Norbeck Enterprise Centre:
107 additional on-site storage units

Construction Environmental Management Plan (CEMP)

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1 INTRODUCTION

1.1 GENERAL

This Construction Environmental Management Plan (CEMP) has been produced by Johns Associates Ltd on behalf of Norbeck Ltd to support a planning application (reference PL/2023/11126) for 107 drive-up storage units at the Norbeck Enterprise Centre, Furnax Lane, Warminster, BA12 8FT. This CEMP was originally approved by Wiltshire Council to discharge Planning Condition 18 of 19/12156/FUL at the same site location and is being updated as required for the current scheme.

Relevant cross-referencing has been made between this CEMP, together with other relevant supporting documents as necessary.

For ease of communication, this document is referred to as the CEMP in the following sections.

This CEMP will be a live document. It will be updated during the life of the project to ensure it remains suitable and relevant to effectively deliver the project's environmental commitments.

The construction of the proposed development will be undertaken by an appointed contractor for and on behalf of Norbeck Ltd.

1.2 AIM AND SCOPE OF THIS DOCUMENT

The aim of the CEMP is to set out the responsibilities with regard to compliance with legislation and to implement any mitigation measures in relation to all management measures to minimise the environmental impact of the construction phases of the development.

The management of the measures set out in this document will be coordinated by Norbeck Ltd, supervised by the project ecologists as required and implemented by the appointed specialist principal contractor and its sub-contractors. The CEMP provides a framework within which the measures will be implemented throughout the project. The CEMP has been developed to avoid, minimise and mitigate against any construction effects on the environment and surrounding environment and local community.

The CEMP provides project-specific management measures and is a living document which will be reviewed at five key stages of the project to ensure that should activities or conditions on-Site change, the CEMP can be reviewed and updated as necessary in response. The five key stages are:

1) Planning Stage – High level approach to understand and identify issues and concerns – *completed as part of planning application.*
2) Tender stage – To ensure materials and construction approach reflects and considers issues and concerns – *this version.*
3) Site Establishment – To ensure the site compound for welfare, deliveries, storage does not impact on the environment.
4) Construction phase.
5) Demobilisation – To ensure both the permanent and temporary construction works do not leave an adverse impact to the works area.

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For the purposes of this document, the working area is defined as any area where there will be a requirement for temporary or permanent works to facilitate the construction of the development. This includes areas required for access, temporary construction and temporary storage areas.

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2 REGULATORY FRAMEWORK

The proposed development involves the installation of 107no. new movable drive-up units as Phase 3 of the Norbeck Enterprise Centre development. Another 20 no. containers approved by previous approvals will be placed adjacent to the existing building. The Use Class is B8.

The CEMP is required to encompass environmental controls when required, with due consideration to relevant environmental legislation including, but not limited to the Wildlife and Countryside Act 1981 (as amended), the Water Framework Directive 2000/60/EC, and the Environmental Permitting (England and Wales) Regulations 2016.

The CEMP outlines the approach to environmental management throughout the construction phases, with the primary aim of reducing any adverse impacts from construction on local sensitive receptors.

The works will be undertaken in accordance with this document, together with the following documentation which forms part of the planning application, prepared on behalf of Norbeck Ltd as listed below:

Plans:

- Proposed Site Plan (Drawing No. A130, David Brain Partnership, December 2023)
- Proposed Site Elevations (Drawing No. A211C, David Brain Partnership, September 2023)
- Location Plan (Drawing No. A003, David Brain Partnership, November 2023)

Documents:

- Waste Management Policy (David Brain Partnership, December 2023)
- Design and Access Statement (David Brain Partnership, December 2023)
- Combined Environmental Site Investigation Report (Earth Environmental & Geotechnical (Southern) Ltd, September 2022)
- Landscape and Ecological Management Plan (Johns Associates Ltd, April 2024)

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3 SITE LOCATION AND PROJECT DESCRIPTION

3.1 LOCATION

Centered at Grid Reference ST 868 463, the application site is approximately 0.43 hectares in size, and is located approximately 1km to the northwest of the centre of Warminster. It is accessed off Furnax Lane to the southwest, which connects with Bath Road (B3414). There are no major designations or constraints applicable to the site. It lies within Flood Zone 1.

The site is set in an elevated position, in rural surroundings at the northern edge of Warminster Business Park. The west and south of the site is surfaced with hard landscaping. The north and west site boundaries are demarcated by vegetation in the form of trees and hedges. To the south of the site is F & S Gibbs Transport Services Ltd, a road freight transport business. Polar Thermal Packaging is located to the south-west, a producer and distributor of temperature-controlled packaging systems. Adjacent to this is Van Kappel, an engine repair garage, along with Con-tempo Furniture, a furniture maker. A train line is located to the east of the site and agricultural land appears to be located to the west and north. A Public Right of Way footpath (WARM 15) runs outside of the western site boundary.

3.2 PROJECT DESCRIPTION

The Drive-Up Storage Scheme will be located generally to Phase 3 of the Norbeck Enterprise Centre and will comprise the arrangement of 107 no. new movable drive-up units. Another 20 no. containers approved by previous approvals will be placed adjacent to the existing building. The Drive-Ups will provide a cost-effective: low-investment, high yield storage facility.

The new Drive-Up arrangement is an unmanned facility that will have an association with a separate Self-Storage Scheme that currently seeks planning permission under application PL/2023/02481.

Both types of self-storage facility will be managed by an established operator called Wigwam Self Storage who have a number of existing locations in Chipping Norton, Bromsgrove and Shipston on Stour and are seeking to expand their offering to Warminster, having identified it as a town with undersupplied demand.

Self-storage centres provide highly affordable and flexible bases for low level, start up and entrepreneurial businesses. For example, a small industrial business, by freeing up space used for storage in its own premises, can maximise operational efficiency and accommodate additional staff. Van hire, removals and delivery services also benefit from self-storage with commercial and domestic customers alike regularly depending on rental and courier services.

The Use Class of these storage units is B8.

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4 METHOD OF WORK

4.1 CONSTRUCTION METHOD

A training aid will be used to provide practical advice regarding managing construction on site to minimise environmental impacts following CIRIA (2015) C741: Environmental Good Practice on Site.

Works will be conducted following CIRIA (2001) C532: Control of water pollution from construction sites.

No construction work shall take place on Sundays or Public Holidays or outside of the following Site Hours of Work (including deliveries):

08:00 - 18:00 Monday to Friday

08:00 – 13:00 Saturday

In order to maintain these working hours, contractors will require a period of 30 minutes before and at the end of the working shift to start up and close down the works activities.

The access route for all access (contractors and visitors) and deliveries to the construction site will be via Furnax Lane, which will be improved as part of Phase 2 of the development. In addition:

- Delivery vehicles will supply and remove materials from site in a manner that will reduce vehicular movements, deliveries will be made direct to the work zone to mitigate double handling and double vehicular movements.
- Delivery vehicles whenever practical will avoid 'peak public traffic hours' to reduce traffic congestion and nuisance to the existing road and highway network.
- To avoid construction traffic congestion and nuisance to the surrounding area all suppliers and contractors will be made aware of traffic routes.
- Site entrances will be maintained and kept clean and clear.
- All materials will be loaded within the site compound/boundary of the working zone to minimise congestion.
- For environmental and road safety all materials containers leaving site will be appropriately covered to avoid soiling of the roads and highway.

