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Outline Construction Environmental Management Plan

GA2, Land north of Great Ashby

Iceni Projects Limited on behalf of
Picture Estates Limited

January 2026

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ON BEHALF OF PICTURE
ESTATES LIMITED

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Outline Construction Environmental
Management Plan
GA2, LAND NORTH OF GREAT ASHBY

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A1. SITE PLAN

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1. INTRODUCTION

- 1.1 This Outline Construction Environmental Management Plan (CEMP) has been prepared by Icen Projects Ltd on behalf of Picture Estates Limited (the 'Applicant') to accompany the planning application for the Proposed Development of GA2, Land north of Great Ashby. The purpose of this CEMP is to set out how the environmental effects of the construction of the Proposed Development will be managed and mitigated, in the context of legal and regulatory compliance, and through the implementation of relevant Environmental Management Systems and mitigation measures.
- 1.2 This Outline CEMP provides a strategic framework for the implementation of environmental management practices, and will inform the principles and details that will be set out within the Detailed CEMP, which will be prepared by the Principal Contractor, once appointed, prior to the commencement of works on-Site. The Detailed CEMP will likely be prepared pursuant to a planning condition, and will be agreed with North Hertfordshire District Council. Once in place, the Principal Contractor will be required to adhere to and comply with the requirements of the Detailed CEMP.
- 1.3 This Outline CEMP sets out the following information:
- Section 1 provides details of the Site and the Proposed Development;
 - Section 2 sets out relevant legislation, guidance and policy;
 - Section 3 outlines the construction works;
 - Section 4 details the roles and responsibilities of those involved in the construction of the Proposed Development;
 - Section 5 provides details of communications that should be undertaken during construction works;
 - Sections 6 to 13 set out environmental management measures for the following elements:
 - Transport and Logistics;
 - Noise and Vibration;
 - Air Quality;
 - Waste;

- Soils and Geology;
 - Ecology;
 - Water Resources; and
 - Archaeology and Heritage.
- Section 14 provides details of the measures that should be put in place to mitigate the occurrence of pollution incidents, to ensure hazardous materials are safely stored, and to ensure sufficient and appropriate lighting is provided on-Site.

1.4 It is anticipated that the preparation of a Detailed CEMP will be a condition of the planning permission and that it will be a living document, regularly monitored and updated with the relevant information as and when it becomes available through each stage of the project. Details on the procedures to be put in place should a pollution incident occur are also provided.

Project Details

Project Information

1.5 Table 1.1 below provides the key project information available at this stage.

Table 1.1 Key Project Information

Applicant	Picture Estates Limited
Site Location	GA2, Land north of Great Ashby Grid Reference: TL262276
Proposed GIA (m ²) ¹	64,516
Start Date	2027
Completion Date	2032
Description of Project	Residential-led development for the erection of up to 640 dwellings, in addition to the provision of a site for a primary school, further land reserved for educational uses, and a site for a community hub, alongside associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure.

¹ Based on the maximum parameters set out within the Environmental Statement submitted as part of the planning application.

Site and Surroundings

- 1.21 The Site (Appendix A1) is located in Great Ashby, to the north east of Stevenage, approximately 4.75km to the north east of Stevenage train station. To the north, the Site is bound by areas of woodland and arable land, with Tile Kiln Farm located immediately adjacent to a section of the northern boundary of the Site. Woodland and arable land also form the eastern boundary of the Site, with an area of ancient woodland abutting the western boundary, and further arable land present beyond this. The parish of Great Asby forms the southern boundary of the Site, with areas of ancient woodland and a local wildlife Site located in proximity to the southeastern corner.
- 1.22 The Site itself currently comprises arable fields and areas of woodland. The arable fields within the Site are demarcated by hedgerows, woodlands, and copses, and a number of footpaths and bridleways run through and adjacent to the Site. Arable farmland comprising woodland and hedgerows are found adjacent to the Site to the north and the east. The surrounding area is predominantly rural in nature to the north, east and west, whilst the area to the south is dominated by low density dwellings associated with the parish of Great Ashby. The approximate location and boundaries of the Site are shown in Figure 1.1 below.

Figure 1.1 The Site

 Approximate site boundary



The Proposed Development

- 1.23 The description of the Proposed Development is as follows:

“Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure.

Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works.

The outline application, for which all matters are reserved except for means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2), with associated infrastructure”.



2. LEGISLATION, GUIDANCE AND POLICY

- 2.1 This section provides a schedule of legislation, guidance and policy that should be adhered to and complied with during the undertaking of works associated with the delivery of the Proposed Development.
- 2.2 The Outline CEMP must encompass environmental controls when required, which should be put in place with due consideration to relevant environmental legislation and guidance, as well as the requirements of the local authority. The approach to environmental management throughout the construction of the Proposed Development should have the primary aim of reducing any potential adverse effects on local sensitive receptors.
- 2.3 If required, an Environmental Consents Checklist may be provided. This may be used to determine the permits, licences and consents required during the construction of the Proposed Development to ensure compliance with regulatory requirements. This Checklist may also be used to note any applicable exemptions.
- 2.4 Relevant legislation, guidance and policies applicable to the construction of the Proposed Development include, but may not be limited to, the following:

Legislation

- The Explosives Regulations 2014
- Clean Air Act 1993
- Public Health Act 1961
- Health and Safety at Work, etc. Act 1974
- Control of Pollution Act 1974
- Control of Pollution (Amendment) Act 1989
- Environmental Protection Act 1990
- New Roads and Street Works Act 1991
- Lifting Operations and Lifting Equipment Regulations 1998
- Special Waste Regulations 1996
- Control of Lead at Work Regulations 2002

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- Control of Asbestos Regulations 2012
 - Ionising Radiations Regulations 2017
 - Electricity at Work Regulations 1989
 - Control of Noise at Work Regulations 2005
 - Controlled Waste (Registration of Carriers & Seizure of Vehicles) Regulations 1991
 - Environmental Protection (Duty of Care) Regulations 1991
 - Management of Health & Safety at Work Regulations 1999
 - Provision & Use of Work Equipment Regulations 1998
 - The Personal Protective Equipment at Work Regulations 1992 (as amended)
 - Construction (Design & Management) Regulations 2015
 - Control of Substances Hazardous to Health Regulations 2002
 - Work at Height Regulations 2005
 - Dangerous Substances and Explosive Atmosphere Regulations 2002
 - Manufacture and Storage of Explosives Regulations 2005
 - The Special Waste Regulations 1996
 - The Control of Asbestos Regulations 2012

British Standards (BS)

- BS 5228 Code of Practice for noise control on construction and open sites
- BS 5607 Code of Practice for safe use of explosives in the construction industry
- BS 6187 Code of Practice for demolition
- BS 7121 Safe use of cranes

Guidance

- HSE Guidance booklets:
 - HSG 47 Avoiding danger from underground services

-
- L21 Management of health and safety at work: Management of Health and Safety at Work Regulations 1999 (second edition)
 - L101 Safe work in confined spaces

HSE Guidance Notes

- GS 6 Avoidance of danger from overhead electric lines
- CS 15 The cleaning and gas freeing of tanks containing flammable residues
- EH 40 Occupational exposure limits (revised annually)

Approved Codes of Practice

- L24 Workplace health, safety and welfare. Workplace (Health, Safety and Welfare) Regulations 1992
- L25 Personal protective equipment at work (Second edition). Personal Protective Equipment at Work Regulations 1992 (as amended). Guidance on Regulations
- L64 Safety signs and signals. The Health and Safety (Safety Signs and Signals) Regulations 1996
- L87 Safety representatives and safety committees (third edition)
- L95 A guide to the Health and Safety (Consultation with Employees) Regulations 1996
- L144 Managing health and safety in construction: Construction (Design and Management) Regulations 2015

North Hertfordshire District Council Policy

- Relevant policies contained within the North Hertfordshire Local Plan 2011 – 2031 (November 2022), including but not limited to:
 - Policy D1: Sustainable Design;
 - Policy D3: Protecting Living Conditions;
 - Policy D4: Air Quality;
 - Policy NE5: New and Improved Public Open Space & Biodiversity; and
 - Policy NE11: Contaminated Land.

3. CONSTRUCTION WORKS

3.1 This section sets out details of the anticipated construction works.

Indicative Construction Programme

3.2 At this stage, it is expected that works on the Site will commence in 2027, with the construction of the Proposed Development completed in 2032. Once confirmed, the detailed Construction Programme will be prepared and a copy made available within the Site Office.

Indicative Construction Phasing

3.3 An indicative phasing plan has been prepared in order to guide the delivery of the Proposed Development, which at this stage is envisaged to be brought forward broadly in three phases.

