be stopped immediately and brought to the attention of an Agent, Engineer or Site Manager.

The Client representative and County Archaeologist will be contacted as soon as possible. If natural or archaeological features are accidentally damaged, work will be stopped, the Site Manager informed and the County Archaeologist will be contacted.

4.2 Protection of water resources

Water pollution is the contamination of water bodies (e.g. lakes, rivers, oceans, and groundwater). Water pollution affects plants and organisms living in these bodies of water; and, in almost all cases the effect is damaging either to individual species and populations, but also to the natural biological communities. Water pollution occurs when pollutants are discharged directly or indirectly into water bodies without adequate treatment to remove harmful compounds.

Sources of water pollution on building sites include: diesel and oil; paint, solvents, cleaners and other harmful chemicals; and construction debris and dirt. When land is cleared it causes soil erosion that

leads to silt being run-off and sediment pollution. Silt and soil, which runs into natural waterways turns them turbid, which restricts sunlight filtration and destroys aquatic life.

Surface water run-off also carries other pollutants from the site, such as diesel and oil, toxic chemicals, and building materials like cement. When these substances get into waterways they poison water life and animals that drink from them. Pollutants on construction sites can also soak into the groundwater, a source of human drinking water. Once contaminated, groundwater is much more difficult to treat than surface water.

4.2.1 Measures to prevent water pollution

The Contractor will ensure good construction site practice to help control and prevent pollution; the following measures will be taken to mitigate the risks

- The Contractor will prevent erosion and run-off, minimize land disturbance and leave maximum vegetation cover
- Cover piles of building materials like cement, sand and other powders; regularly inspect for spillages, and locate them so they will not be washed into waterways or drainage areas
- Use non-toxic paints, solvents and other hazardous materials wherever possible
- Segregate, tightly cover and monitor toxic substances to prevent spills and possible site contamination
- Cover up and protect all drains on site
- Collect any wastewater generated from site activities in settlement tanks, screen, discharge the clean water, and dispose of remaining sludge according to environmental regulations

Concrete is highly alkaline and corrosive and can have a serious impact on watercourses. It is essential to take particular care with all works involving concrete and cement. Suitable provision will be made for the washing out of concrete mixing plant or ready mix concrete lorries so that washings do not flow into any drain or watercourse or seep underground.

In the event of a spillage on site, the material will be contained (using an absorbent material such as sand or soil or commercially available booms). All spillages will be reported to the Site Manager who will inform the Environment Agency in the event of a significant occurrence.

4.3 Protection of Amenity – Noise, Air Quality, Mud and Vibration

The Environmental Act (Part III) 1990 – requires local authorities to inspect their areas to detect statutory nuisances (e.g. noise, accumulation of waste). The Act makes provisions for individuals to take action in the case of a grievance involving a statutory nuisance, for example, noise.

The Environmental Act (Part IV) 1990 - makes it an offence to leave litter at work sites and depots (unless a prior agreement with the landowner has been arranged).

4.3.1 Noise

Noise from plant and tools as well as vehicles is a major source of complaints from residents. Prior to the commencement of development, a detailed assessment of the noise levels likely to emanate from the use of the surrounding roads will be undertaken and a report of the findings, together with details of any measures required in respect of noise attenuation and ventilation to residential properties, will be submitted to and approved in writing by the Local Planning Authority. The approved measures will thereafter be fully implemented before any part of the development to which they relate are occupied.

Before the commencement of development the Contractor will submit a scheme to the LPA setting out means of regular monitoring of the noise levels at these locations and this will be approved and implemented before the commencement of development.

To prevent noise pollution the Contractor will be carrying out acoustic surveying to set the background noise levels. These will be the benchmark from which contractors are to apply the prescribed noise levels. The Contractor will monitor noise levels on a regular basis (no less than 3 monthly) to ensure noise reduction measures are being adhered to.

The Contractor will ensure equipment meets the advised sound limits. World Health Organisation limits for daytime outdoor noise are recommended at 55 decibels to prevent annoyance.

Additional requirements

Radios are banned throughout the site including within plant vehicles. Percussive plant will be avoided where alternative non-percussive plant is available for a given task. Any percussive piling works will be monitored in accordance with the measures described below and any residential properties which may be affected will be notified of the works prior to their start.

Large concrete pours (for which an extension of working hours may be necessary) will commence as early as possible within normal working hours so that activities can be completed within normal working hours as far as possible.

Construction work by definition involves heavy plant and machinery and will result in unwanted sound (the accepted definition of noise). However, the Contractor (with similar expectations upon sub contractors) will follow the mnemonic E.R.I.C.P.D wherever practicable. The E.R.I.C.P.D hierarchy of control measures is applicable to all risks.