A temporary site compound will accommodate the laydown area for materials.

Temporary fencing will be used in the vicinity of any retained tree root protection areas. This will be installed during site set up, together with appropriate signage and removed during demobilisation.

No night-time illumination will be employed (apart from personal / vehicle egress) as no night-time working is proposed. Occasional use of lighting during late afternoon may be necessary to finish the day's work during winter months. This will avoid/minimise effects on nocturnal animals.

All substances that are hazardous to health will to be addressed under COSHH. Such materials to be stored securely and appropriately to prevent/reduce workers exposure to hazardous substances.

All waste will be disposed of following the necessary best practice guidance relevant to the type of waste. This is expanded on later in this document.

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To minimize any potential impacts on habitats or wildlife a trained ecologist to be present on site for the key construction stages. This would ensure that the necessary steps are taken to prevent any unnecessary damage occurring to habitats and species. A series of Precautionary Ecological Method of Works are set out elsewhere in this document. An Ecological Clerk of Works will be present on site at key stages, to ensure that vegetation and surrounding habitats are protected and retained. The use of toolbox talks will help to ensure that all working on site are informed of the necessary measure required to protect the surrounding habitats.

Once all necessary works to establish the site, safeguard retained habitats and undertake any necessary tree/ vegetation works have been completed, construction will commence.

The development will be progress using only those materials required at the time, to prevent over-ordering and minimise on site storage requirements.

4.2 MATERIALS

Materials will be sourced within the local area where possible, to reduce the overall impacts of the construction works, including carbon.

All materials will be managed and handled in accordance with the appropriate RAMS/ Safety Data Sheets/ COSHH guidance.

The contractor will ensure materials do not end up outside of the construction work zones and will provide methods for retrieving and cleaning any spilled material.

4.3 SITE AND EQUIPMENT MAINTENANCE PLAN

The site's infrastructure and machinery being used will be maintained in accordance with the main contractor's standard site and equipment maintenance plan. All plant and equipment to be inspected prior to use and prior to the commencement of each shift: fluid levels and battery charge to be checked as appropriate. The initial check of plant delivered to site to be recorded and plant checks are to be recorded on Daily/ Weekly Maintenance Inspection Reports.

All plant and equipment to be maintained in working order following the contractors Plant Department maintenance regime. New plant to be accompanied by an EU Declaration of Conformity.

Defective plant is not to be used: damage/defects to plant are to be recorded and communicated to the Plant Department.

Machinery will be used and maintained according to the manufacturers or supplier's recommendations.

Engines of all vehicles, mobile and fixed plant on site are not left running unnecessarily.

Using low emission vehicles and plant fitted with catalysts, diesel particulate filters or similar devices. Using ultra low sulphur fuels in plant and vehicles where possible.

Plant will be well maintained, with routine servicing of plant and vehicles to be completed in accordance with the manufacturer's recommendations and records maintained for the work undertaken.

All project vehicles, including off-road vehicles, will hold current MOT certificates, where applicable and where required due to the age of the vehicle and that they will comply with exhaust emission regulations for their class. Ensure all vehicles switch off engines when stationary - no idling vehicles.

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Avoiding the use of diesel- or petrol-powered generators and using mains electricity or battery powered equipment where available.

All commercial on road vehicles used in construction must meet the European Emission Standards pursuant to the EC Directive 98/69/EC (commonly known as Euro standards) of Euro 3 during any works.

Only trained, certified, competent operatives will be allowed to operate the plant machinery. A record of all operatives' certificates should be kept in the site office.

All plant should come to site with a current and up to date record of service and an annual inspection sheet. An onsite weekly inspection will be carried out by the Site Agent of all operated plant and recorded. All plant maintenance is to take place in the site compound only. Refuelling of all plant is to take place in the compound and drip trays are to be employed during the fuelling process.

4.4 POLLUTION PREVENTION AND HAZARDOUS MATERIAL STORAGE

Chemicals and hazardous materials such as fuels and lubricants may be stored on Site during the construction phase of the project. Storage will be within a bunded, 110% of the volume, secure areas with impervious walls and floor during construction. Development of pollution control procedures in line with the EA's Pollution Prevention Guidelines, and appropriate training for all construction staff will be implemented.

Drip trays will be used to collect leaks from diesel pumps or from standing plant, and oil interceptor(s) fitted to all temporary discharge points and for discharge from any temporary oil storage/ refuelling areas.

The contractor will record and monitor the volumes of any chemicals or hazardous materials such as fuels and lubricants which are stored on site to ensure any spill incidents can be managed and quantities or volume leaked are understood and appropriate incident management can be employed.

All chemicals or hazardous materials stored on site will, alongside their COSHH sheets, have the appropriate methods and materials to manage and clean up any spills. Where plant is using diesel or petrol, spill kits must, at all times, be kept adjacent to the plant where it is being used to ensure a rapid response to minimise the impacts of any pollution incidents.

The contractor must ensure all management and operatives working on Site are aware and competent to employ the spill kits for all substances kept on Site. The contractor will provide a plan of the site compound indicating where all chemicals and hazardous materials are stored and all spill and recovery kits. This should be done through site induction and regular toolbox talks. All spills and near misses will be recorded and provided to the project manager and Norbeck Ltd within 24hrs of any incident/near miss.

Risk Assessments and Method Statements (RAMS) from contractors will be scrutinised and authorised before work commences to ensure the requirements above are understood, factored into working methods and adhered to.

4.5 WATER CONSUMPTION, DRAINAGE AND WATER ENVIRONMENT

Effective construction management can deliver major savings in water use and the associated costs of energy, water supply and wastewater treatment. This can be achieved without compromising the performance and user acceptability of the project.

The project will, where appropriate, utilise examples of best practice, or equivalent. The appointed contractor will confirm where they will need to use water and how best they can reduce the impacts, ensuring all areas of site water consumption are quantified including:

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i) Consider splitting welfare and "site-based" water consumption.

ii) Record site water consumption on a regular basis for review at project progress meetings.

Regular meter readings will be taken from all bowsers, meters, submeters and metered standpipes as appropriate (weekly is recommended).

Influence user behaviour: Creating a culture that changes attitude and behaviour to accepting ownership of water efficiency is fundamental to improving the use of water in an efficient manner.

Good housekeeping (e.g. reporting/repairing leaks, turning off taps which are not in use, and generally using water in an efficient manner) will assist the site in reducing its overall water use. The provision of information on appropriate use of fittings and appliances; awareness raising of the costs and environmental importance of water efficiency via Toolbox Talks; guidance on processes for identifying and reporting water leakage/poorly performing fittings; method for providing feedback to building occupants on water.

Surface Water Management - The perceived risks to surface water in the form of silt will be managed:

i) Vehicular access to the site during the construction phase is via Furnax Lane, which will be improved as part of Phase 2 of the development.

ii) Works associated with soil/sediment/vegetation excavation or translocation will avoid exceptionally wet weather to prevent the collapse of saturated materials and silt pollution.

iii) Vegetation on the banks surrounding the site will be retained as far as possible to reduce the risk of soils/ silt washing into the adjacent stream. Where vegetation has to be removed to facilitate the development, replacement planting will be provided at the earliest opportunity in order to stabilise the banks and to reduce the potential for soil movement.