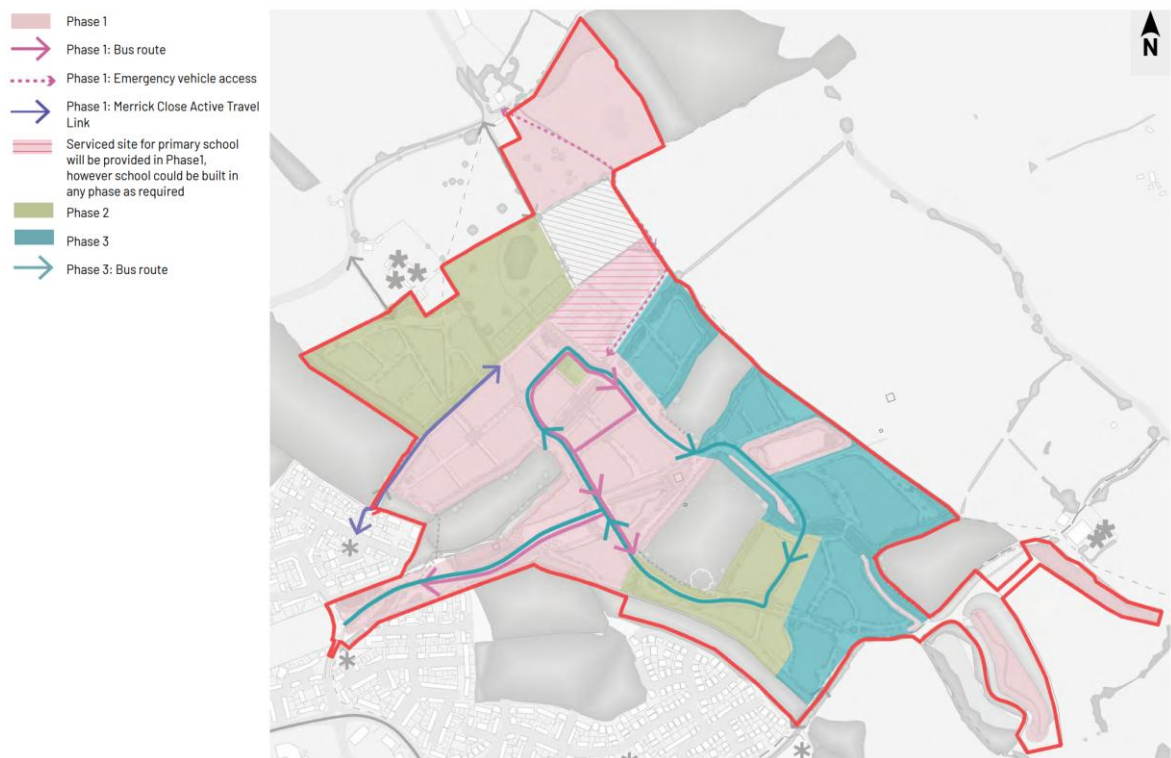
3.4 Whilst flexibility is sought in the consent, it is likely that the scheme will proceed through the following stages:

- **Phase 1:** Phase 1 could see the construction of the main access road into the Site off Mendip Way, and northwards towards the primary school. This would allow the housing alongside the primary street within the north of the Site to be constructed. This would also allow for the play area and parks along the new access road to be delivered, the parkland within the central green space and the creation of the western drainage basin. The emergency vehicle link should be built in Phase 1. The bus route should be implemented as soon as possible during Phase 1. Phase 1 could also see the delivery of the serviced primary school site, as well as the allotments. The swales and drainage basin within the east and south of the Site would also be required to serve this Community Hub area, and should also be delivered as part of Phase 1.
- **Phase 2:** Phase 2 could include the housing area to the north west of the Site, as well as housing within the south west. It would also include the creation of the parkland at Dell Spring, and the provision of the Community facility.
- **Phase 3:** Phase 3 could see the remainder of the housing and open spaces within the Site constructed, as well as the delivery of the habitat creation area in the far north of the Site. The primary street would at this stage be complete, and the bus route would be provided linking through the Site in a clockwise direction along the primary street.

3.5 Although the serviced school site will be delivered in Phase 1, the school can be brought forward at any phase, in line with North Hertfordshire District Council requirements.

3.6 Figure 3.1, below, demonstrates the indicative construction phasing.

Figure 3.1 Indicative Construction Phasing Plan



Hours of Work

3.7 The prescribed hours of work would be agreed with North Hertfordshire District Council. It is anticipated that the core working hours will be as follows:

- 08:00 – 18:00 hours weekdays;
- 08:00 – 13:00 hours Saturday; and
- No working on Sundays or Bank Holidays.

3.8 The following activities are expected to be permitted to take place within the period before and after normal working hours as outlined above:

- Arrival and departure of workforce on-Site;
- Deliveries and unloading;
- Check and examinations of plant and machinery (including test running) and the carrying out of essential repairs / maintenance to plant and machinery;
- Site inspections and safety checks; and
- Site clean-up.

3.9 These hours will be strictly adhered to unless or in the event of:

- An emergency demands continuation of works on the grounds of safety;
- Minor internal works are being carried out within the confines of the building envelope; or
- Completion of an operation that would otherwise cause greater interference with the environment / general public if left unfinished.

3.10 Approval from North Hertfordshire District Council will be required for any works beyond the above that need to be undertaken outside of permitted hours.

Access and Egress

3.11 Access and egress points for the Site during construction will be determined through the preparation of a Construction Traffic Management Plan (CTMP) prior to the commencement of each phase of construction. This will be coordinated with the CTMP to be put in place for the construction of the scheme on the nearby GA1 allocation, which will aid to mitigate cumulative impacts arising from construction-related traffic. The CTMPs will set out mitigation measures, as well as timings of deliveries with a view to reduce congestion, confirmation of construction traffic routes, and the details of signage that is to be provided along traffic routes.

Good Housekeeping

3.12 The following measures should be put in place to minimise nuisance arising during the construction of the Proposed Development:

- All staff should conduct considerate site behaviour;
- Noise associated with lorry reversing alarms and similar applications should be kept to minimum levels;
- Open fires should be prohibited;
- Appropriate provisions for dust control and road cleanliness should be implemented;
- The Site should be kept clean and tidy, with rubbish and food waste removed at frequent intervals;
- All Site hoardings should be inspected regularly, with repairs and repainting undertaken when necessary, and any flyposting and/or graffiti removed as soon as practicable;
- Toilet facilities and other welfare facilities for all staff should be maintained;
- Potential vermin and other infestations should be prevented; and

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- All activities associated with the loading and unloading of vehicles should be undertaken in accordance with the relevant plans, strategies and drawings.

Public Information

- 3.13 Up-to-date information should be displayed on Site hoardings, and communications with North Hertfordshire District Council, neighbouring residents and businesses, and other relevant parties established and maintained in line with the requirements set out in Section 5, below.

Security

- 3.14 The Site will be secure through the installation of appropriate hoarding, and the employment of secure vehicular and pedestrian entrances, which will aid to prevent unauthorised entry to or exit from the Site. When there is no presence on-Site, the gates will be closed and locked, and alarms will be installed with an appropriate cut-out period.

Hoardings, Site Layout and Facilities

- 3.15 As noted above, the Site will be secured to prevent unauthorised access, and to deter public access. This will be achieved through the installation of Site hoardings and security gates.
- 3.16 Site welfare facilities will be provided within the Site boundaries, in addition to a Site Office.

Emergency Planning and Response

- 3.17 A plan for emergencies will be developed and held on-Site, incorporating the following:
- Emergency procedures, including emergency pollution control to enable a quick response;
 - Emergency phone numbers and the method of notifying North Hertfordshire District Council, UK Power Networks, and other statutory authorities or relevant parties. Contact numbers for key staff will also be provided. Contact details will also be displayed on the Site hoarding, identifying key personnel and providing contact addresses and telephone numbers should members of the public need to make a report or have a query;
 - The requirements of the relevant Fire and Emergency Planning Authority (FEPA) with respect to the provision of Site access and egress points; and
 - A Site Fire Plan and management controls to prevent fires, and to reduce fire risk and potential fire load during construction, operation and subsequently during maintenance or repair. Construction of the Proposed Development will comply with any relevant third-party requirements as may be appropriate.

Materials Handling

- 3.18 At this stage, it is expected that cranes and forklifts will be employed to handle materials at the ground level, with construction hoists potentially also being employed.

Considerate Constructors Scheme (CCS)

- 3.19 It is recommended that the Site be registered with the Considerate Constructors Scheme (CCS), which ensures that contractors carry out operations in a safe and considerate manner with respect to neighbours, passing pedestrians and users of adjacent roads.

4. ROLES AND RESPONSIBILITIES

Overview

- 4.1 The table below identifies the various parties involved and their responsibilities in relation to the CEMP.