Where construction activities occur close to occupied properties or sensitive areas all practical measures will be taken by the Contractor to minimise noise. Unless specified otherwise the recommendations in B.S. 5228:1984 Code of Practice for Noise Control on Construction and Open Sites, Guide to Noise Control Legislation for Construction and Demolition including Road Construction

and Maintenance, will be adhered to for noise levels at the site boundary and occupied buildings within the site. The Contractor will at all times comply with The Noise at Work Regulations 1989.

Noise assessments will be completed for all plant, machinery and tasks to help ensure employees, contractors, visitors and neighbours to the site are protected where necessary and with a minimum of disruption to the community. Noise monitoring will be undertaken at regular intervals at the site boundary adjacent to residential areas, which will be documented. Contractors will assess sources of noise likely to exceed occupational action levels prior to commencement of works on site.

The Contractor will employ suitable measures to reduce and contain any noise at source. These measures will include well maintained plant and machinery, preventative maintenance on plant and equipment, the use of temporary baffles and sensible positioning of plant and equipment, and utilise technological advances e.g. suppressed/insulated equipment.

Only sound-reduced compressors will be used, with properly lined and sealed acoustic covers fitted in accordance with the manufacturer's instructions and kept closed whenever the machines are in use. All ancillary pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturer.

When plant/equipment exceeds the recommended noise levels the Contractor will remove it from site and find an alternative; as a minimum PPE i.e. ear defenders, will be provided in accordance with operator's manuals and recommendations, not only to the operator but to all personnel who have to undertake tasks in the vicinity of the noise.

Machines in intermittent use will be shut down in periods between work periods or throttled down to a minimum. Pumps and mechanical static plant will be enclosed by acoustic sheds. The Contractor will remove from the works any item of plant which in the opinion of the Site Manager is ineffectively silenced.

The Contractor recognises that compliance with the above clauses and the related noise schedule does not relieve the PC of their general obligations under the Environmental Protection Act, 1990.

4.3.2 Air Quality

Dust control is essential and will almost certainly be required at various stages of development - the need will be assessed at the time of Contract start-up. Water bowzers and sprays will be held in readiness and roadways kept as clean as possible at all times.

The location of the site and the planned construction activities do not give rise to a serious risk to air quality. However, contractors will be expected to take measures to minimise the presence of air borne dust during construction. It is anticipated that dust will travel a considerable distance from where it is generated.

The principle mitigation measures to avoid contamination to neighbouring properties and infrastructure is to keep construction activities as far away from the site perimeter as possible and reduce dust at source with water and/or vacuumed extraction measures.

The following additional measures will be taken:

- Design controls will be implemented for construction equipment and vehicles, and appropriately designed vehicles are to be used for materials handling.
- Completed earthworks will be vegetated as soon as practicable.
- The site will be regularly inspected and site boundaries checked for dust deposits and removed as necessary. In addition, local roads will be checked and cleaned when necessary.
- There will be no burning of materials on site.

4.3.3 Mud

The Contractor will take all reasonable measures to avoid mud being deposited on public roads. Adjacent roads and footways will be regularly inspected and cleaned.

Measures to be adopted will include:

- The provision of easily cleaned and properly drained hardstanding for vehicles entering, parking on and leaving the site
- The provision of wheel-washing facilities, with sumps and catch-pits
- The use of approved mechanical road sweepers, to clean hard-standings and any mud or debris deposited by site vehicles on roads or footpaths in the vicinity of the site
- Secure sheeting of lorries carrying spoil or other particulate materials

4.3.4 Vibration

Should percussive piling be necessary on this project, prior agreement will be sought from the local authority and residential properties which may be affected will be notified of the works prior to their start.

Ground vibration monitoring will be undertaken at the closest facade of the locations identified. A trigger warning level will be set below the criterion level of 10 mm p/s PPV for residential properties. In the event of trigger level exceedance, pile installation will cease and an alternative will be sought. The likely outcome would be to install an open ended driven tubular steel pile which greatly reduced vibration levels due to its much smaller surface area at the toe of the pile.

4.04 Wheel Washing

The Contractor will ensure there is a road sweeper or road sweeping attachment for telehandler as well as a water bowser to ensure damping down and road sweeping can take place on a regular basis.

A wheel wash facility will be provided by the Contractor at the Site exit if deemed required at any point during the project. It will be the responsibility of each contractor to ensure that his vehicles and delivery vehicles are clean prior to leaving the site. This will be supervised by the Site Supervisor/Manager.