4.6 SITE WASTE MANAGEMENT PLAN

The Waste Management Policy (David Brain Partnership, December 2023) will be adhered to by the Principal Contractor's Project/Site Manager. It will be made available to all personnel on site as appropriate and to Wiltshire Council and the Environment Agency for inspection.

Industry guidance such as the CIRIA Waste Minimisation in Construction will be utilised as required. This is available online at www.ciria.org.

The proposals will employ a 'no-dig' construction method, to minimise the quantity of spoil to be transported from site for processing. A permeable hardstanding of gravels will be laid on to the existing ground, therefore there will be no excavation required and little to no dust generated during the construction phase of the development.

Other waste types including quantities of general construction and demolition wastes will be generated, and are likely to comprise waste such as wood, packaging, metals, plastics, hazardous waste (e.g. fuels, oils, paints and adhesives), site clearance (including vegetation) and residual waste which are generated during the construction phase.

A review of these wastes including their respective European Waste Catalogue (EWC) Codes are outlined below:

- 13 07 01 Liquid Fuels
- 17 02 01/02/03 Wood, glass, plastic
- 17 04 07 Metal

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- 17 05 03 Soil (incl. excavated soils from contaminated sites), stones and dredging spoil
- 17 09 04 Other construction and demolition waste
- 17 05 03 Soils and stones containing hazardous substances
- 17 05 04 Soils and stones other than those mentioned in 17 05 03

The Waste Hierarchy will be implemented on site is as follows:

- Prevention/Reduction
- Re-use: products and materials can sometimes be used again, for the same or a different purpose
- Recycling and composting: resources can often be recovered from waste
- Energy recovery: value can also be recovered by generating energy from waste
- Disposal: only if none of the above options offer an appropriate solution should waste be disposed of

Norbeck Ltd will confirm the named personnel and their roles and responsibilities. This includes maintaining records of waste transfers. The appointed site manager should also ensure compliance with any permits and record keeping.

The contractor will ensure all controlled waste is managed in accordance with the following Duty of Care requirements:

- Ensure all waste is correctly assessed and categorised.
- Prevent the illegal deposit or handling of controlled waste by any other person.
- Prevent waste material from escaping our control.
- Only transfer controlled waste to an "authorised person" (Waste Collection Authority, the holder of an Environmental Permit, Registered Water Carrier or Waste Disposal Authority).
- Ensure that non-hazardous waste is transferred under a Waste transfer Note which must be retained for two years.
- Hazardous waste is moved under a waste consignment note that provides a clear description of the waste material. The consignment note must be retained for three years.
- The waste is the responsibility of the contractor until it has been fully recovered or finally disposed of.

Wherever possible, different types of waste will be segregated as they are produced to allow for correct disposal. Each type will be stored separately and securely to prevent pollution and cross-contamination and each waste container should be clearly labelled. Waste limits include:

- Waste must not be stored for longer than 2 weeks.
- No more than 20 cubic metres of non-liquid waste can be stored at any one time.
- The total quantity of liquid waste must not exceed 1,000 litres at any one time.

The amount of waste material on site will be reduced as far as reasonably practicable, through waste-minimisation, re-use and recycling. This will be implemented by the following measures:

- Storage- material shelf life is not exceeded, damage and contamination are prevented including loss, theft and vandalism.
- Delivery- Damage during unloading, delivery to the correct location on Site.

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- Handling- Materials and components are handled using correct methods, in minimal fashion.
- Protection- Damage is avoided by provision of temporary protection where applicable.

The contractor will record the quantity in tonnes and types of waste and materials leaving the development site during the construction phase. The name, address and authorisation details of all facilities and locations to which and materials from the construction phase are delivered will be recorded along with the quantity of waste in tonnes delivered to each facility. Records will show material which is recovered and disposed of.

Concrete waste is to be sent back to the supplier for re-use.

One of the primary sources of metal waste is sheet piling and this will be reduced by ordering made to measure from the manufacturer (as required) and detailed scheduling of all elements. Skips may be provided and when full should be sent to a metals recycling facility.

Timber will be stored separately as it is readily contaminated by other wastes so any pallets will be returned to the supplier for re-use. Off cuts and trimmings will be used in formwork where at all possible. A container for waste wood will be covered by a waste contractor who will forward it to a wood recycling facility for chipping. Treatment of timber with chemicals and the overuse of nails will be minimised and avoided as this will make it difficult to reuse/recycle the timber afterwards. The utilisation of reclaimed timber products will also be investigated, if appropriate.

Packaging and plastic double handling will be avoided by segregating packaging wastes immediately after unwrapping. It is intended that were possible materials with recycled packaging will be purchased. Waste packaging will be segregated and stored in separate containers, preferably covered for collection and /or returned to the supplier.

Hazardous wastes will be identified, removed and kept separate from other construction and demolition waste materials in order to avoid cross contamination. Specific method statements detailing the necessary mitigation measures required during excavation, handling transportation and disposal of hazardous wastes encountered on the site will be prepared as required. The likely disposal/treatment options for any hazardous wastes will depend on the nature of the material and the concentration of parameters of concern.

All chemicals and hazardous materials will be kept in a separate contained storage area which will be locked when not in use. Lids will be kept on containers in order to avoid spillage or waste by evaporation. These will be stored in a containment tray with a capacity to contain 110% of the volume of the largest container. Fuels and chemicals will be stored in double skinned containers or within a bund i.e. an impervious structure with the capacity to contain 110% of the volume of the largest tank stored within it. All containers will be carefully labelled.

Food areas within welfare facilities have the potential to generate food waste and packaging waste. Designated receptacles will be provided to allow for the segregation and storage of individual waste streams. These will include receptacles for food waste (e.g. brown bin for waste foods.) dry recyclables (e.g. green bin for packaging, plastics, metals, wood, paper, cardboard, tetrapack, etc) and residual bin (e.g. black bin for mixed food and packaging waste). Separate receptacles for the recyclable fractions may be provided such as plastics, metals, glass.

This waste is normally made up of residual non-recyclable waste such as soiled paper, cloth, cardboard or plastics as well as food waste and general waste found on the sites including plastic bottles, bags, cans etc. Given the heterogeneous nature of this material it is most important that residual waste is kept separate from the other waste streams to avoid contamination. This material will be stored in a dedicated container in the Waste Segregation Area.

Container size and collection frequency will be assessed with waste management contractors as works proceed. All residual wastes will be dispatched to a suitably licensed facility for disposal. Other construction and demolition waste

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material will be collected in receptacles with mixed construction and demolition waste materials for subsequent separation and disposal at a segregation facility.

4.7 VIBRATION, NOISE AND AIR QUALITY

It is recognised that a key concern for the local community and the surrounding areas will be any disturbance to air quality caused by traffic generated during the construction stages associated with the works, together with vibration and noise.

In terms of the construction phase of the project, air quality mitigation measures will be implemented as part of a construction traffic management plan. The construction traffic management plan (CTMP) considers the effect of:

- Changes to the existing access through road closures required by the scheme.
- Vehicular activity generated by the construction process.
- Designated haul routes and restricted routes for construction traffic.

All sub-contractors, operatives and suppliers will be made aware of the CTMP. It also lays out the Traffic Management Principles and areas of storage and construction vehicles.

