

Construction Environmental Management Plan

Kenavon Drive, Reading

READING COUNCIL



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1. INTRODUCTION

1.1. Purpose of a Construction Environmental Management Plan

Berkeley Homes has prepared the Construction Environmental Management Plan (CEMP) to accompany Construction Phase Plan for the residential development at Kenavon Drive, Reading.

The overall aim of the CEMP is to outline measures to minimise and mitigate the construction effects of the Proposed Development. More specifically, the CEMP aims to:

- Outline a series of strategies, standards, best practice techniques and procedures that will be observed through the construction process in order to ensure compliance with environmental legislation, regulation, and Berkeley Group Standards.
- Ensure that construction industry best practice standards are adopted throughout the construction process.

The CEMP demonstrates Berkeley Homes commitment to undertaking construction activities in such a way as to avoid or minimise environmental effects, including on protected species, and provides a mechanism for the implementation of recommended mitigation and monitoring measures throughout construction.

Throughout construction, this plan will remain a live document and will be reviewed periodically during the duration of the project.

1.2 Legal Compliance

All relevant legislation, including requirements for licences, permits and/ or consents shall be identified, and Berkeley Homes will provide details of how compliance is to be achieved, as part of the construction process.

1.3 Structure of CEMP

The CEMP is based on established good management practice and includes:

- **Site Information:** including environmental management structure, roles and responsibilities, location of sensitive receptors such as trees, watercourses, local residents, etc.;
- **Construction Information:** a description of the works, construction programme, proposed working hours, details of haulage routes, equipment to be used etc.;
- **Environmental Management:** details of methods for managing environmental risk, emergency procedures, waste and hazardous materials storage procedures, and specific management plans relating to archaeology, dust, landscape, lighting, noise, and monitoring;
- **Monitoring & Reporting:** details of monitoring and reporting requirements for the project and how the project will ensure the relevant public engagement is carried out and any feedback / complaints from the public monitored and any reasonably practicable action taken.

2. SITE INFORMATION

2.1 Site Description

The site is located at Kenavon Drive, Reading, RG1 3DH, in Reading Borough Council. The site is approximately 2.8 hectares and is currently has two warehouses previously used by Homebase and Toys R Us.

2.2 Proposed Development

A concrete framed superstructure is proposed for all buildings - ranging from two-storey to eleven storeys.

The frame will typically comprise 225mm thick flat slabs with fin columns located generally within wall lines at a spacing not exceeding 7m. Down stand beams are to be generally avoided, improving service run across each floor and reducing the structural depth.

The multi-pitched roof of block M2 W1 and E5 have been proposed to be erected as a hot rolled steel frame, supported on a concrete transfer slab 350mm thick on top of the RC frame.

A composite slab is proposed for the intermediate floor, and timber joists will support the mono-pitched standing seam roof system. As an alternative, the option of light gauge steel frame for the penthouses in blocks W1 and E5 has also been considered.

The proposed solution for the podium consist of a 350mm thick concrete flat slab to support the intensive green roof and the water attenuation system.

The proposed trees in the podium and subsequent increase in soil depth are to be located over the columns resulting in direct load transfer. The podium slab is supported along its perimeter by the columns.

The suspended ground floor slab under the residential buildings is to be connected to the pile-caps to resist the overturning moment, thus avoiding the need for stabilising tie beams between pile-caps.

The under croft parking area will be of typical road construction.

Residential Mix:

704 no. apartments, 55 no duplexes & 6 no. houses

Giving a total of 765 homes

And is split into the following tenure split:

70% open market, 23% shared ownership & 7% affordable rent

Commercial Uses

- A convenience store 420.7 m² (road facing to East Block)

Flexible Uses: A1, A2, A3, A4, A5, B1 D1 and D2.

- A nursery 326.3 m² (for 50 children road facing to Middle Block)

Flexible Uses A1, A2, A3, A4, A5, B1, D1 and D2.

- A Restaurant 359 m² (River facing of Middle Block)

Flexible Uses: A3 and A4.

- Café 170.4 m² (River facing Corner of West Block)

Flexible Uses: A1, A2, A3, A4, A5

- Yoga Studio 202.1m² (River facing Corner of East Block)

Flexible Uses: A1, A2, A3, A4, A5, B1, D1 and D2.