The wheel wash facility will consist of a power washer and a water tank. The wash down facility will be off the main access route, with a bunded catchment area to allow any silt to settle. The water will run off into a catchment area, which will be emptied periodically by a vacuum tanker.

As stated earlier the infrastructure and roads will be constructed in the first phase of the build, this will greatly reduce the amount of mud and dust brought off site.

4.05 Visual Impact

The Contractor will carry out an environmental impact assessment (in which visual impact would feature prominently) and adopt reasonable measures to mitigate the visual impact upon the landscape. We will also, in consultation with LPA, reinstate the landscape to their requirements.

This issue normally refers to man-made constructions on or near the countryside but can also refer to the same in towns or cities. Also affected by this issue is the disturbance of the natural landscape.

4.06 Run off waters and silt pollution

Temporary site accommodation, fencing and materials storage areas will be sited to minimise visual impact. Visual impact will be considered throughout the project. At this stage every effort will be made to minimise the environmental impact of visual intrusion taking into account the practical constraints and LPA requirements.

All water pollution is an offence under the Water Resources Act 1991. The Act makes it an offence to cause pollution to controlled waters either deliberately or accidentally. Controlled waters include all water courses and water contained in underground strata (groundwater).

Although not so obvious a cause of water pollution as chemicals or farm waste, for example, silt causes six per cent of all water pollution incidents. Any works which create silt therefore pose a serious threat to the water environment.

Silt causes lasting damage to river life by:

- Clogging gills, so fish suffocate and die
- Destroying spawning sites
- Injuring fish by its abrasive action
- Destroying insect habitats on the riverbed, starving fish of their food source
- Stunting aquatic plant growth, limiting oxygen supplies, shelter and a food source
- Building up to cause flooding

Also, oil and chemicals are often present in silt, especially from roads, land reclamation, and construction sites. This causes even more dangerous pollution.

Preventing silt pollution in the first place is the best solution – and can be done by careful planning and taking suitable precautions.

The construction industry is a major cause of silt pollution. There are many reasons – rainfall running off disturbed or stripped ground, for example.

Virtually all development, construction and maintenance works are likely sources of silt pollution.

These include:-

- Land reclamation
- Any pipelines construction and repairs
- Dewatering or pumping out excavation
- Demolition
- Concreting
- Culvert cleaning
- Sand blasting
- Road cutting

4.07 Precautionary Working Methods (PWMs)

It is recommended that Precautionary Working Methods (PWM's) are adhered to throughout the development to ensure no protected species are impacted by the proposed development:

- All contractors are to be inducted and informed of the potential presence of the species and their legal responsibilities
- Site clearance of large rubble and debris piles, are to be moved by machinery under the supervision of an Ecological Clerk of Works (ECoW) and checked for reptiles
- Small rubble and debris piles are to be checked by hand and cleared by an ECoW
- Strimming of any vegetation to a length of 150 mm under supervision by the ECoW to allow species dispersal
- Following strimming, the area should be deemed clear of reptiles by the ECoW (through fingertip searching) and then turfed immediately
- Site clearance is to be completed between March-October, outside of the hibernating period to ensure no disturbance to hibernating reptiles
- Removal of vegetation and debris piles off site to ensure no reptiles can refuge post site clearance
- If any reptiles are found, they are to be removed from site by a qualified ecologist, offsite, to the tree line located to the north east of the site



CONTRACT	WICKENDEN MANOR
PAGE No.	FD29
CONTRACT No.	7238
DATE	JULY 2026
BY	CC

- No contractors are to handle reptiles, unless it appears to be in immediate danger

The Site Manager will be responsible for ensuring that the ECoW is present on site, where required. All site contractors will be required to inform the Site Manager, should they either become aware of the potential presence of any protected species or be required to undertake any work that might require the ECoW. The Site Manager will then contact the ECoW to arrange their presence on site.

5.0 Appendices

5.01 Appendix 1 – Environmental Policy Framework

[The Contractor] recognises that our business activities have an impact on the environment; therefore, we are committed to encouraging a proactive environmental attitude through environmentally sound policies and effective management by following our Environmental Code of Practice and supporting documentation contained in our Safety, Health and Environmental Management (SHE) System.

[The Contractor] accepts and acknowledges its obligations and responsibilities under legislation and guidance in dealing with environmental issues that affect or arise in consequence of our construction business.

[The Contractor] strategy is to use competent persons/companies to identify environmental issues and assess their significance. These persons/companies will then provide advice and guidance so that [The Contractor] can implement measures to mitigate and minimise the potential impact to the environment.