The primary access route for all deliveries to the construction site will be via Furnax Lane, which serves as the current access to the site. In addition:

- Delivery vehicles will supply and remove materials from site to minimise vehicular movements, deliveries will be made direct to the work zone to mitigate double handling and double vehicular movements.
- Delivery vehicles whenever practical will avoid 'peak public traffic hours' to reduce traffic congestion and nuisance to the existing road and highway network.
- To avoid construction traffic congestion and nuisance to the surrounding area all suppliers and contractors will be made aware of traffic routes.
- Site entrances and access routes will be maintained and kept clean and clear.
- All materials will be loaded within the site compound/boundary of the working zone to minimise congestion.
- For environmental and road safety all materials containers leaving site will be appropriately covered to avoid soiling of the roads and highway. Engines of all vehicles, mobile and fixed plant on site are not left running unnecessarily.
- Using low emission vehicles and plant fitted with catalysts, diesel particulate filters or similar devices. Using ultra low sulphur fuels in plant and vehicles where possible.
- Plant will be well maintained, with routine servicing of plant and vehicles to be completed in accordance with the manufacturer's recommendations and records maintained for the work undertaken.
- All project vehicles, including off-road vehicles, will hold current MOT certificates, where applicable and where required due to the age of the vehicle and that they will comply with exhaust emission regulations for their class. Ensure all vehicles switch off engines when stationary - no idling vehicles.
- Avoiding the use of diesel- or petrol-powered generators and using mains electricity or battery powered equipment where available.

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- All commercial on road vehicles used in construction must meet the European Emission Standards pursuant to the EC Directive 98/69/EC (commonly known as Euro standards) of Euro 3 during any works.

Only trained, certified, competent operatives will be allowed to operate the plant machinery. A record of all operatives' certificates should be kept in the site office.

All plant should come to site with a current and up to date record of service and an annual inspection sheet. An onsite weekly inspection will be carried out by the Site Agent of all operated plant and recorded. All plant maintenance is to take place in the site compound only. Refuelling of all plant is to take place in the compound and drip trays are to be employed during the fuelling process.

Management of Dust -The application of standard dust control measures included in the British Research Establishment guidance (Building Research Establishment, 2003) are normal working practice on all well managed construction sites in the UK. Standard measures will be applied to the construction areas within the Site as agreed with the local authority air quality/pollution control officer or Environmental Health Officer.

Contractor staff will be trained in the control of dust and will ensure the site is monitored for levels of surface dust. Record all dust and air quality complaints, identifying cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. Record any exceptional incidents that cause dust and/or air emissions, either on-or off-site, and the action taken to resolve the situation in the log book.

The access road into and out of the site will be monitored for excessive dust build up.

The name and contact details of person(s) accountable for air quality and dust issues will be displayed on the site boundary. This will be the site manager.

Communication and Best Practicable Means

Best Practicable Means (BPM), as defined in Section 72 of the Control of Pollution Act 1974 shall be employed throughout the construction phase.

The following mitigation measures shall be employed, in order to minimise the impacts of noise:

- Careful selection of plant, construction methods and programming. Only plant conforming with relevant national or international standards, directives and recommendations on noise emissions will be used.
- All plant and equipment will undergo regular maintenance to ensure optimum operation and limit noise caused by wear and tear.
- Construction plant will be located, as far as is reasonably practicable, away from adjacent occupied buildings or as close as possible to noise barriers where these are located between the plant and the buildings.
- Site personnel will be instructed on BPM to reduce noise as part of their induction.
- Training and as required prior to specific work activities.
- When plant is not being used, it shall be shut down and not left to idle.
- Local screening to equipment during key phases with suitably heavy materials if necessary.
- Where practicable, to phase the works to ensure that the noisier activities are not carried out concurrently (within the same site).

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- Construction vehicles and deliveries will be co-ordinated to avoid peak hours.
- There will be no vehicles waiting on the public highway with their engines running.

Noise monitoring

Noise monitoring will be undertaken throughout the project at quarterly intervals. Initial monitoring will be undertaken as soon as possible (once works commence) to identify any operations requiring immediate mitigation. Subsequent monitoring will ensure any required mitigation measures are retained.

The following threshold values have been determined, to be achieved at all nearby noise sensitive properties:

- Weekday 08:00 to 18:00 60 dB LAeq, 12 hour
- Saturday 08:00 to 13:00 55 dB LAeq, 12 hour

The noise monitoring locations shall consider the nearest and most-affected residential and commercial properties and be representative of the respective receptor locations (where access or nearby ambient noise sources prevent measurement at the building's façade).

Noise measurements will be undertaken in samples of five minutes in terms of the overall A-weighted Leq sound pressure levels in dB. Thirty-minute values will be calculated from these five-minute measurements. Single octave measurements will also be recorded at each measurement location. Transient events (e.g. traffic events, birdsong, residential activity, aircraft, etc) shall be 'paused-out' of measurements wherever possible to ensure only noise from the site operations is captured.

Thirty-minutes of measurements will be taken at each measurement location in sequence and repeated to capture the second thirty-minute sample in the same sequence. This is to ensure each measurement location has a sample in the morning and at a later point in the day to account for variations in site operations, road traffic and background noise over the day.

Instrumentation will be mounted at a height of approximately 1.5 m above local grade level. Environmental windshields will be fitted. Measurements will be taken in free field conditions wherever practicable. Measured noise levels will be corrected for ambient noise levels and if any exceedance is identified this shall be reported to the operator. Potential noise mitigation measures as described above will be identified and implemented as necessary.

Vibration Monitoring

The Contractor shall also limit vibration levels arising from site activities at any residential building between 0800- and 1800- hours weekdays, 0800 to 1300 hours Saturdays to a peak particle velocity of 1.5mm/second in the vertical direction. No perceptible vibration is permitted in such buildings at any other time. Exceptionally for short periods not exceeding 2 hours in any weekday, vibration levels of up to 2mm/sec may be permitted at the discretion of the Environmental Health Officer. Where vibration occurs, reference should be made to ISO 2631 - Whole Body Vibration and BS6472 - Human Response to Vibration in Buildings.

4.8 CONTINGENCY PLAN

All plant to be fuelled with bio-diesel. All re-fuelling to be carried out within the temporary site compound with appropriate drip trays and NOT within the curtilage of trees or within 8m of any ordinary watercourse. Fuel spillage kits to be located on site to capture fuel/oil in the event of breakdown/failures in pipelines.

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In the event of high rainfall increasing flows to a point where the works area is at risk of inundation, works to be suspended until water levels lower. In such an event plant and equipment to be relocated to the compound, at higher level where there is a lower risk of flooding.

The contractor will sign up for Environment Agency flood alerts to allow time for the site to prepare if there were to be a flood. Environmental impacts can be minimized by ensuring that all machinery, equipment and materials are stored in a secure location that is raised away from higher risk flood areas and can be relocated away from areas at risk of flooding if required (i.e.at the site compound).

4.9 ACCIDENT/ INCIDENT RESPONSE PLAN

Accidents or events that could result in pollution will be carefully planned for and managed to avoid significant effect. An accident plan has been provided below and this identifies potential incidents.

All staff, operatives and subcontractors to be inducted upon entering the site. The induction to communicate the constraints of the site, and the protocols to be followed. All works to have a specific method statement and risk assessment compiled and communicated to personnel prior to commencement on site. Risk assessments to consider the probability of adverse events, and the measures employed to mitigate.

The site manager is to review the conditions on site prior to each shift and convey any hazards and mitigating measures to be employed to all personnel.