2.3 Sensitive Receptors

Table 1 below lists a number of receptors which have been identified as being potentially sensitive to the works during the construction of the Proposed Development due to their location in proximity to the Site and access roads:

Table 1: Potential sensitive receptors in the vicinity of the site.

Receptor	Location
River	Southern boundary of development
Groundwater	High due to river
Surrounding neighbourhood and existing residents	Merdian House (apartments) is east of the development. Industrial units including McDonalds, Argos and other retail units surround rest of the site.
Protected Trees	Around boundary of site
Protected Species (nesting birds/bats/otter)	Trees and scrub around boundaries of the site

2.4 Management Structure

The management structure will be confirmed within a detailed Construction Phase Plan.

In principle, the anticipated roles and responsibilities of the parties involved in the construction works are set out below. However, it should be noted that all members of staff are responsible for ensuring the requirements of the CEMP are met:

Principal Contractor Berkeley Homes

The details of the strategic responsibilities are contained in the Construction Phase Plan

Project Manager

The Berkeley Homes Project Manager (PM) will be responsible for the delivery of the CEMP. This will include allocating appropriate resource to enable delivery, communication with the Reading Borough Council and other relevant third parties (i.e. Environment Agency). The PM will also arrange for the periodic review and update of the CEMP (with support from the Operating Company Sustainability Advisor / Manager where required). The Project Manager will regularly review the findings of the monitoring programme, and direct the Principal Contractor as necessary.

Site Manager – Sustainability Champion

A suitably qualified Site Manager will be tasked with assisting the Project Manager in the implementation of the CEMP and any environmental monitoring programmes. The Champion will facilitate communication on environmental matters between the project partners, Ecological Clerk of Works

(ECoW) and relevant statutory consultees, will undertake site environmental inspections and audits in conjunction with the Operating Company Sustainability Advisor / Manager, and will co-ordinate the environmental monitoring programme. This role includes ensuring that all relevant legal consents, licences and exemptions are in place in advance of relevant works commencing.

All Project Staff and Subcontractors

All staff and subcontractors have the responsibility to:

- Work to agreed plans, methods and procedures to minimise environmental effects;
- Understand the importance of avoiding pollution on-site, including noise and dust, and how to respond in the event of an incident to avoid or limit environmental effects;
- Report all incidents immediately to their line manager;
- Monitor the work place for potential environmental risks and alert their line manager if any are observed; and
- Co-operate as required during site inspections and audits.

2.5 Contact Information

NAME	POSITION	LANDLINE	MOBILE
Anna Harries	Sustainability Adviser	0118 987 9000	07584 447152
Steve Mullins	Site Manager	0118 987 9000	07803297036
Alex Martin	Assistant Site Manager	0118 987 9000	07757973005
Simon Battern	Construction Director	0118 987 9000	07825 104502
Tim Salt	Head of Technical	0118 987 9000	07585 992340
Shannon Grimes-Brown	Head of H&S	01753 784400	07979700797
Kris Downer	Regional H&S Manager	0118 987 9000	07980 970399
Amanda Bartlett	H&S Coordinator	01753 784400	N/A

The Ecological Clerk of Works (ECoW) will be available for contact throughout the construction period to discuss any ecological issues or requirements that arise.

NAME	POSITION	LANDLINE	MOBILE
CSA Environmental (Contact: Kate Kibble)	Ecological Clerk of Works	01386 751100	N/A

3. CONSTRUCTION INFORMATION

3.1 Programme of works

Link below outlines the basic programme of works for the development.

[KD –Target Programme Jan 2019](#)

3.2 Enabling Works

Enabling works include: -

- Construction of a temporary haul road
- Cut and fill operations, reusing materials already on site
- Construction of perimeter hoarding
- Installation of permeate welfare

3.3 Construction Works

- Demolition
- Ground clearance
- Remediation
- Piling
- Groundworks
- Concrete frame
- External works, glazing, roofing, brickworks
- Landscaping

3.4 Site Offices, Welfare Facilities and General Site Access

Welfare facilities consist of the following: -

- Two story cabins
- Drying rooms
- 12 Male and four female toilets
- Shower facilities
- Canteen and kitchen
- Office space
- Induction and Prayer room

3.5 Hours of Work

Working hours will be set within the planning consent, however are expected to be as follows:

- 8am – 6pm Monday to Friday
- 9am to 1pm Saturdays
- No work on Sundays or public holidays

3.6 Screening and Hoarding

The visual intrusion of the construction site on nearby residents and users of local facilities will be reduced as far as reasonably practicable by installing hoardings. Hoarding for security measures. The hoarding will be 8foot in height. Regular hoarding checks will be carried out by site team.