Table 4.1 Roles and Responsibilities

Party	Role and Responsibility
Project Manager / Main Contractor	• Development, distribution, maintenance and updating of CEMP on-Site • Ensuring all those employed on the Site or visiting adhere to the CEMP • Ensuring environmental issues are addressed • Securing the Site and all materials and/or chemicals stored on the Site • Keeping the Site tidy and providing appropriate signage • Implementation of controlled access and provision of emergency egress routes • Provision of First Aid and spillage kits and ensuring appropriately trained members of staff are present on the Site • Implementation of a safety framework and undertaking of task-specific risk assessment and method statements (RAMS), with all works to be undertaken in line with the relevant RAMS • Ensuring all specialist contractors and subcontractors and competent and appropriately qualified • Ensuring all staff receive a Site Induction and are aware of potential environmental matters, Site rules and safety procedures
Site Safety, Health & Environment (SHE) Advisor / Environmental Manager	• Ensuring works are undertaken safely and to a good standard • Ensuring RAMS are adhered to • Completion and implementation of the Site Waste Management Plan (SWMP) • Implementation of the CEMP • Monitoring of the Site and auditing of the CEMP • Reviewing and, where necessary, updating of the CEMP • Recording of incidents and close calls / near misses • Ensuring all relevant environmental consents, permits, licences, etc. are in place • Leading of environmental training • Monitoring of performance against the CEMP, and consideration of the objectives of the CEMP in light of legal requirements

Party	Role and Responsibility
Specialist Contractor(s) / Sub-Contractor(s)	• Undertake works in line with agreed plans, methodologies and procedures • Work in accordance with the CEMP • Attend Site Induction training • Report all environmental issues • Monitor the Site for potential environmental risks

- 4.2 All persons working on the Site are responsible for adhering to the CEMP. This includes attending training as specified.

Project Manager / Main Contractor

- 4.3 The Project Manager / Main Contractor will be responsible for ensuring the CEMP has been developed, and that it is available on-Site during the construction of the Proposed Development. Details held within the CEMP should be maintained and updated as and when relevant information is made available, for example with the findings of on-Site surveys, the discharging or implementation of additional consent conditions, etc.
- 4.4 Further to this, the Project Manager / Main Contractor should ensure that all contractors and visitors on the Site comply with the CEMP, and that environmental issues that have been identified prior to the commencement of works, both with regards to the Pre-Construction Information as well as any Site surveys undertaken pre-construction and information gathered by or from other bodies, such as agents, are addressed. This should be carried out by communicating the CEMP and other relevant documents and information to all Site employees, contractors, visitors to the Site, and representatives of the client, and through the implementation of the mitigation and management measures, environmental monitoring and auditing, and other matters set out within the CEMP.
- 4.5 With respect to the running of the Site during construction works, the Project Manager / Main Contractor should ensure that the Site itself, and any materials and/or chemicals held on the Site, are safe and secure. The Site should also be kept in a tidy manner, with appropriate signage provided. This signage should indicate where and to whom visitors to Site should report. Similarly, the Project Manager should ensure that controlled access arrangements are in place, to ensure those entering the Site are not at risk from potential hazards. Emergency egress routes should be clearly defined and communicated, and all egress routes put in place should ensure that those exiting the Site, particularly in the case of an emergency such as a pollution or spillage incident, may do so safely. In addition, the Project Manager / Main Contractor should ensure that First Aid kits are available on the Site, with appropriately trained First Aiders also present on the Site. Similarly, spill kits and appropriate trained members of staff should be provided. All Site employees should be made aware of the locations of First Aid and spill kits, of the locations of Muster points, the arrangements

in place for emergency egress, and the procedures that should be followed in the event of a spillage or other pollution event.

- 4.6 The management of waste arising on the Site should be overseen by the Project Manager, and should be carried out in line with the procedures of the main contractor or other relevant party. All works on the Site should be undertaken in line with a clear safety framework, with task-specific risk assessment and method statements (RAMS) put in place. These should identify potential environmental issues associated with relevant Site activities, and all works should be undertaken in alignment with the relevant RAMS. The Project Manager / Main Contractor should ensure that all Site employees are given a Site Induction which should include for a briefing on potential environmental issues that may be associated with the Proposed Development, as well as any relevant toolbox talks. The Site rules should be clearly communicated to all Site employees, and the Project Manager / Main Contractor should ensure that these rules are understood and adhered to, and that all employees read and understand the hazard board on the Site and that they are aware of all environmental matters that may arise on the Site. In addition to this, the Project Manager / Main Contractor should verify that all those that work on the Site are appropriately qualified, competent, and that they hold up-to-date and relevant certification of the activities they are employed to undertake. The Project Manager / Main Contractor will be responsible for managing specialist contractors and subcontractors, and should therefore monitor performance, ensure compliance with the CEMP and relevant environmental legislation, and provide direction where appropriate.
- 4.7 The Project Manager / Main Contractor should also undertake a monthly audit of the CEMP, reporting findings and following up on any identified actions, where relevant. Should a breach of the CEMP or relevant environmental legislation occur, corrective actions should be undertaken.

Site Safety, Health & Environment (SHE) Advisor / Environmental Manager

- 4.8 The Site Safety, Health & Environment (SHE) Advisor / Environmental Manager should ensure that all works undertaken on the Site are done so in a safe manner, in accordance with relevant instructions, and to a good standard of workmanship. The SHE Advisor / Environmental Manager should ensure the measures set out in relevant RAMS are adhered to by all Site employees, in particular where there is potential for adverse environmental effects to occur. Further to this, the SHE Advisor / Environmental Manager should complete the Site Waste Management Plan (SWMP), and ensure it is followed by all relevant parties on the Site. Similarly, the CEMP should be implemented throughout all phases of the construction works, and adhered to by all Site employees.
- 4.9 Monitoring undertaken by the SHE Advisor / Environmental Manager should include the carrying out of regular checks on the Site to ensure it is secure and tidy, and monthly audits of the CEMP, in conjunction with the Project Manager / Main Contractor. Site employees should also be consulted on how effective measures set out within the CEMP are with respect to reducing the risk of adverse environmental effects arising, and the CEMP should be reviewed in light of this to improve Site

conditions and/or methods and procedures that are implemented, where appropriate. The CEMP should be reviewed to ensure it accurately reflects the works being undertaken no more than every six months, unless significant changes to the methodology of works take place. Records should also be kept by the SHE Advisor / Environmental Manager with respect to any incidents or close calls / near misses that occur on the Site.

- 4.10 The SHE Advisor / Environmental Manager should also ensure that all relevant environmental consents, licences, permits etc. are in place prior to the commencement of the relevant works, with the associated requirements set out within the CEMP and adhered to by all Site employees. The SHE Advisor / Environmental Manager should act as the first point of contact for any environmental issues, and should lead environmental training, such as toolbox talks, to ensure all employees are aware of environmental requirements. Monitoring of performance against the CEMP should be undertaken, particularly in the context of the achievement of the objectives of the CEMP, and to ensure that these objectives do not conflict with any legal requirements.

Specialist Contractor(s) / Sub-Contractor(s)

- 4.11 The Specialist Contractor(s) / Sub-Contractor(s) will be responsible for undertaking works in accordance with agreed plans, methods and procedures, as well as adhering to the measures set out within the CEMP. This will aid to minimise the occurrence of adverse environmental effects. Further to this, the Specialist Contractor(s) / Sub-Contractor(s) should report any environmental issues that occur on the Site to a line manager immediately. The Site should also be monitored for potential environmental risks, with a line manager alerted should any risks be observed.

5. COMMUNICATIONS

Public Liaison

- 5.1 The Project Manager / Main Contractor should maintain a dialogue with North Hertfordshire District Council's Environmental Department, establishing a full programme of the key activities to take place during the construction of the Proposed Development. Routine arrangements for these activities should be agreed, and compliance with the environmental requirements of the Proposed Development ensured. Regular planned inspections of the Site should also be facilitated to undertake compliance checks and the auditing of records.
- 5.2 Further to this, the Project Manager / Main Contractor should ensure regular contact is established and maintained with North Hertfordshire District Council, as well as local businesses and residents, to provide information on construction activities that they may be affected by. Similarly, regular newsletters should be distributed, email contact scheduled and, where relevant and appropriate, meetings attended, with local businesses and residents to provide information on ongoing works. The Project Manager / Main Contractor should also ensure that an information telephone line is provided, which is staffed during working hours, with the details of this facility displayed clearly on Site hoardings.
- 5.3 On receipt of planning permission for the Proposed Development, and once the Main Contractor has been appointed, it will be necessary for the occupiers of the nearest neighbouring properties to be contacted, as well as those who could be affected by enabling and construction works. Once this line of communication has been established, a contact list of relevant neighbours should be compiled, which must be kept up-to-date throughout the duration of the works.
- 5.4 Once works on the Site have commenced, a single point of contact for neighbours and members of the public during normal working hours should be established, with the contact details for this point of contact displayed on the Site hoarding. Outside of normal working hours, the Site security should act as a main point of contact, with a dedicated phone number provided. If necessary, the Site security team should alert the nominated contact. Should complaints arise, these should be logged and fully investigated, with the relevant department of North Hertfordshire District Council notified, where required and appropriate. It will be necessary to ensure the complainant is kept informed of any action(s) that has been taken in response to the complaint.

Community Liaison

- 5.5 Throughout the construction of the Proposed Development, regular contact should be maintained with neighbours and the general public. Information should be provided on the progress of the works via written communications, including newsletters and email notifications, or, if required, during regular meetings. Similarly, up-to-date information should be displayed on Site hoardings.