In the event of breakdowns of plant, spill kits to be deployed to capture leaks of fuel and oil. Where possible, plant that has failed will be removed from the vicinity of the works. Where this is not practical, bunds will be formed around plant, with sandbags, to create a separation in the event of flooding.

Fire extinguishers and fire blankets to be located within the cabins of plant, and in the site compound, to be deployed in the event of a fire, where it is safe to do so.

Equipment to be immobilized when not in use and parked in the site compound outside of working hours. Cabin windows to be shuttered/protected to mitigate against vandalism. Remote camera/audio security may be deployed to act as a further deterrent.

Contact telephone numbers for emergency services and the environment agency to be posted within the site cabin.

In the event of an emergency, all personnel on site to move to a muster point located in the main compound. The site 'signing in book' to be used to account for all personnel on site.

The appointed contractor will ensure they are familiar with the relevant incident response protocols. The contractor will ensure that all RAMS reflect the appropriate incident protocols.

Risk Assessments and Method Statements (RAMS) from contractors will be scrutinised and authorised before work commences to ensure the requirements above are understood, factored into working methods and adhered to.

4.10 COMPLAINTS PROCEDURE

Complaints Procedure

Protocol	Action
1. Record event	SM

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2. Implement any immediate Health and Safety and injury interventions **SM**
3. Advise line manager **SM**
4. Prepare written statement **SM**
5. Take record photographs **SM**
6. Advise relevant parties **LM**
7. Review incident **LM**
8. Prepare conclusion report, with recommendations/actions **LM**
9. Distribute report to relevant parties **LM**
10. Final review of actions **DM**

Key

SM Site Manager

LM Line Manager

DM Divisional Manager

4.11 STAFF COMPETENCE AND TRAINING RECORDS

Appointed contractor to implement a continuing development programme to maintain appropriate and up to date competence of staff and operatives.

4.12 KEEPING RECORDS

The appointed contractor to operate a 'Construction Site Safety File' which embodies all records to be kept on site. All records will be made available to Wiltshire Council and the Environment Agency on request.

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5 ECOLOGICAL REQUIREMENTS

5.1 IN ADVANCE OF WORKS

Ecological survey results of the wider Norbeck Enterprise Centre site (as set out in the Preliminary Ecological Appraisal, Chalkhill Environmental Consultants, November 2019, and the Preliminary Ecological Appraisal Addendum, Chalkhill Environmental Consultants, March 2020) confirm that the site supports ecological features of importance including those with legal protection. A summary of the risk assessment of construction activities is set out in Table 1 and draws on information contained in the reports referenced above, thereby focusing the measures to protect and enhance biodiversity on those activities where important receptors are present and where the potential consequences are high. Residual risks, based on a combination of the likelihood and consequence after mitigation is implemented, is also set out in Table 1.

There are no statutory or non-statutory designated sites within 2km of the site and no Priority Habitats likely to be impacted by the works. On site habitats are of low ecological value, but may support legally protected species, as highlighted in Table 1.

Table 1: Construction Related Control Measures

Receptor	Hazard	Integrated Control Measures	Residual Risk
Bats	Vegetation management/ change as well as introduced lighting could result in modification of bat activity, which could have implications of the viability of local populations. Habitat management will result in an increase in foraging/ commuting habitat and the provision of artificial bat boxes will increase roosting opportunities. Implementation of an agreed Lighting Strategy will ensure boundary habitats remain suitable for bats.	• Ecological Toolbox Talk prior to the commencement of works. • Retention of boundary vegetation on adjacent banks. • Avoidance of operational or construction lighting.	Low
Breeding Birds	Vegetation removal/ management/ change could affect the availability of habitats to foraging/ nesting birds. Construction activities could result in the risk of accidental disturbance of nesting birds/loss of adults/young/eggs. Habitat management and provision of artificial bird nesting features will result in an increase in foraging and nesting habitat available at the site.	• Ecological Toolbox Talk prior to the commencement of works. • Retention of boundary vegetation on adjacent banks. • Any required vegetation clearance to be conducted outside of the breeding bird season (breeding season is 1 March to 31 August inclusive) or inspected first for nesting birds by an ECoW between March to August. • Appropriate storage of materials and materials covered to prevent birds using it for nesting.	Low

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Receptor	Hazard	Integrated Control Measures	Residual Risk
Common Reptiles	Removal of areas of suitable vegetation and existing piles of rubble/ building materials/ stone as well as construction activities in certain areas has the potential to result in killing/injury offences. Habitat enhancement and on-going management will result in an increase in suitable habitat for these species.	• Reptile Method Statement to be implemented. • Ecological Toolbox Talk prior to the commencement of works. • Reasonable avoidance measures to include: removal of suitable refugia by hand under ecological supervision during the period March – September; no clearance or earth works to take place during winter in suitable hibernation habitat; and a 2-phase cut of suitable vegetation for reptiles during the active period (generally March – October). • Appropriate storage of materials on pallets to prevent colonisation by reptiles. • Trenches either not left open overnight or a 45-degree plank left in as a means of escape.	Low

5.2 PREPARATION OF THE CONSTRUCTION SITE/ ENABLING WORKS

Roles and Responsibilities

The Site Manager for the Principal Contractor will have daily oversight and responsibility for the implementation of all works. A suitably experienced project ecologist will be employed to provide initial guidance and induction through a toolbox talk and to undertake periodic inspections to confirm that all mitigation and enhancement measures are implemented as well as undertaking any post-construction monitoring.

The Site Manager will report to the Director of the Principal Contractor/Developer who would in turn liaise directly with Norbeck as the construction phase proceeds.

Ecological Watching Brief

A tool-box talk will be provided by the appointed Ecologist to all contractors working on site to explain the ecological considerations and all protection measures to be implemented. A register will be taken of all attendees and an information folder will be left for subsequent site contractors who do not attend the initial toolbox talk. Fact sheets for species will be provided and installed in welfare buildings to provide additional sources of reference information.

The details of the appointed Ecologist will be kept on site at all times. Should a protected species be encountered at any time, works will cease, and advice will be immediately sought from the Ecologist.

Ecological Supervision During Construction Phase

All construction works must be carefully controlled and monitored to ensure any potential impacts are contained within the development area.

An ECoW will be present on site during relevant periods of the construction phase to ensure that sensitive site works are undertaken correctly, and in combination with the requirements for the habitats and species known to be present on

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site. Supervision and monitoring by a suitably qualified ecologist (ECoW) and training will be used to provide practical advice regarding managing construction on site to minimise environmental impacts following CIRIA (2015) C741: Environmental Good Practice on Site.

The ECoW will undertake the following responsibilities:

- A pre-construction site walkover will be undertaken by the ECoW to ensure baseline conditions have not changed.
- Supervision of the removal of any suitable reptile habitat to ensure no animals are present and remove any individuals to suitable adjacent areas if found.
- Ensure all works comply with relevant wildlife legislation and that the CEMP is adhered to throughout the construction phase.
- Review and update the CEMP with the developer, contractor and if necessary, Wiltshire Council to ensure continued protection during the construction phase.
- Support the delivery and installation of mitigation, compensation and enhancement measures and provide technical expertise to contractors where appropriate.
- Be the main point of contact for ecology related issues during the construction phase providing regular advice and guidance where necessary and appropriate.