Specification as follows: -

Where necessary to ensure safety, individual locations within the site where hazardous activities are being carried out will be secured with the installation of heras fence panels.

3.7 Waste Strategy

Prior to any works beginning on site, Project Waste Management Plan has been drafted. The plan includes details on waste minimisation strategies incorporated in design and procurement stages. It also includes information on how waste will be managed during the construction phase along with predictions for various waste streams.

3.7.1 Segregation

Waste segregation strategies will be developed and implemented in line with the overall logistics plan for the site. As a minimum, general, COSHH, gypsum / plasterboard and liquid waste will be segregated. Metal, wood and inert will be segregated. Concrete and inert where possible will be crushed for reuse.

3.7.3 Monitoring of Waste Production

The Berkeley Group Waste Data Tool (WDT) will be used to monitor the volume and type of waste produced on site. Details of the waste produced on site will be analysed periodically. It is proposed that periodic due diligence checks will also be carried at the end disposal facilities accepting waste from the project.

Hazardous Substances / Pollution Control

Berkeley Homes will manage fuels, hazardous materials and wastes to minimise the risk of pollution and contamination by locating all fuel and liquid COSHH storage and refuelling areas:

- At least 10m away from watercourses, open drains, gullies, unsurfaced areas or porous surfaces (at least 50m from wells, springs or boreholes)
- On hardstanding
- Away from areas at risk from flooding and site boundaries
- Away from areas of high vehicle movement, and protected from vehicle collision

The appropriate number of drip trays/spill mats and spill kits will be located by each fuel and COSHH item, and will be regularly checked by the site team and Sustainability Advisor.

Any spillage of hazardous substances on site will be reported to the Project Manager, and Sustainability Advisor immediately and the Berkeley Group SMS procedure on 'Preventing Managing and Reporting Pollution Incidents' followed. The site will have a regularly reviewed and update Site Pollution Incident Response Plan detailing how pollution incidents should be reported.

Ecology and Biodiversity

The Production Team has appointed an Ecological Clerk of Works to provide advice on ecological matters and to oversee sensitive activities to ensure there is no adverse effect on protected species. The Ecological Clerk of Works will work closely with the Biodiversity Champion.

Invasive Species

No invasive species were identified on-site (other than small-leaved cotoneaster *Cotoneaster microphyllus* agg. within the ornamental shrub borders) however the detrimental floating pennywort *Hydrocotyle ranunculoides* is known to be present in the Foudry Brook further upstream. The presence of invasive, non-native plant species will be monitored throughout the construction period and remediation undertaken as appropriate for the species. A Toolbox Talk will be used to highlight the key species operatives should be aware of. If invasive species are suspected on-site, the Ecological Clerk of Works will be contacted to confirm their presence and to advise on the next course of action. It is important that construction works do not result in the spread of controlled species to other sites e.g. from spoil movements or in wheel treads, as this is an offence under the Wildlife and Countryside Act, 1981, and a buffer zone may need to be enforced.

Birds

All nesting birds, regardless of species, are protected by law (Wildlife and Countryside Act 1981). It is illegal to kill, injure or take away any bird, or disturb, damage or destroy the nest while that nest is in use, or to intentionally take or destroy the egg of any wild bird. Birds in the UK typically build their nests and lay their eggs between March and August (inclusive). Vegetation clearance and demolition works will not occur during these months, unless areas have been checked for nesting birds by the Ecological Clerk of Works and determined no active nests are present. The peak months for breeding are May and June, within these months trees works will be suspended. If birds are found on site, a well signed exclusion zone appropriate to the species and situation, will need to be put into place, until the birds have completed breeding. Nesting sites should be inspected only by experienced ecologists. Birds may nest on machinery or scaffolding and other temporary site structures. If this happens the equipment cannot be used until the birds have finished nesting.