-
- 5.6 Community relations personnel should be nominated, with a focus on engaging with the local residents, businesses and other relevant stakeholders. During works, occupiers of neighbouring properties should be informed in advance of works taking place, and should be provided with an estimate of the duration of said works. This should be communicated at least two weeks prior to the commencements of works, and it should be ensured that all permits and licences, including parking suspensions, where relevant, have been applied for in good time.

Emergency Incident Communication

- 5.7 Should an emergency occur during works on the Site, or should it be necessary to undertake works at the Site in response to an emergency, occupiers of neighbouring properties and North Hertfordshire District Council should be advised as soon as reasonably possible.

Staff Training

- 5.8 As noted previously, all staff working on the Site must be made aware of the requirements of the CEMP. All staff will be responsible for implementing the CEMP, and regular training should be provided, where appropriate, and in particular in response to the occurrence of non-compliance incidents.

Health and Safety

- 5.9 A specific Health and Safety Plan for the Site should be prepared and implemented by the Project Manager / Main Contractor. This should be presented to, and agreed by, North Hertfordshire District Council and other relevant parties.

6. TRANSPORT AND LOGISTICS

- 6.1 This section sets out information on how the logistics of the works on the Site may be managed efficiently, and how nuisance to the public that may arise from construction-related traffic may be avoided.

Logistics

- 6.2 To ensure products and materials arrive on the Site at the correct time and in the required quantities, it will be necessary to implement a Logistics Strategy. This should be informed during the pre-planning stage, and through communication between the planning team and suppliers of materials and products throughout the works.

- 6.3 With respect to the movement of materials and products, at this stage, it is expected that:

- Access and egress points for the Site during construction will be determined through the preparation of a Construction Traffic Management Plan (CTMP) prior to the commencement of each phase of construction.
- Construction traffic routes will be set out within the CTMP, and will take account of those set out in the CTMP prepared for the construction of the scheme on the nearby GA1 allocation.
- Access to the Site will be gained via a security gate, and hoarding will be provided at the ground level around the perimeter of the Site.
- Construction vehicle routes will be discussed and agreed with North Hertfordshire District Council prior to the commencement of works, to ensure potential adverse effects on sensitive receptors in the surroundings of the Site are reduced.
- Where excavated waste arising on the Site is to be disposed of off-Site, the materials will be loaded onto lorries within the Site perimeter, and the wagons suitably covered to prevent the spread of dust.

Perimeter Hoardings and Gates

- 6.4 During the construction works:

- The Site area will be made safe and secure, with solid and well-maintained hoarding of height 2.4m (subject to confirmation) put in place;
- Access and egress to the Site will be controlled for both vehicles and pedestrians. For vehicular entrances, fully-manned security gates will be in place during normal working hours, with CCTV monitoring employed out of hours. For employees and visitors accessing the Site as

pedestrians, an entrance will be established at the hording line, with a security office also provided, and

- Where trees are to be retained in proximity to entrances and/or the hoarding line, appropriate protection will be established and maintained.

Traffic Management

- 6.5 Measures should be put in place to minimise potential disruption associated with construction traffic flows and temporary arrangements of the road network arising from the works. These measures should be put in place with regard to access routes, Site access and egress, the marking of vehicles, the timings of traffic movements, relevant environmental standards, the registration of vehicles, and vehicle parking.
- 6.6 Existing public access routes and rights of way in the surrounds of the Site must maintained during the works, with any operations that require the manoeuvring of vehicles across these routes, or other interruptions, to be planned, notification to be given to relevant parties, and closely controlled during execution.
- 6.7 The Project Manager / Main Contractor must ensure that all vehicles servicing the Site during construction works comply with relevant regulations and schemes. Non-compliant vehicles should be turned away from the Site.

Construction Logistic and Community Safety (CLOCS) Standards

- 6.8 It is recommended that the adoption of Construction Logistic and Community Safety (CLOCS) Standards be considered for all delivery vehicles servicing the Site during construction works. At a minimum, a Fleet Operator Recognition Scheme (FORS) Bronze accreditation should be required, with operators that have a Silver or Gold FORS accreditation appointed where possible. Should requirements for operators to hold FORS accreditation be adopted, this may be enforced through contractual requirements.
- 6.9 Where CLOCS Standards are taken into consideration, it is recommended that desktop checks against the FORS database be undertaken for trained drivers and accredited companies. These checks should be carried out on a risk scale, potentially in line with that set out within the CLOCS Managing Supplier Compliance guide. Similarly, periodic checks of FORS ID numbers should be undertaken, again as per an appropriate risk scale. It is also recommended that random spot checks of vehicles and drivers be undertaken by Site staff, with these checks considering evidence of training, licence checks, routing information, and the checking of safety equipment on vehicles. The outcomes of these checks, where undertaken, should be logged and retained on Site, with enforcements undertaken where necessary. Further to this, collision data should be requested from operators, and acted upon by the relevant parties where appropriate.

Access Routes

- 6.10 As noted above, the traffic routes set out for accessing the Site will be detailed within a CTMP, prepared prior to the commencement of each phase of construction. These routes will be agreed with North Hertfordshire District Council, and will be used by all heavy goods vehicles (HGVs) travelling to and from the Site. This will aid to minimise disruption to the local highways and pedestrian networks. Where possible, the strategic highway network should be used to access the Site. As detailed above, the CTMP(s) for the Proposed Development will take the information set out within the CTMP for the construction of the scheme on the nearby GA1 allocation into consideration. This, in conjunction with regard for other construction works in the surrounding area, will aid to manage and coordinate the cumulative effects of construction traffic and activities.
- 6.11 Detailed Logistics Plans will be developed by the Project Manager / Main Contractor in conjunction with the CLP(s) and CEMP. This will take account of additional information made available during the procurement process, and once the origins of vehicles are known, to aid the planning of construction routes.
- 6.12 The entering and exiting of vehicles to and from the Site will be closely monitored and controlled through the establishment of a fully-manned security gated entrance. This will aid to minimise congestion on the roads directly adjacent to the Site entrance.
- 6.13 Delivery times will be carefully planned and agreed with relevant sub-contractors and suppliers. Where possible, it is recommended that a booking system be put in place, and that delivery schedules established. This will enable Site staff to access the profiles of upcoming deliveries, and for deliveries to be regulated in order to minimise the potential occurrence of bottlenecks.
- 6.14 Further to this, where possible, it is recommended that the establishment of an off-Site area for the consolidation of deliveries be considered to reduce the number of vehicles that require direct access to the Site. The use of specific time slot allocations may also aid to ensure the efficient use of plant on the Site, and to reduce the potential for the queuing of deliveries.
- 6.15 As detailed above, the planning of vehicle movements and routes should be undertaken in conjunction with other construction projects in the surrounding area. This should include, where possible, the coordination of activities across sites to reduce construction traffic as far as possible.

Construction Traffic Forecast

- 6.16 At this stage, it is not possible to accurately forecast the number of construction vehicles that are likely to require access to the Site. However, it is highlighted that, through the preparation of a CTMP prior to the commencement of each phase of construction works, the number of vehicle movements, the hours of Site operations, and the locations and details of any vehicle holding areas will be agreed with North Hertfordshire District Council. The Project Manager / Main Contractor should maintain a

log of all drivers accessing the Site, with written agreement to adhere to the routes approved for construction traffic to be provided by all drivers.

- 6.17 There should be no daytime or overnight parking of construction-related vehicles within the surroundings of the Site.

Journeys to Work

- 6.18 Given the location of the Site, whilst there is potential for access to be gained by Site staff via public transport, a number of commutes may be undertaken via car or other private vehicle.
- 6.19 Where possible, the use of public and sustainable means of transport should be encouraged, and the parking of private vehicles on the Site discouraged. Cycling to the Site should be encouraged and, where feasible, showers provided on the Site.
- 6.20 In some cases, contractors or sub-contractors may opt to bring staff to the Site in vans or minibuses, therefore suitable parking should be arranged, ideally within a commercial car park, and not on the Site itself.

7. NOISE AND VIBRATION

7.1 The steps to be undertaken to minimise noise and vibration arising during the construction works should be discussed and agreed with North Hertfordshire District Council prior to the commencement of works.