General Precautionary Measures

A range of general precautionary measures and construction best practice mechanisms will be implemented during the construction phase and will include the following to ensure the protection of the species known to be present on site:

- Any trenches or excavations are to be covered overnight, or a temporary ramp installed to allow any animals that may enter these features, a means of escape.
- Any trenches or excavations should be checked each morning prior to the recommencement of works.
- Any open or exposed pipe works should be capped to prevent any animals gaining access.
- Construction materials stored at the site overnight or for long periods of time should be kept on hard standing or raised off the ground e.g. on pallets to reduce the likelihood of the materials being utilised by animals.
- Oils, fuels, and chemicals are to be stored in sealed containers in suitable locations on site. They must not be left out overnight. Appropriate use of drip trays/ bunds will be required to contain any accidental releases of pollutants to adjacent habitats.
- Appropriate dust and noise mitigation measures will be used on site throughout construction to ensure habitats and species are protected.
- No artificial construction lighting will be installed during the construction phase to maintain dark corridors around the boundaries of the site.

5.3 PROTECTED SPECIES

An ecologist or ECoW should be present on site during all periods of work that have the potential to impact protected species. If any protected species are encountered during the works and the ecologist or ECoW are not present, all works

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must stop immediately and the project ecologist or ECoW contacted for advice. No works must recommence until this has been approved by the project ecologist or ECoW.

5.3.1 Bats

Bats are a European Protected Species and as such are provided a high level of protection under the Conservation of Habitats and Species Regulations (2019) (As amended) (EU Exit).

Boundary habitats will require protection during construction works. No vegetation clearance is proposed in these areas.

Should any works unexpectedly be required to trees or areas of vegetation, further advice will be sought from the ECoW/DC and works will be carried out in accordance with BS5837:2012.

No construction lighting will be used during the construction phase.

5.4.2 Reptiles

There is the potential that common reptile species could be present within and adjacent to the Site.

There is considered to be a risk to herptiles during construction works from accidental injury to individuals arising from site clearance activities (removal of any areas of suitable vegetation and/or removal of suitable refugia).

Suitable herptile habitats to be retained will be protected by a buffer of up to 5m during the construction works. Should any works unexpectedly be required within the buffer zones, further advice will be sought from the ECoW and should any vegetation be required to be cleared; the ECoW will inspect it immediately prior to the works for reptile and other species.

A Reptile Method Statement is included as Appendix B to this CEMP and should be followed during site clearance/ preparation works. Removal of rubble piles, building materials and stone must be done by hand, under the supervision of an ECoW to prevent injury/ killing of individual reptiles, which constitutes a legal offence under the provisions of the Wildlife & Countryside Act 1981 (as amended).

5.4.3 Nesting Birds

Boundary scrub habitats have the potential to be used by nesting birds during the breeding bird season (March to August inclusive).

Suitable habitat to be retained as part of the development will be protected by a buffer of 5m during the construction works. Should any works unexpectedly be required within the buffer zones, further advice will be sought from the ECoW and should any vegetation be required to be cleared; the ECoW will inspect it within 24 hours of clearance for evidence of nesting birds. Should nesting birds be present a suitable disturbance buffer will be implemented around the nest and no disturbing works will be conducted under after the young have fledged the nest and the nest is confirmed by the ECoW to be inactive (up to 8 weeks).

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6 WORK SCHEDULES

The construction programme with milestones and dates will be included as Appendix C when available.

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7 KEY PERSONNEL

All key personnel with responsibility for the works will be listed and named below in later versions of this document when a contractor has been appointed. The responsibilities listed below may well change dependant on the contractor appointed and understanding their ways of working.

Contracts Manager

- Ensuring that the CEMP is developed & held on site and that it is implemented throughout all phases of the project. Ensuring the CEMP details are updated as and when relevant information is provided by the stakeholders associated with each section of the CEMP; e.g., further consent conditions, pre-construction surveys, etc.
- Maintaining the CEMP and ensuring that all contractors and visitors comply with it.
- Ensuring that environmental issues identified within the Pre-Construction Information and the pre-construction site surveys and relevant information gathered from agencies, local councils etc are addressed.
- Producing environmental project specific controls for all significant risks identified and implementing control measures to minimise the risk of damage to the environment.
- Communicating the CEMP and other related document to employees, contractors and client representatives.

Site Manager

- Ensure the site and all stored materials and chemicals are safe and secure.
- Ensure F10 notice, Principal Contractor Sign, and signage indicating where and whom visitors should report to are clearly displayed.
- The site is kept in a tidy and orderly fashion. Waste will be managed in conjunction with the Principal contractor's procedure as applicable.
- Controlled access arrangements as so those entering site may avoid hazards.
- Emergency egress arrangement so those leaving site in the event of a pollution or spillage incident may do so safely.
- There are First Aid Facilities and appropriately trained First Aid staff.
- Spill kits are available and staff are appropriately trained to use them.

To ensure all those that work on site:

- Have Principal contractor induction including briefing and regular toolbox talks on environmental issues relevant to the site.
- Understand and obey the Site Rules.
- Are made aware of the Emergency egress arrangements, Muster points, First Aid facilities and First Aiders, spill and clean up procedures.
- Read and understand the site hazard board.
- Have current certification for activities as required.
- Are aware of all environmental matters which arise on site.

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Ensure all activities on site:

- When necessary are carried out under Client Operational Safety Rules.
- Have, task specific risk assessments and method statements (RAMS) in place identifying any environmental issue which may be applicable.
- Are carried out in accordance with the requirements of any associated RAMS.

The site HSEQ Advisor

Ensuring work carried out is:

- In a safe manner in accordance with any manufacturers' instructions etc., good standards of workmanship.
- Ensure site staff are working in accordance with agreed Risk Assessments and Method Statements (RAMS) particularly where activities have the potential to cause environmental harm.
- Health and safety advisor to complete the site waste management plan and ensure it is followed.
- Ensuring that the CEMP is implemented throughout all phases of the project.

Monitoring HSEQ issues by:

- Carrying out daily checks on site to ensure the site is secure and tidy.
- Weekly checks and "toolbox talks" carried and recorded. Weekly site audits.
- Consulting workers on the effectiveness of measures to reduce risk to the environmental, reviewing and improving conditions or methods/procedures where appropriate.
- Keeping records of and reporting any incidents and close calls (near misses).

Site Ecologist / Ecological Clerk of Works

- Provision of Ecological Tool Box Talk.
- A pre-construction site walkover will be undertaken by the ECoW to ensure baseline conditions have not changed.
- Ensure all works comply with relevant wildlife legislation and that the CEMP is adhered to throughout the construction phase.
- Review and update the CEMP with the developer, contractor and if necessary, the local planning authority to ensure continued protection during the construction phase.
- Support the delivery and installation of mitigation, compensation and enhancement measures and provide technical expertise to contractors where appropriate.
- Be the main point of contact for ecology related issues during the construction phase providing regular advice and guidance where necessary and appropriate.

Contractors and Visitors:

- Ensuring that the control measures identified from environmental surveys are implemented as they are relevant to their work / visit.

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- Ensuring that the project management team are notified of any non-conformance of control measures or environmental incident where the environment has been put at risk.

All contractors and visitors to the site will be made aware of the Environmental policy and he controls applicable to their presence and activities on site including but not limited to:

- Method Statements,
- Risk Assessments,
- Site induction which includes Environment Briefings,
- Tool box talks.