The key elements of our strategy to achieve this policy within our construction operations, including sites on which we operate, are to ensure:

- We maintain compliance of all relevant environmental legislation and continuously improve our environmental performance by integrating recognised environmental management best practice into our business operations
- We promote environmental awareness amongst those working for or on behalf of [The Contractor], providing training and encouraging sub-contractors and suppliers to adopt sound environmental practices
- We quantify and take action to reduce the carbon footprint of our business activities to meet our objectives and targets
- We are considerate in the use of land undergoing development having special regard to the storage, treatment and disposal of any waste, hazardous or potentially toxic materials to avoid environmental harm
- We use and re-use materials to minimise and curtail creating waste and whenever practicable, using materials and products from sustainable sources
- We control the emission of pollutants, noise and dust, and the use of potentially harmful substances and treatments particularly during construction activities
- We conserve energy through sensible selection, use and management of resources, equipment, plant and transport
- We consider environmental issues and energy performance in the acquisition , design, construction, location and use of buildings



CONTRACT	WICKENDEN MANOR
PAGE No.	FD31
CONTRACT No.	7238
DATE	JULY 2026
BY	CC

- We continue to develop, monitor and investigate our systems, practices and procedures at each stage of manufacture and construction to ensure the environment remains a foremost consideration.

This policy represents our general position on environmental issues, and the policies and practices we apply in conducting our regeneration business. [The Contractor] will ensure arrangements are in place to review and update this policy annually and/or in line with any changes in legislation.

5.02 Appendix 2 – Toolbox Talk example

Toolbox Talk – Dust & Air Quality

Introduction

Many of the materials that we use have the potential to create dust and dirt.

Fine particles of dust and dirt, once airborne will settle out on the environment and cause a nuisance through soiling of surfaces, as well as causing health problems.

Another common cause of complaint made towards us as a construction company is a direct result of vehicles depositing mud on public highways.

Contaminated or hazardous material such as asbestos require specialist attention in order to comply with legislation, but general dust and dirt can be reduced on site by complying with the following guidelines:

Reducing dust on site
• Good housekeeping and site planning will help in general to reduce dust and dirt created on site; • Store dusty materials in an enclosed area, reducing the potential of wind erosion • Ensure that all dust collecting equipment is properly maintained and is operated efficiently • During periods of dry weather, especially during the summer use fine water sprays in order to dampen down materials, haul roads and vehicle routes • Make use of Wheel wash facilities, especially when leaving the site and using public highways • Sheet vehicles when transporting fine or contaminated materials • Keep your vehicle speed low on site especially during periods of dry weather
Do's
✓ Damp down stock piles in dry periods ✓ Store stock piles away from populated areas if possible ✓ Use a wheel wash system to prevent mud being carried onto the highway ✓ Recycle as many materials as possible this will cut down on the amount that has to be brought in ✓ Plan site works so that soil stripping and replacement can be undertaken in summer months ✓ Identify a person responsible for supervising soil management ✓ Clearly mark out all haul routes and areas to be protected from construction activity
Dont's
✗ Do not drive vehicles erratically on site; ✗ Do not allow vehicles off site if they are not sheeted up;

5.03 Appendix 3 – Contractors Environmental code of practice

We have prepared the code of practice to enable contractors appointed by ourselves to understand what standards should normally be adopted when undertaking the following types of building works:

1. Demolition
2. Site clearance and remediation
3. Construction
4. Maintenance and repair

It is the responsibility of the contractor to ensure that all contractors and site personnel, working under their control, are aware of and comply with the requirements of the code.

The Contractor's addended Construction Environmental Management Plan, or similar document, will provide more project specific information; the contractor should generally consider the following issues;

Hours of working

We consider that the following working hours should apply when there are sensitive receptors (e.g. school, hospital, residential property) adjacent to the site. These details will be confirmed in pre-construction information issued to the contractor and at the project's pre start meeting.

Unless agreed in advance with us no working should be undertaken on Sunday or Public/Bank Holiday. Changes in daylight hours will also be considered where necessary.

Construction works outside these hours may be undertaken in the event of an emergency or to facilitate a safe working environment

We also acknowledge that some activities may be undertaken on site without causing disturbance to neighbours (e.g. electrical rewiring) and therefore may be scheduled outside the normal working hours. The arrangements for such work should be discussed with our site management team.

Temporary hoardings

Construction sites should be fully enclosed to protect the general public and deter unauthorised entry. As a general guide site hoarding should be plywood faced on a timber frame with a minimum mass per unit surface area of 7kg/m². The minimum height above pavement level should be 2.4 meters.