Tree protection

It is illegal to cut down or wilfully damage trees protected by a Tree Preservation Order (TPO) or in a conservation area, or to pull up certain countryside hedges except with the consent of the local planning authority (LPA). Where protected or retained trees are on site a tree protection plan will be in place in line with the relevant recommendations of appropriate British Standards 5837. As a minimum, fencing must be in situ, outside of the tree canopy area and signage will be present. An arboriculture report will be written with a consultant in place to advise. Tree protection will be checked by the internal Sustainability Advisor on a monthly basis as a minimum.

Bats

No bat roosting was identified during the pre-planning ecology survey although there are some trees with bat roosting potential. These were initially classed as low potential, however the assessment will be reviewed by the Ecological Clerk of Works prior to felling to ensure that no further survey work is required to determine the presence or likely absence of a roost. Trees with low potential will be felled using sensitive methods (e.g. sectional felling) to minimise the risk of harm to bats, in the unlikely event that a roost is present. Where a bat roost is confirmed, the tree will not be impacted except without prior agreement and receipt of a licence from Natural England permitting the works and specifying the mitigation and compensatory measures to be implemented.

Due diligence and awareness will be exercised throughout the construction phase. In the unlikely event that a bat or bat roost is found on site, works in that area will be halted immediately and the Ecological Clerk of Works contacted for further advice. . Bats and their roosts are legally protected and it is an offence under the Wildlife and Countryside Act, 1981 and/or the Conservation of Habitats and Species Regulations 2017 to capture, kill or injure a bat; destroy, damage or obstruct a bat roost; or to disturb a bat within a roost.

Known or potential roost sites will be buffered from construction activities to prevent disturbance and accidental damage. Lighting will be adjusted to ensure that roosts and their flight paths are not lit.

It is important to note that bat roosts are protected throughout the year, regardless of whether or not bats are present at the time. Under the Conservation of Habitats and Species Regulations the offence of damaging or destroying a breeding site or resting place of bats is not subject to any legal defence, i.e. an offence will have been committed even if the damage or destruction occurs accidentally.

River habitats

Several bat species were found to use the river corridor and nearby island for foraging and dispersal. Otters were also sighted frequently on the island and using adjacent stretches of river. The site boundary is canalised and provides negligible opportunities for otters to rest-up or breed in areas that may be disturbed.

Lighting provided by Berkeley along the river frontage will be kept to the absolute minimum required for safety so as to ensure that it can continue to be used by bats and other wildlife. Where absolutely required, the lamp columns used will be as short as possible so that the hoarding provides a suitable barrier to light spill, with additional shields and screens applied as necessary. The lights will be turned off when not in use.

Awareness of all river species and habitats will be exercised throughout construction. Any sightings of species such as otters on site will be recorded and the Ecological Clerk of Works consulted as necessary.

All staff and contractors will be notified via the site induction, and provided with regular Toolbox Talks explaining and detailing measures that must be taken to protect species and trees.

All surface water drainage that is linked to the outfalls to the river will be capped, to ensure protection of the river. River spill kits will be on site as a precautionary measure. Additional pollution prevention measures are detailed above to minimise the risk of harm to sensitive habitats and species.

3.7.4 Materials

Where possible, materials will be delivered just in time to reduce the likelihood of over ordering and the impact on local traffic in the area. In addition, the use of pre manufactured items will be considered where possible, cutting down the number of deliveries to, and waste collections from, the site.

3.7.5 Storage and Housekeeping

Materials will be stored on site in a way to prevent the likelihood of damage and wastage. Construction waste on the project will be stored in suitable containers and appropriately maintained.

3.8 Considerate Constructors Scheme & Public Liaison

The project will be registered with the Considerate Constructors Scheme before work commences and the requirements of the scheme explained to site operatives and staff during the site induction and reinforced with periodic tool box talks. The Berkeley Group benchmark score for each CCS visit is set at 40 out of 50.

This will enable the construction process to be monitored with the aim of maintaining the highest possible standards of the site within the construction industry.

Procedures will be implemented to ensure effective liaison with the neighbouring properties, adjacent residents and local community through the utilisation of such means:

Circulated newsletters will be located outside of the site entrance, along with letter drops to nearby residents when construction activities are likely to affect the local residents.