The Project Manager will be responsible for monitoring communications between all relevant parties to the project ensuring that all environmental matters to the project are discussed and managed and observation of the communications will be documented in the weekly site meetings and sent by e-mail. In addition, a copy of all correspondence will be held in this file.

Relevant site layout and location plans/CDM drawing detailing the location and construction of the site compound, storage locations and car parking are to be displayed on an information board at the site entrance.

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APPENDIX A – DRAWINGS

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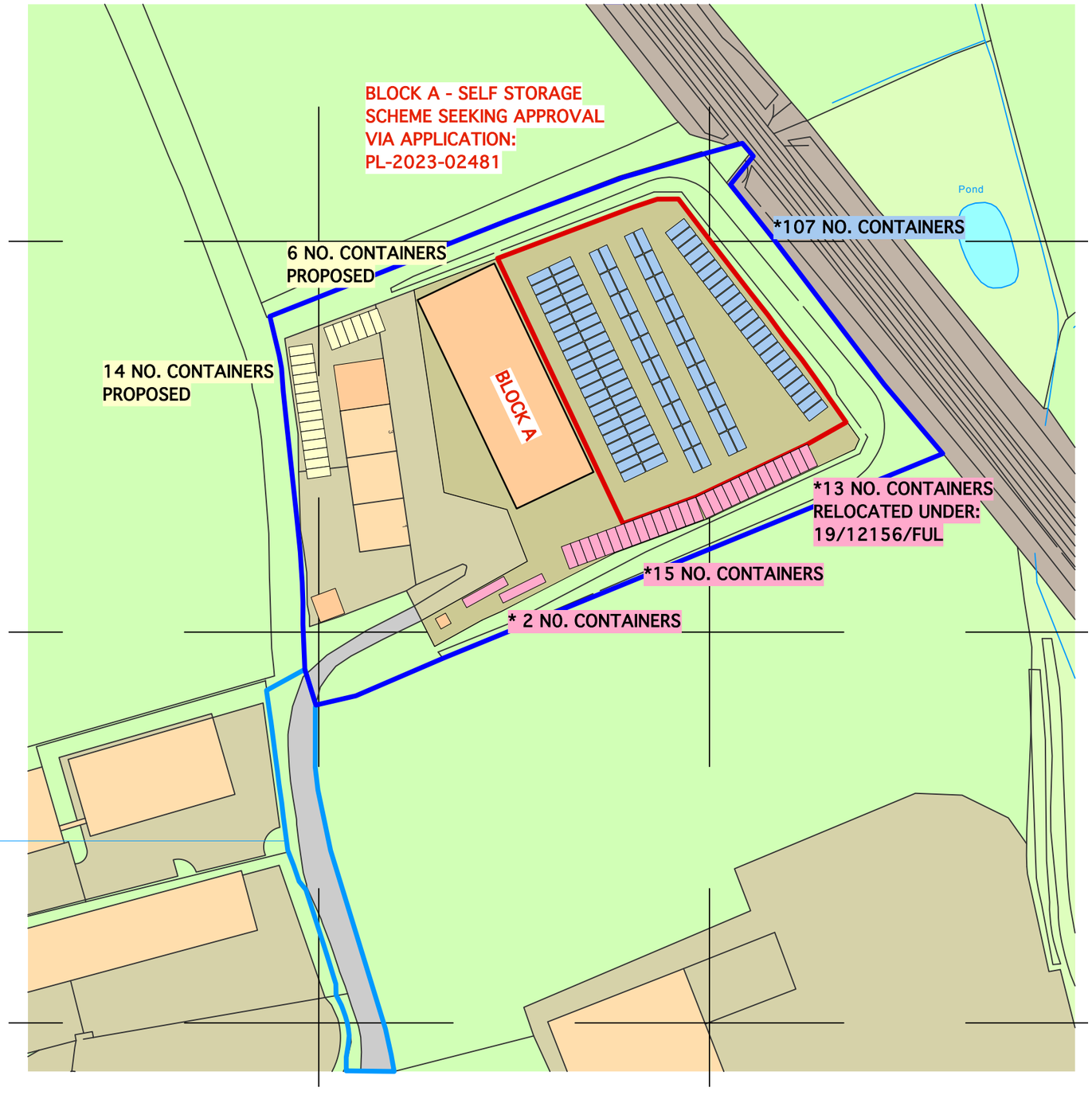


APPLICANT HAS RIGHTS OF WAY & FULL DEED ACCESS TO REPAIR, MAINTAIN & IMPROVE THE ACCESS

PREVIOUS APPROVALS:

18-06860-FUL - PROPOSED 15 NO. ADDITIONAL STORAGE CONTAINERS ALONGSIDE 6 NO. EXISTING STORAGE CONTAINERS

18-11046-FUL
PROPOSED 39 NO. ADDITIONAL STORAGE CONTAINERS

THEREFORE:
60 NO. STORAGE CONTAINERS APPROVED

OF WHICH:
30 NO. CONTAINERS HAVE BEEN PLACED ON SITE

6 NO. + 14 NO. (20 NO.) APPROVED STORAGE CONTAINERS TO BE PLACED ON SITE

WITH 10 NO. STORAGE CONTAINERS REMAINING TO BE PLACED ON SITE.

AS PART OF THIS APPLICATION:

107 NO. STORAGE CONTAINERS PROPOSED TO NORBECK ENTERPRISE CENTRE, PHASE 3

MINUS 10 NO. STORAGE CONTAINERS LEFT FROM PREVIOUS APPROVALS

THEREFORE:
THIS APPLICATION SEEKS APPROVAL FOR:
97 NO. ADDITIONAL STORAGE CONTAINERS

N

0 25 50 75 100 M

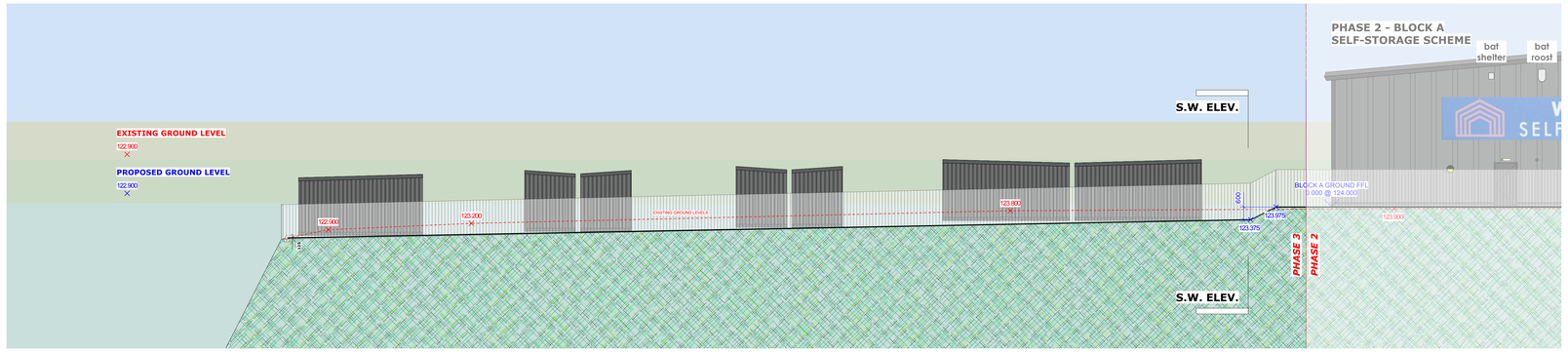
DAVID BRAIN PARTNERSHIP
ARCHITECTS Ralph Allen's Town House, 2 Church Street, Bath, BA1 1NL Tel: (01225) 445055 www.dbpbath.co.uk

LOCATION PLAN
DRIVE-UP STORAGE SCHEME, NORBECK E.C.