7.2 At this stage, it is expected that the control measures to minimise noise and vibration associated with the construction of the Proposed Development will include, but may not be limited to:

- Use of hoarding to the required height and density appropriate to the noise sensitivity of the Site;
- Use of modern, quiet and well-maintained machinery such as electric powered plant, where possible and hoists should use the Variable Frequency Converter drive system;
- Vehicles and mechanical plant used for the works would be fitted with exhaust silencers, which would be maintained in good and efficient working order and operated in such a manner as to minimise noise emissions in accordance with the relevant EU / UK noise limits applicable to that equipment or no noisier than would be expected based the noise levels quoted in BS 5228. Plant should be properly maintained and operated in accordance with manufacturers' recommendations. Electrically powered plant would be preferred, where practicable, to mechanically powered alternatives;
- Avoidance of unnecessary noise (such as engines idling between operations, excessive revving or engines) by effective site management;
- Use of acoustic screens or enclosures where possible to reduce localised noise emissions around key plant;
- Establish noise and vibration target levels (a Section 61 agreement under the Control of Pollution Act 1974 (COPA)) to reduce noise and vibration to a minimum in accordance with best practicable means, as defined in Section 72 of COPA;
- Using low impact techniques where possible (demolition munchers);
- Off-site prefabrication or preparation of building elements where possible to reduce on-site works;
- Changing, where possible, methods and processes to keep noise and vibration levels low as reasonably practicable (e.g. dismantling rather than traditional demolition works where adjoining or immediately adjacent to buildings);

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- Resilient mounting of plant/equipment where required to prevent vibration transfer into building structures;
 - Removal of obstructions at piling locations (old basements/foundation if relevant) prior to piling to reduce generated vibration levels;
 - Use of broad-band audible alarms wherever practicable including reversing alarms and other equipment such as mobile elevated work platforms;
 - Positioning and or screening plant as far away from residential property as physically possible;
 - Works would be limited to the specified hours (08:00 and 18:00 Monday to Friday and 08:00 to 12:30 on Saturdays, excluding Public Holidays). Any works outside of these times will be agreed in advance with North Hertfordshire District Council; and
 - Liaison with the occupants of adjacent properties most likely to be affected by noise or vibration from activities on the Site. The occupants should be informed of the nature of the works, proposed hours of work and anticipated duration prior to the commencement of activities.

8. AIR QUALITY

- 8.1 The Project Manager / Main Contractor should take all reasonable steps to control and limit emissions of gaseous and particulate pollutants to the atmosphere from tools and equipment used on the Site, as well as dust from construction activities.
- 8.2 The Site has been identified as being high-risk in relation to nuisance dust emissions, and environmental management controls should therefore be developed with reference to the Institute of Air Quality Management (IAQM) guidance for high-risk sites. At this stage, it is expected that these control measures will include, but may not be limited to:
- Site management – stakeholder engagement and site inspections;
 - Preparing and maintaining the site – installation of green infrastructure and measures to deal with spillages;
 - Operating vehicle/machinery and sustainable travel – reducing vehicle idling and construction logistics plans;
 - Operations – measures to reduce effects of cutting, grinding and sawing, and mobile crushing plant; and
 - Waste Management – prevent burning of materials on site and provision of a waste or recycling plan.
- 8.3 Further to this, the Site has been identified as being high-risk with respect to dust soiling. The monitoring of particulate matter (PM₁₀) should therefore be undertaken using real-time monitors, where required. Monitoring requirements will be set out within the Detailed CEMP, and agreed with North Hertfordshire District Council.
- 8.4 As set out in previous sections, construction traffic logistics will be set out within relevant CLPs and the Detailed CEMP, and agreed with North Hertfordshire District Council prior to the commencement of works. It is recommended that consideration be given to the avoidance, or limited use, of traffic routes in proximity to sensitive uses (i.e., residential roads etc.) and the avoidance, or limited use, of roads during peak hours, where practicable.
- 8.5 In addition to the above, it is recommended that the following measures be put in place, where relevant and appropriate:
- Physical screens should be put in place where potential dust-producing activities are taking place, and should remain in place throughout the duration of the relevant activity;

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- Where possible, the burning of waste on-Site should be avoided;
 - An adequate water supply should be available on-Site;
 - The disposal of run-off water generated during the undertaking of dust suppression activities and cleaning should be undertaken in compliance with relevant legal requirements;
 - Where dust control equipment is put in place, this should be well-maintained, and with maintenance activities recorded;
 - All Site hoarding and barriers and, where installed, scaffolding, should be kept clean throughout the duration of works;
 - A designated loading area should be established within the Site area for the locating of materials into vehicles;
 - Where necessary, public roads and pavements should be cleaned using wet sweeping methods, and all vehicles that carry loose or potentially dusty materials should be suitably covered when entering or existing the Site;
 - The volume of excavated materials to be held on the Site should be minimised as far as possible, and stockpiled materials, or those held in skips, should be suitably sealed, covered or dampened;
 - The double-handling of materials should be avoided, where practicable;
 - Water suppression should be employed when undertaking dust-producing operations, such as piling;
 - Where appropriate and feasible, prefabricated materials and goods should be employed, to reduce the need for sawing, grinding and cutting in-situ on the Site;
 - Where sawing, grinding or cutting is required, only equipment with suitable dust suppression fitted should be employed, or suitable dust suppression techniques, such as water sprays or local extraction, should be put in place;
 - Exhaust emissions from vehicles on-Site should be avoided through the prohibiting of idling; and
 - Dust monitoring must be carried out during all potentially dust-producing activities.

9. WASTE

- 9.1 The generation of waste during construction activities should be minimised as far as possible, and any waste arising should be managed in line with the Waste Hierarchy, ensuring materials are reused or recycled preferentially, and that disposal at landfill is avoided wherever feasible. The Waste Hierarchy is as follows:
- Prevent / reduce the generation of waste;
 - Re-use products and materials;
 - Recycle and compost materials;
 - Recover energy and value from waste materials;
 - Where all of the above options have been exhausted, waste should be disposed of.
- 9.2 A Site Waste Management Plan (SWMP) should be prepared and implemented throughout the construction works. The SWMP should detail the measures that are to be taken to manage and reduce waste generated during the construction phase.
- 9.3 Waste materials must be correctly categorised and, where possible, segregated in accordance with relevant legislation and guidance. All Site staff, contractors and subcontractors will be responsible for adhering to the measures set out in the SWMP to reduce waste arisings, and to maximise the rate of waste diversion from landfill. To facilitate the successful segregation of materials, it is recommended that the establishment of an off-Site consolidation area be considered, where practicable.
- 9.4 Licenced subcontractors and carry companies must be employed to manage the removal of waste from the Site. Secure storage of waste on the Site must be ensured.
- 9.5 To facilitate optimal management of waste during construction works, the following measures should be considered:
- Reduction of packaging waste, through agreements with suppliers to minimise packaging and/or the establishment of take-back schemes;
 - Scheduling of 'just-in-time' deliveries, to avoid the stockpiling of materials, as this increases the risk of damage and therefore need to dispose of materials as waste;
 - Overordering should be avoided through careful monitoring of material quantity requirements;

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- Where possible, the reuse of materials should be maximised, for example the use of excavated materials within areas of soft landscaping;
 - Where materials cannot be reused on-Site, they should be preferentially reused or recycled off-Site, for example via an off-Site waste segregation facility, or through the re-sale of materials for direct reuse or reprocessing;
 - Waste materials should be segregated at source, and cross-contamination avoided; and
 - A Materials Management Plan (MMP) should be prepared and implemented to coordinate the reuse of materials, which will aid to reduce deliveries of materials to the Site, and the volumes of waste disposed of at landfill.

10. SOILS AND GEOLOGY

- 10.1 Significant earthworks and excavation are anticipated to be required during the construction of the Proposed Development. All soil waste should be managed by approved and licenced waste carriers. Where possible, soil waste should be sent to destinations that prioritise the reuse of soils.
- 10.2 A Desk Study & Ground Investigation Report was prepared by Geotechnical & Environmental Associates Limited (GEA) as part of the planning application submission to investigate and classify the ground and geological conditions present at the Site.
- 10.3 The Desk Study & Ground Investigation Report concluded that the ground conditions present at the Site comprise the following:
- A nominal thickness of Made Ground at the surface, comprising dark brown silty sandy clay with gravel and rootlets, extending to depths between 0.1m and 0.5m;
 - Superficial deposits largely comprising firm to stiff brown to orange-brown and reddish brown slightly sandy clay with variable fine to coarse subangular to subrounded chalk and flint gravel. The proportion of chalk gravel generally increased with depth. These deposits extend to depths of between 0.8m and 7.0m; and
 - Bedrock deposits of Lewes Nodular Chalk Formation and Seaford Chalk Formation, the top of which was encountered at depths of between 0.8m and 7.0m. The chalk was generally structureless, off-white silty clay, with occasional fragments of low density and occasionally medium density chalk with occasional reddish-brown staining. Across the site, a weaker upper weathered zone of the chalk was initially encountered, and the condition of the chalk appears to improve with depth.
- 10.4 Further to this, it is noted within the Desk Study & Ground Investigation Report that no groundwater was encountered during drilling, with standpipes found to be dry during a monitoring visit. In addition, contamination testing indicated that samples taken at the Site were free from elevated levels of contamination, and a requirement for remedial measures is not envisaged. Despite this, should unforeseen contamination be encountered during Site works, the specific element of work must be suspended, and the area segregated. The result of any notification will also be reported to North Hertfordshire District Council and the Environment agency, remediation options shall be considered following assessment and identification of contaminants. Any remediation process shall comply with all legislative guidance.
- 10.5 In addition, when carrying out ground-breaking activities, such as piling or trenching, contractors will be advised to stop works and seek advice from a geotechnical consultant should materials that are not in keeping with the expected nature of the soils and geology present at the Site be encountered.