Information boards mounted at the site entrance will provide project manager contact details, key performance indicators and project updates

3.9 Traffic Management

A Traffic Management Plan (TMP) has been drafted for the project, subject to further review once specialist contactors are appointed. This TMP will be used to manage traffic to and from the site during all phases of the project. Both the Main Contractor and all subcontractors will be required to ensure that construction traffic is managed in accordance with the TMP.

Construction staff and visitors to the site will be encouraged to use public transport arrangements where possible. This will be encouraged by providing information to staff which details local public transport opportunities.

4. ENVIRONMENTAL RISKS & CONTROLS

4.1 Significant Environmental Issue

A schedule of key potential environmental effects relating to construction activities is provided below, alongside the relevant procedure(s) from the Berkeley Group Sustainability Management System (SMS).

The procedures outline how Berkeley Homes shall prevent and manage these key environmental risks. Responsibility for the implementation for each procedure rests with site based Project Manager and site Sustainability Champion, with specialist assistance from the wider project where necessary.

The final column details the site specific management of these risks.

Table 4: Potential Environmental Impacts during Construction Works and relevant procedures

Environmental Aspect	Potential Risk or Effects of Construction activities	Relevant Berkeley Group Procedure Or Guidance	Site Specific Mitigation Measures / Local Authority Requirements
Transport	• Increase in congestion on the local road network due to increased vehicle movements • Increased risk of accidents on the local road network due to increased vehicle movements • Transfer of mud, materials and pollutants by vehicles onto the public highway.	• Road Sweeping and Wheel Washing	• Banksmen and Security Guards on patrol and managing vehicles and pedestrians • Traffic Management Plans in place • Road sweeper as required.
Noise and Vibration	• Noise arising from the construction works • Increase in noise levels generated by the increase in road traffic as a result of the construction vehicles; and • Increase in vibration levels due to construction works	• Managing Noise & Vibration	• Noise and vibration monitoring will be done if it is required in a risk assessment • Any works which will effect local neighbours will occur after local residents are informed.
Local Air Quality (including Dust)	• Increase in dust deposition may affect nearby sensitive receptors during certain construction activities; and • Exhaust fumes from construction vehicle movements and on site plant may impact local air quality	• Managing Dust	• Dust monitoring will be done if it is required • Local damping down as required • Mobile Air quality monitor to be used as required • Mobile plant machinery to be no older than 3 years to reduce emissions. • Ad blue used in mobile plant machinery where possible to reduce NOx emissions.

Water Quality & Drainage	• Degradation in groundwater quality as a result of potential spills, soil destabilisation, silt runoff or containment issues for hazardous substances • Potential risk of contamination of surface water and foul drainage	• Contaminated Land • Fuel and Hazardous Material Storage and Refuelling • Managing Concrete Washout • Managing Silt • Preventing Managing and Reporting Pollution Incidents • Road Sweeping and Wheel Washing • Water Authorisations	• Spill kits at specific locations and in all forklift trucks • Appropriate location for storage of hazardous materials and refuelling stations • Diesel bowzers are double-protected and bunded and at least 10 m away from water course • Any concrete washing will be controlled and disposed of as per the Company policies • Construction of hoarding will act as barrier to river. • Blocking existing river outfalls
Hazardous Substances / Pollution Control	• Risk of spillage of hazardous substances; and • Potential exposure of site workers to hazardous material.	• Contaminated Land • Fuel and Hazardous Material Storage and Refuelling • Preventing Managing and Reporting Pollution Incidents • Managing Silt • Managing Concrete Washout • Road Sweeping and Wheel Washing	• The site will have a regularly updated Site Pollution Incident Response Plan detailing how pollution risk will be managed and outlining the procedure during a spill event • Appropriate hazardous waste control measures in place and removal service for contaminated waste • Appropriate method for dealing with concrete washout • Road sweeper on site when required • Double bunded fuel bowzers with appropriate spill kits