Temporary hoarding should not be used for advertising. However, it may be used to display details of the site including project name and duration, name, address and telephone number of the main contractor and/or site agent. On key sites the opportunity for public art and community involvement should be explored with us. The provision of viewing points for the public through the hoardings will be considered.

Note that permission to erect a temporary hoarding on the public highway will require a license in accordance with Section 172 of the Highways Act 1980.

Access gates, Scaffolding and Gantries

Where possible access to and from the site should be organised to allow vehicles to enter and leave the site in a forward gear. Scaffolding and gantries that encroach onto or overhang the public highway will require approval by the local authority.

Artificial lighting

Where he has been appointed to do so, the contractor should ensure that any artificial lighting of the site and its perimeter is sufficient to ensure the safety of pedestrians. In addition, artificial lighting should be located and orientated so that it does not cause intrusion to adjacent residential property or distract passing motorists.

Highway management

Where reasonably practicable all loading and unloading of contractors' vehicles should be within the site boundary. Deliveries and collections should be scheduled to coincide with the normal working hours. Contractors should avoid parking vehicles on the public highway and vehicle movements should be staggered to avoid queuing outside the site access point.

Any damage to the pavement, kerbs or carriageways that is directly attributable to the site works should be repaired to the satisfaction of us as soon as practicable.

When it is not reasonably practicable to load and unload contractors' vehicles on site it may be necessary to discuss alternative arrangements with the local authority.

Mud on the roads

Hard-standings or equivalent compacted areas should be provided on site for vehicle parking and adjacent to access points. Where required, a wheel washing facility should be provided to minimise the deposit of mud onto public highways. Where necessary a mechanical road sweeper should be used to remove any excess deposits.

Dust

Although a high standard of general site housekeeping will minimise dust emissions the following steps should assist:

1. Bulk storage of potentially dusty materials should be located away from the site boundary
2. Cutting and grinding operations should be undertaken using appropriate dust suppression techniques

3. Potentially dusty spoil and other waste materials should be damped down regularly when handled and transported in sheeted vehicles
4. Rubble-chutes should be used with care and "drop heights" kept to a minimum

Air pollution

Smoke, fumes and particulate emissions can be minimised by ensuring that:

1. No on-site bonfires are used for the disposal of any waste.
2. All plant is properly maintained and throttled down or switched off when not in use.
3. Fuel storage tanks are located away from the site boundary, secured in a bunded area and vented at a point remote from sensitive receptors (e.g. school, hospital or residential property).

Noise and vibration

We will expect contractors to use the "best practicable means" to minimise noise, for example:

1. All plant and equipment should be selected having regard to its published sound power level.
2. If an activity is inherently noisy (e.g. driven piling) then an alternative technique should be investigated.
3. Effective silencers and acoustic covers should be provided and maintained in good working order.
4. Plant and equipment should be located having regard to its proximity to sensitive receptors (e.g. school, hospital and residential property).
5. Temporary structures and buildings may provide useful noise screening.
6. Fixed items of plant (e.g. generators) should be electrically powered rather than diesel or petrol driven, where possible.
7. Anti-social behavior involving swearing, shouting and loud radios will not be allowed and may result in personnel being removed from site.

Water and Effluent

Water and effluent generated from on-site activities should be treated and disposed of in accordance with the requirements of the Environment Agency. Adequate pollution prevention techniques should be adopted to ensure that any potentially hazardous substances do not come into contact with vulnerable water (e.g. via surface water drainage systems). Recycling water should be encouraged.

Pest control

Preventative measures should be adopted to control any rodent activity on site and, where required, pest control specialists should be employed to confirm the existence or otherwise of an infestation.

All redundant drainage and sewerage infrastructure should be removed or stopped up and accumulations of putrescible waste should be avoided.

Protection of Flora and Fauna

Contractors must ensure they are aware of any protected foliage and/or fauna on site, e.g. Japanese Knotweed, Tree Preservation Orders, habitats of wildlife etc. and their work activities must not impact on any such areas.

General arrangements

Display relevant emergency contact numbers for the regulatory agencies on the site notice board. All site personnel will be made aware of the incident reporting procedure during induction.

No toxic or hazardous materials are to be introduced to the project area.

The contractor is to inform the Site and Site Manager immediately of any contamination spillages and/or any environmental issues.

We recommend the use and re-use materials to minimise and curtail creating waste and, whenever practicable, materials and products from sustainable sources.

The Contractor's safety, health and environmental advisors will make regular, unannounced visits to site to check health and safety performance, including environmental issues.

This code of practice will be reviewed and amended in line with our Construction and Environmental Management Plan for each project and changing legislation and guidance. The success of this code of practice will be monitored against regular environmental audits.