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- 10.6 Where relevant, Risk Assessments and Method Statements (RAMS) should be put in place and adhered to.
- 10.7 Additional measures that may be considered to mitigate potential adverse effects on soils, geology and groundwater during construction include, but may not be limited to:
- Undertaking of a Foundation Works Risk Assessment, which should be informed by a Site investigation;
 - Implementation of measures to minimise the potential for infiltration to groundwater that may be present at the Site;
 - The stockpiling of contaminated soils and materials should be avoided or, where this is not possible, materials should be covered and placed on an impermeable surface;
 - Should gross contamination be identified, this should be removed and treated appropriately;
 - Potential waste streams should be appropriately characterised as part of pre-commencement investigations; and
 - Where present, groundwater should be managed during excavation works.

11. ECOLOGY

- 11.1 Measures should be put in place to ensure potential adverse effects on surrounding designated sites, important habitats and protected species are mitigated during the construction of the Proposed Development. Best practice construction measures will be implemented to avoid/minimise generation of litter, dust, noise, and vibration. In addition, measures will be implemented to avoid/minimise potential for fuel and chemical spills in line with current best practice and pollution prevention guidelines.
- 11.2 There are no international, national or local statutory designations present within the Site, nor the adjacent area. No international designated sites are present within a 3km radius of the Site, and no national or local statutory designated sites are located within 10km. However, the following non-statutory designated sites are located within the Site boundaries, or within a 1m radius:
- New Spring Local Wildlife Site (LWS), located within the southwestern area of the Site;
 - Brooches Wood LWS, located partially within, and adjacent to, the west and southwestern area of the Site;
 - Tilekiln Wood & Parsonsgreen Wood LWS, adjacent to the west of the Site;
 - Claypithills Spring Wood (Stevenage) LWS, adjacent to the south;
 - Claypits Wood (N. of Stevenage) LWS, located 0.4km to the north of the Site;
 - The Warren (N.E. of Stevenage) LWS, located 0.4km to the southeast;
 - Wellfield Wood LWS, located 0.5km to the south;
 - Exeter Close LWS, located 0.5km to the south;
 - Box Wood & Pryor's Wood LWS, located 0.7km to the south;
 - Halls Green Grassland LWS, located 0.7km to the south;
 - Stonesley Wood LWS, located 0.9km to the northwest;
 - Weston Park North Meadow LWS, located 1km to the north; and
 - Howell's Wood LWS, located 1km to the east of the Site.
- 11.3 The following habitats are confirmed to be present within the Site boundaries in the existing case: temporary grass and clover leys; cereal crops; other neutral grassland; modified grassland; dense

scrub; developed land (sealed surface); lowland mixed deciduous woodland; other broadleaved woodland; other coniferous woodland; ponds; hedgerows; wet ditches; and scattered trees. Of these habitats, the arable field margins, lowland mixed deciduous woodland and native hedgerows are classified as Priority Habitats, and are therefore of ecological importance.

- 11.4 Retained woodland, hedgerows and mature/veteran trees must be protected in line with standard arboricultural practice (BS5837:2012) to prevent damage via works occurring close to trees or Root Protection Areas (RPAs), including but not limited to tracking/parking of heavy plant, soil stripping for cut/fill and storage of materials. Where installed within an RPA, the proposed acoustic fence is to be located on arable land which has previously been subject to ploughing to ensure impacts on trees remains negligible.
- 11.5 A minimum 15m (ancient) woodland buffer will be implemented between adjacent residential development and the following designated sites:
- New Spring Wood LWS; and
 - Brooches Wood LWS (noting that the removal of more recent woodland beneath overhead powerlines will be required to allow for vehicular access into the Site – new woodland planting will be provided to mitigate these losses).
- 11.6 Existing habitats will be retained to ensure buffering of the following designated sites from adjacent residential development:
- Tilekiln Wood and Parsonsgreen Wood LWS; and
 - Claypithills Spring Wood LWS.
- 11.7 As outlined above, mitigation measures will also be implemented to minimise the generation of dust and pollution associated with construction activities. This will aid to minimise potential related adverse impacts on designated sites, retained habitats, and protected species during the construction of the Proposed Development.
- 11.8 No bat roosts have been confirmed to be present at the Site. However, extensive roosting opportunities are available across woodland habitats and mature trees. Whilst no evidence of roosting bats was identified during transect surveys, it is anticipated that bats do roost at the Site, and therefore the connectivity of habitats within the Site, for roosting, navigating and foraging, remains relevant to any severance of such habitat. Updated bat survey work should be undertaken prior to the commencement of felling work to confirm the absence of roosting bats. Should roosting bats be discovered within trees that require felling, an appropriate mitigation licence will need to be sought from Natural England.

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- 11.9 The removal of a section of hedgerow will require the closure of a badger sett, and a mitigation licence must therefore be sought from Natural England. At this stage, it is anticipated that all other badger setts present on the Site will be retained as part of the Proposed Development. Where construction works are required in proximity to these existing setts, it is proposed that these works also be covered by the mitigation licence, or a relevant separate licence, where required. During construction works, the setts should be partially or temporarily closed, and reopened on completion of the works. To mitigate potential road traffic risks to badgers during construction, key badger 'crossover' points should be provided. A number of additional safeguards will also be implemented during construction including, but not limited to:
- Pre-construction badger survey and monitoring for signs of new sett digging across the Site;
 - Covering of open excavations or provision of escape ramps;
 - Monitoring of the site for new sett excavation; and
 - Avoidance of night time working within 50m of retained setts, where possible.
- 11.10 The majority of habitats of importance for birds, as demonstrated in the breeding bird survey, comprising woodland and hedgerows will be largely retained as part of the current proposals. Removal of sections of hedgerow and non-ancient woodland to facilitate road/pedestrian access links, could disturb/displace breeding birds with habitat removal resulting in a loss of potential nesting, foraging and refuge habitat. All wild birds are protected from killing and injury, and their nests and eggs are protected from damage and destruction, under the Wildlife and Countryside Act 1981 (as amended). Appropriate safeguards will be implemented during clearance of the Site. Any clearance of nesting habitat or features required to facilitate the development should avoid the period between March and August (inclusive) when nesting birds are most likely to be present. If this is not possible, habitat will need to be checked for nesting birds by a suitably qualified ecologist prior to clearance with works only proceeding if no nesting evidence or behaviour are observed.
- 11.11 The above measures are to be reviewed and updated in line with any changed legislative requirements, or to include additional ecological receptors should they be identified.

12. WATER RESOURCES

- 12.1 During the construction of the Proposed Development, measures should be put in place both to minimise the potential for the contamination of water resources, and to reduce the consumption of water during construction activities.

Prevention of Contamination

- 12.2 The following sources of pollution to nearby water bodies or groundwater resources may arise during the construction of the Proposed Development:
- The operation of construction vehicles;
 - Dust generation from construction activities;
 - Inappropriate maintenance of fuel and material storage areas;
 - Oil leak/spillages;
 - General construction activities (including any groundwater dewatering); and
 - Potential mobilisation of any existing contaminants to water resources as a result of earthworks, trench excavations, piling and other construction activities.
- 12.3 Measures will be put in place to control the movement of construction vehicles on the Site, in addition to the management of stockpiled materials on-Site, and the safe storage of fuels and chemicals. Construction vehicles must be maintained and inspected regularly to ensure there are no leakages of fuels or related substances. The storage of other equipment which uses fuel should follow the same regime with safe controlled areas, encompassing measures such as drip trays and/or bunding, to be established to minimise risk.
- 12.4 A Surface Water Management Strategy will be implemented throughout the construction works. This should control surface water, and incorporate surface water interception to capture, separate and store debris, silt, and related contaminants on-Site prior to discharging to the receiving sewers. This discharge will be subject to approval from the water authority to ensure compliance.
- 12.5 A dialogue with both Thames Water and the Environment Agency (EA) should be established and maintained throughout the construction works, to put in place a monitoring system that ensures the quality of the surface water and groundwater resources are not being negatively impacted by construction works.

12.6 Further to the above, the following mitigation measures may be considered to reduce the potential for adverse effects on water resources:

- Preparation of a Surface Water Management Plan and, where relevant, an Erosion and Sediment Control Plan;
- Avoidance of the discharge of polluted water from the Site;
- Regular inspection of sediment and erosion controls to ensure sufficient capacity is present;
- Implementation of wheel washes;
- Drainage of surface water runoff and de-watering effluents to settling tanks to ensure suspended solids are removed prior to the discharge of water to a sewer, or removal by a suitably licenced waste carrier;
- Inspection of safe controlled storage areas for fuels, chemicals and hazardous materials to ensure sufficient capacity is maintained; and
- Prevention of spills and leaks, with appropriate and timely corrective measures executed should these occur.