Waste Management	• Direct impacts – additional emissions from the processing and transport of waste • Indirect impacts – energy and raw material consumption in production and recycling of packing and excess / waste material • Potential waste stream contamination or impact on recycling rates from ineffective segregation of waste	• Hazardous Waste Management • Processing Waste • Use of Waste in Construction • Waste Management • Waste Paperwork • Waste Reduction and Reuse	• The site will have a Waste Management Plan. The plan includes details on waste minimisation strategies incorporated in design and procurement stages. It also includes information on how waste will be managed during the construction phase along with predictions for various waste streams • Waste movements will be logged on the Waste Data Tool • All waste paperwork will be stored electronically, for 2 years and 3 years for consignment notes.
Ecology, Protected Species and Habitats	• Risk to local habitat and species from construction works • Risk to protected species and protected trees • Risk of spread of invasive species that may be present on site	• Consulting an Ecologist • Invasive Species • Protected Species • Tree Protection	• Working with the Ecological Clerk of Works on any arising issues. • Induction and toolbox talks to all operatives, making them aware of key species, ecological sensitivities and to monitor throughout the construction period • No removal of trees without prior consideration of the potential for TPOs or bat roosting/bird nesting constraints. • Construction lighting to be minimised and positioned to avoid impacts to bats and otter using the River Kennet
Energy & Water Consumption	• increased carbon emissions from fuel and electricity consumption as part of construction works • Potential inefficient use of energy due to lack of control measures or inefficient equipment • Increased water consumption	• Energy Efficiency • Water Efficiency	• Energy and water consumption will be monitored and reported on a monthly basis. • Welfare facilities to follow minimum standards to ensure consumption is kept to a minimum • Plant machinery will be no older than 3 years.

Materials	• Potential waste arising from ineffective storage, movement and ordering of materials	• Waste Reduction and Reuse • Use of Waste in Construction	• The site will follow the waste hierarchy, reusing materials where possible • Just in time deliveries and sufficient storage space to avoid damages
Archaeology	• Potential damage to valuable or irreplaceable archaeological resource	• Archaeology (TBT)	• Archaeology watching briefs to take place by appropriate experts.

5. MONITORING AND REPORTING

5.1 Monitoring Requirements

The Project Manager, supported by the site Sustainability Champion, will be responsible for any monitoring that will be required for the project. This will also include monitoring compliance with this CEMP on a regular basis.

As part of the Berkeley Group's Sustainability Management System (SMS) the Project Manager, supported by the site Sustainability Champion, will ensure the site monitors the management of the following key areas:

- Waste Management
- Ground and Water Pollution Prevention
- Fuel / COSHH Storage and Handling
- Materials Storage and Housekeeping
- Energy and Water Efficiency
- Dust and Noise
- Ecology
- Transport Management
- Considerate Constructors Scheme (CCS) compliance and Community engagement

These areas will also be periodically assessed by the operating companies Sustainability Advisor / Manager and findings communicated to the Project Manager and Sustainability Champion so any reasonably practicable actions can be taken.

5.2 Reporting

As part of the SMS the site will report on the following Sustainability KPI's:

- Waste
- Energy & Water Consumption
- CO₂ Emissions
- Timber Usage

This is to identify whether the site is meeting its performance targets for:

- Waste Reduction and Recycling
- Carbon Emission Reduction
- Water Consumption Reduction
- Sustainable timber consumption

Any spillage of hazardous substances on site will be reported to the Project Manager, Sustainability Champion and Sustainability Advisor / Manager immediately and the Berkeley Group SMS procedure on 'Preventing Managing and Reporting Pollution Incidents' followed. The site will have a regularly reviewed and update Site Pollution Incident Response Plan detailing how pollution incidents should be reported.

The Ecological Clerk of Works will keep detailed records of all activities undertaken by them. Whilst on-site, all ecological issues will be reviewed and discussed with the Biodiversity Champion and recommendations for change made where necessary.

5.3 Complaints procedure

All complaints will be recorded by the project team to ensure that any patterns are identified and that any reasonably practicable actions to address these concerns are considered.

Include details of the complaints process to be put in place during the development. Including how this information will be collected, categorised and reviewed. As a minimum the CCS Compliments / Comments / Complaints Record template should be used.

<https://ccsbestpractice.org.uk/wp-content/uploads/2016/07/Compliments-Comments-Complaints-Record-Word.doc>

6. CONCLUSION

This document summarises the approach to environmental management on site in order to minimise and mitigate the construction effects of the development. To ensure its continued relevance the document will be used as an on-site reference document during all phases of this development, monitoring will take place to determine compliance with the CEMP and it will be regularly reviewed and updated where necessary.