Reducing Potable Water Consumption

12.7 During the construction of the Proposed Development, there is potential for water consumption to be associated with the following activities:

- Site Cabins: potable water consumption associated with canteens and non-potable water associated with sanitation fixtures;
- Drainage: both potable and non-potable water consumption associated with the flushing of drains;
- General Cleaning: non-potable water consumption associated with the washing of equipment, tools and plant;
- Site Dust Suppression: non-potable water consumption associated with dampening and misting;
- Concrete Production: both potable and non-potable water consumption associated with mixing plant;
- Masonry: both potable and non-potable water consumption associated with mortar mixing;
- Screeds: both potable and non-potable water consumption associated with the laying of screed;

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- Concrete Wash-out: non-potable water consumption associated with the washing out of plant; and
 - Commissioning: both potable and non-potable water consumption associated with the testing of pipework and plant installations.

12.8 Measures that should be considered to reduce the consumption of water on-Site during the construction of the Proposed Development include, but are not limited to, the following:

- Monitoring and quantification of water consumption within all areas of Site, with consumption reported to enable the tracking of resource efficiency;
- Splitting of water consumption related to welfare and “Site-based” activities;
- Installation of efficient sanitation fittings, and the use of measures such as trigger controls, infrared actuated taps and occupancy sensors to reduce the risk of uncontrolled water use;
- Minimisation of the risks of leakage, for example through the undertaking of checks throughout the construction works for leaks to prevent the unnecessary wastage of water;
- Employment of water recycling systems, or where feasible, rainwater harvesting systems, to provide a non-potable water supply for activities such as wheel washing and toilet flushing;
- Use of leak detection equipment, such as pulsed meters for regular monitoring, and the placement of valves and overflows in visible locations to allow for early detection of water loss, and ease of access for maintenance;
- Good housekeeping, such as the timely reporting and repair of leaks, the turning off of taps when not in use, and the provision of information on the appropriate use fittings and appliances;
- Undertaking of toolbox talks to raise awareness of the costs and environmental importance of water efficiency, and to create a culture of improving the efficiency of water consumption; and
- Application of screed in the early morning or late afternoon to take advantage of natural cooling, and therefore reducing the need for damping.

13. ARCHAEOLOGY AND HERITAGE

- 13.1 Historical assets, both built and above-ground, found to be present within the Site boundaries or surrounding area should be suitably protected during the construction of the Proposed Development. This section sets out measures that should be put in place to mitigate potential adverse impacts on buried archaeological remains, as well as built heritage assets and historic hedgerows.

Archaeological Remains

- 13.2 Geophysical surveys and trenching undertaken at the Site revealed the potential presence of the following:
- Prehistoric Remains;
 - Roman Remains;
 - Medieval Remains; and
 - Post-medieval Remains.
- 13.3 It is noted that the following activities associated with the construction of the Proposed Development have the potential to result in adverse effects on buried remains:
- Earthworks and ground re-profiling, primarily in relation to excavation below ground level to facilitate drainage and flood mitigation;
 - Construction of new accesses;
 - Obstruction clearance prior to construction;
 - Construction of buildings, including associated infrastructure, drainage features/sustainable drainage systems and utilities; and
 - Foundations for new structures.
- 13.4 It is expected that a condition will be attached to the planning permission, facilitating the development of a programme of archaeological mitigation prior to construction. Similarly, a programme of archaeological investigation is likely to be secured via an appropriately worded pre-commencement condition, which is likely to comprise limited excavation and recording in the area of known medieval remains in the north-west of the Site prior to the commencement of below-ground works associated with the Proposed Development, in addition to an archaeological watching brief on intrusive groundworks during construction in other areas of the Site.

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- 13.5 Method statements, or Written Schemes of Investigation (WSI), detailing the archaeological site investigations will be developed in consultation with North Hertfordshire District Council, and will be submitted against the relevant condition. Should significant archaeological remains be encountered, the assessment, publication and archiving of the results of investigations may also be required. Mitigation and subsequent public dissemination of the results of investigations may be considered an appropriate strategy to offset potential adverse effects on archaeological remains, if found to survive on the Site.

Heritage Assets

- 13.6 There are no designated built heritage assets located within the Site boundaries, however the Site does fall within the setting of nearby listed buildings, and has the potential to impact on historic features. The following sensitive receptors with respect to heritage have been identified:
- Farm Buildings Next the Road at Friends Green Farm (Grade II);
 - Friends Green Farmhouse (Grade II);
 - East Barn and Attached Outbuildings at Friends Green Farm (Grade II);
 - Dane End Cottage (Grade II);
 - Dane End Farmhouse (Grade II);
 - Granary at Dane End Farm, 4 meters to west of House (Grade II);
 - Tilekiln Farm House (Grade II);
 - Barn to East of Farmhouse at Tilekiln Farm (Grade II);
 - Barn Group around Courtyard at Tilekiln Farm (Grade II);
 - The Thatched Cottage (Grade II);
 - Barn at Warrensgreen (Grade II); and
 - Historic Hedgerows within the Site.
- 13.7 It is expected that the preparation of a Construction Method Statement (CMS) will be secured via a planning condition. This will set out a proposed strategy to mitigate potential adverse effects on historic features within the Site and its surroundings. The CMS should be prepared in line with best practice, detailing measures to control the generation of dust, vibration and noise, as well as visual-related effects, during construction. It is also noted that the installation of Site hoardings will aid to screen much of the construction activity from view in the public realm. The delivery of the Proposed

Development in a phased manner will also aid to reduce the magnitude/intensity of effect at any one time.

14. POLLUTION PREVENTION

- 14.1 The following measures should be considered for implementation during the construction of the Proposed Development to prevent the occurrence of pollution incidents, to appropriately store hazardous materials, and to reduce artificial light levels.

Mitigation of Pollution Incidents and Storage of Hazardous Materials

- 14.2 Activities that have the potential to result in pollution are listed below, alongside measures that may be put in place during the construction of the Proposed Development to prevent pollution incidents occurring:

- Elevated sediment loads in surface water and dewatering of excavations:
 - The gradients of soil stockpiles should be kept as shallow as possible, and stockpiles should be sealed, to prevent large amounts of earth being washed away during periods of heavy rainfall.
 - Areas which are exposed should be reseeded or surfaced as soon as practicable.
 - Tight control of the Site boundaries should be exercised, with minimal land clearance to be undertaken and restrictions on the use of machinery adjacent to water bodies put in place. Where possible, stockpiles should be located an adequate distance from water bodies or drainage lines.
 - Wheel wash facilities should be provided at all entry and exits points, and water arising from wheel wash facilities should not be discharged directly into adjacent water bodies, nor via the on-Site surface water drainage network.
 - Runoff generated on the Site should be captured within isolated ditches, settlement lagoons and/or settlement tanks where possible. Should dewatering be required during excavation works, the water generated should be pumped into a settlement tank or lagoon, and should not be discharged directly into adjacent water bodies, nor via the on-Site surface water drainage network. Similarly, sediment should be removed from water pumped during any extractions that may be required.
 - Where water is to be discharged via the on-Site surface water drainage network, sediment should be removed prior to discharge through the use of a baffle tank system or equivalent.
 - Dust suppression measures such as dampening and wheel washing should be undertaken as appropriate.

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- Accidental release of hydrocarbons and oils into the on-Site surface water drainage network or directly to water body:
 - Interceptors should be incorporated within the on-Site surface water drainage network, where appropriate, within high-risk areas. These area may include those for parking, unloading of materials, and for the refuelling of vehicles, plant or equipment. The use of interceptors will aid the removal of hydrocarbons and oils from surface water prior to discharge.
 - Designated locations should be provided for the storage of fuels and the refuelling of operational plant and machines.
 - Measures, for example placing drip trays under equipment such as generators, and the provision of wheel washing facilities, should also be implemented to minimise the risk of pollutants infiltrating groundwater or the on-Site surface water drainage network.
 - Accidental leaks and spillages of significant amounts of hazardous materials migrating into the on-Site surface water drainage network or directly to water body:
 - Storage facilities and tanks should be provided, and refuelling of machinery conducted, within bunded areas, which should be located an appropriate distance from water bodies or drainage lines.
 - Storage and bunded areas should be constructed with impervious floors and walls, and with capacity for the contents of the storage tank plus an additional 10% safety margin.
 - Spill kits will be provided across Site and distributed to areas of likely risk, in particular around Control of Substances Hazardous to Health (COSHH) materials and fuel stores, near COSHH bins and wherever plant is operating or being stored.
 - The mixing of construction materials, such as cement, should be conducted in designated areas located away from water bodies and drainage lines.
 - Concrete should be washed out in lined skips or suitably bunded areas, with washout areas located away from drains and water bodies.
 - Leak or breakage of temporary sewerage system causing crude sewage to migrate to water:
 - A temporary septic tank, cesspit and/or sewerage connection for disposal of sewage from the toilet facilities should be provided and maintained, to reduce the likelihood of crude sewage infiltrating groundwater or migrating towards water bodies.
 - Any temporary toilet facilities will be positioned an appropriate distance from any water bodies.
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- Dewatering of excavations causing sediment and capacity issues in water bodies/foul water network:
 - Runoff generated on the Site should be captured within isolated ditches, settlement lagoons and/or settlement tanks where possible. Should dewatering be required during excavation works, the water generated should be pumped into a settlement tank or lagoon, and should not be discharged directly into adjacent water bodies, nor via the on-Site surface water drainage network. Similarly, sediment should be removed from water pumped during any extractions that may be required.
 - Should it be necessary to discharge water to the main sewer network, this should be restricted to a flow rate agreed with Thames Water prior to the commencement of works.

- 14.3 As detailed above, spill response training will be provided on a regular basis for Site employees, where relevant and appropriate. This will ensure that, should a spill incident occur, a proper responses may be executed.

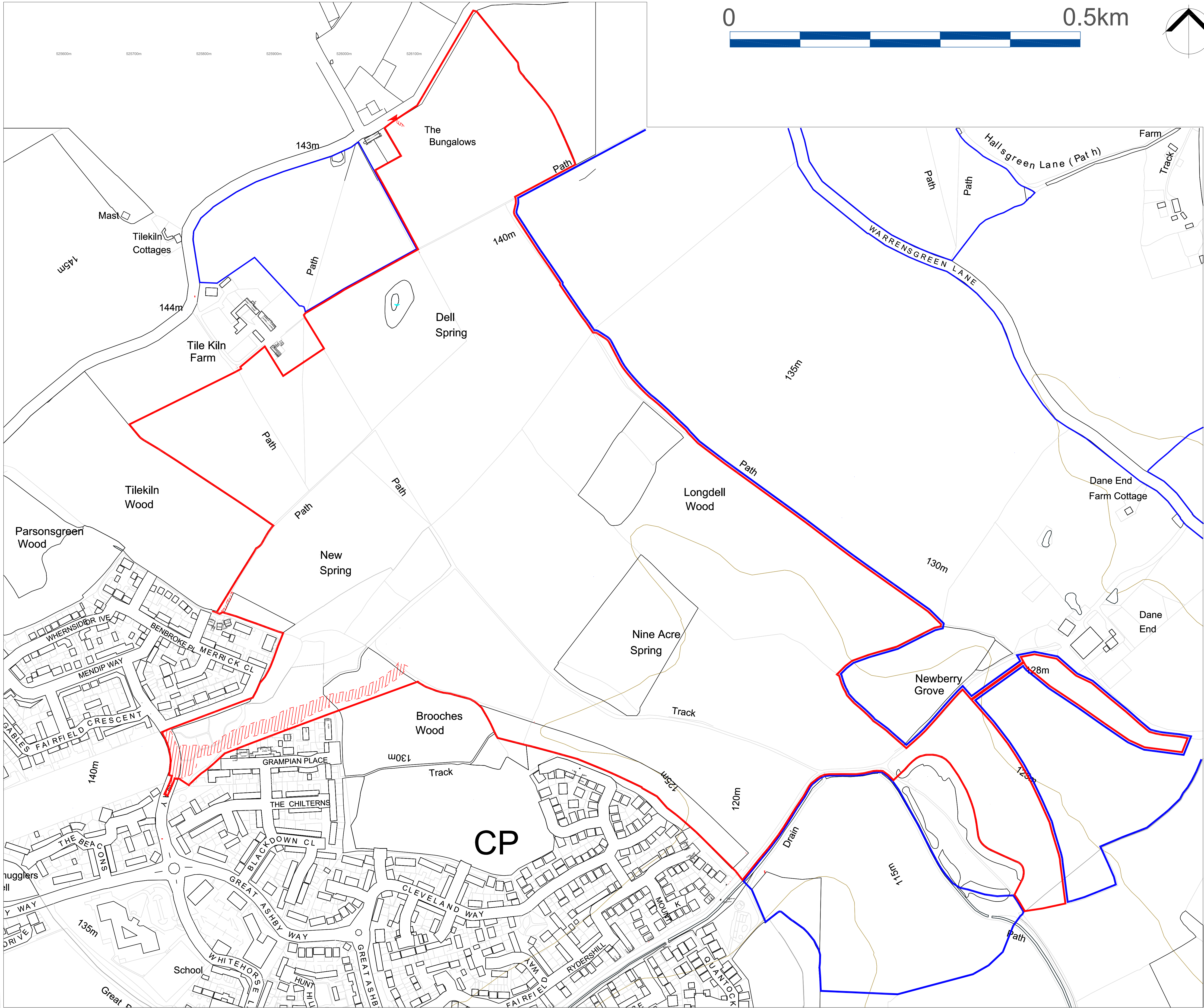
Construction Lighting

- 14.4 To ensure the safety of employees during the construction of the Proposed Development, lighting provisions will be implemented across the Site, in particular during the winter, and in parts of the Site with limited natural light.
- 14.5 Energy efficient lighting systems will be employed, with only LED systems to be installed, where practicable. Lighting should also be used only when required, and split circuit lighting may therefore be implemented to allow for the control of lighting based on location.
- 14.6 Security lighting employing sensors will be deployed around the Site to ensure safety and security. Overriding switches will be incorporated to allow for the control of localised area-based lighting, where necessary. Sensors and time delay switches will also be employed to reduce the incidence of light pollution outside of normal working hours, and to reduce energy consumption relating to artificial lighting.
- 14.7 Directional lighting will be employed where possible and appropriate, with the aim of directing light into the Site, and avoiding light spill to the Site boundaries and adjacent areas. This will aid to prevent nuisance to neighbours and wildlife, particularly with respect to sensitive habitats and species, such as retained trees and areas of woodland, hedgerows and light-sensitive bats.

Incident Response

- 14.8 Should an environmental incident arise on the Site, the Project Manager / Main Contractor should be reported to directly and immediately. The incident should be reported on a relevant incident reporting system.
- 14.9 Examples of environmental incidents include, but are not limited to:
- The spillage of fuels or chemicals to the ground, into drains or into a watercourse;
 - Damage to protected habitats and/or species; and
 - Waste-related incidents, including fly-tipping or the illegal transfer of waste.
- 14.10 An Emergency Response Plan should be prepared collaboratively by the Project Manager / Main Contractor, the SHE Advisor / Environmental Manager, and the Construction Manager. Risk Assessments should also be completed by contactors / sub-contractors to assess potential requirements for spillage equipment and pollution prevention storage. Equipment provided for dealing with spillages should be clearly labelled, made readily available, and the location and operation of this equipment should be communicated to Site staff via relevant toolbox talks.
- 14.11 Examples of good and bad environmental practice should be clearly communicated to all Site staff. Incidents of bad practice should be investigated and addressed as appropriate, whilst good practice should be promoted and encouraged.
- 14.12 Where necessary in the event of a pollution incident the Environment Agency (EA) will be contacted, as will the Project Manager / Main Contractor. The EA Pollution Hotline Number is 0800 807060. In some cases, it may also be necessary to contact Natural England. Appropriate reporting policies and procedures should be put in place to ensure investigations into incidents can be facilitated, as necessary.
- 14.13 If a workplace hazard is spotted, this should be appropriately reported and recorded to prevent any incidents or activity that could be potentially harmful to the environment or the neighbouring community.
- 14.14 Should an incident or event occur that may give rise to public concern, or which involves significant spills, leaks, toxic substances or pollution, a relevant incident investigation should be carried out in accordance with the appropriate reporting procedures.

A1. SITE PLAN



- Application Site Boundary: 62.90ha
- Detailed Application Boundary: 0.80ha
- Other land within the ownership of the Applicant or their parent company

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CLIENT
Picture Estates Ltd

PROJECT
GA2 - North East Stevenage

TITLE
Application Site Plan

DRAWN BY	SG	CHECKED BY	SG
SCALE @ A1	1:2,500	DATE	JULY_2024
PROJECT NO.	23_M004	DRAWING NO.	DL07
		REV.	D

iceni Projects accept no responsibility for any unauthorised amendments to this drawing.
Only figured dimensions are to be worked to.

A2. GENERAL NOTES

- A2.1 The report is based on information available at the time of the writing and discussions with the client during any project meetings. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by Iceni Projects Ltd for inaccuracies in the data supplied by any other party.
- A2.2 The review of planning policy and other requirements does not constitute a detailed review. Its purpose is as a guide to provide the context for the development and to determine the likely requirements of the Local Authority.
- A2.3 No site visits have been carried out, unless otherwise specified.
- A2.4 This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in guidance may necessitate a re-interpretation of the report in whole or in part after its original submission.
- A2.5 The copyright in the written materials shall remain the property of Iceni Projects Ltd but with a royalty-free perpetual licence to the client deemed to be granted on payment in full to Iceni Projects Ltd by the client of the outstanding amounts.
- A2.6 The report is provided for sole use by the Client and is confidential to them and their professional advisors. No responsibility whatsoever for the contents of the report will be accepted to any person other than the client, unless otherwise agreed.
- A2.7 These terms apply in addition to the Iceni Projects Ltd "Standard Terms of Business" (or in addition to another written contract which may be in place instead thereof) unless specifically agreed in writing. (In the event of a conflict between these terms and the said Standard Terms of Business the said Standard Terms of Business shall prevail). In the absence of such a written contract the Standard Terms of Business will apply.
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