Drawn: MS
Date: 29.11.2023
Scale: 1:1250 @ A3

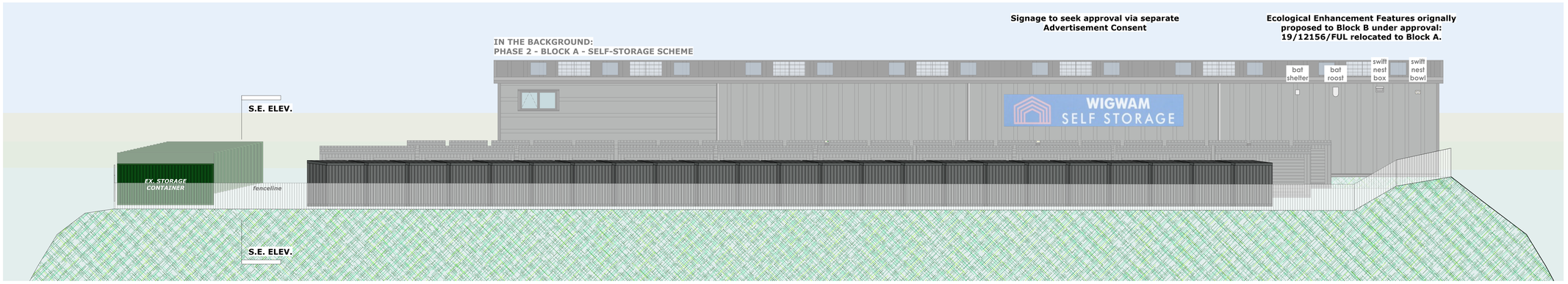
Job No: **1250**
Paper Size: **A3**
Drawing No: **A003**

NORTH-WEST



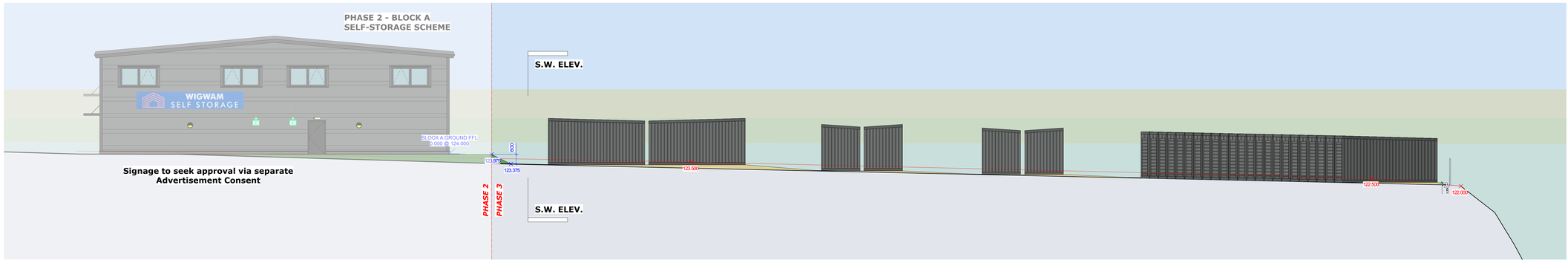
NORTH-WEST

NORTH-EAST



NORTH-EAST

SOUTH-EAST



SOUTH-EAST

SOUTH-WEST



SOUTH-WEST

NORBECK ENTERPRISE CENTRE - DRIVE-UP UNITS
SITE ELEVATIONS 1:100@A1

0 10 20 30 M

REV A 06.10.2023 PROPOSED GROUND LEVELS AMENDED
REV B 11.10.2023 PROPOSED GRADIENTS ADJUSTED; SLOPE INTRODUCED
REV C 19.12.2023 SIGNAGE ADDED

A211C PRELIMINARY

DAVID BRAIN PARTNERSHIP
ARCHITECTS Ralph Allen's Town House, 2 Church Street, Bath, BA1 1NL Tel: (01225) 445055 www.dbpbath.co.uk

Drawing Title:	SITE ELEVATIONS	Drawn: MS	Job No: 1250
Project Name:	NORBECK E.C. - DRIVE-UP UNITS	Date: SEPT 2023	Paper Size: A0
Project Address:	FURNAX LANE, WARMINSTER B.P.	Scale: 1:100	Drawing No: A211C

0 10 20 30 40 50 m

LOCATION OF ECOLOGICAL ENHANCEMENT FEATURES
APPROVED VIA PLANNING APP: 19/12156/FUL

- **Location of:**
  — 1 no. Swift Box & 1 no. Swallow Nest Bowl
- **Location of:**
  — 1 no. 2FE Schwegler Bat Shelter & 1 no. 1FQ Schwegler Bat Roost



NORBECK ENTERPRISE CENTRE
DRIVE-UP STORAGE SCHEME
SITE PLAN & LAYOUT 1:250@A1

A130 **PLANNING**

DAVID BRAIN PARTNERSHIP

ARCHITECTS Ralph Allen's Town House, 2 Church Street, Bath, BA1 1NL Tel: (01225) 445055 www.dbpbath.co.uk

Drawing Title:	SITE PLAN & DRIVE-UP LAYOUT	Drawn:	MS	Job No:	1250
Project Name:	DRIVE-UP STORAGE SCHEME	Date:	DEC 2023	Paper Size:	A1
Project Address:	NORBECK ENTERPRISE CENTRE	Scale:	1:250	Drawing No:	A130

APPENDIX B – REPTILE METHOD STATEMENT

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REPTILE METHOD STATEMENT

1 INTRODUCTION

This document has been prepared to provide guidance to Norbeck Ltd and the project contractors, with respect to the proposed works in order to protect important ecological receptors (reptiles and associated habitats) and avoid the risk of any potential legal offence with respect to legally protected species being committed. It outlines a methodology to be followed prior to works to ensure every reasonable practical measure has been taken to avoid the risk of direct harm to ecological receptors.

The Strategy is required due to the identification of habitats on Site that have the potential to support common reptile species (Preliminary Ecological Appraisal, Chalkhill Environmental Consultants, November 2019). There is the potential for common species, including slow-worm *Anguis fragillis*, common lizard *Zootoca vivipra* and grass snake *Natrix natrix* to be present within building rubble, construction materials and piles of stone present within the site boundary, and in suitable boundary habitats (including on the adjacent banks). These habitats are limited in area and the majority of the site comprises unsuitable habitat for these species.

2 GENERAL OVERVIEW

A range of general precautionary measures and construction best practice methods will be implemented during the works and will include the following to ensure the protection of the species which are/may be present on Site:

- All building rubble, construction materials and piles of stone will be carefully dismantled by hand during the active period for these species (April – October inclusive).
- Artificial refugia will be deployed as necessary in areas of vegetation to be managed/ removed within the construction area to facilitate their capture and translocation. A precautionary hand search by the Ecological Clerk of Works (ECoW) of any vegetation to be cleared prior to works commencing will be carried out.
- Following this, vegetation on site will be cut to a height of 5cm and maintained at this height to avoid recolonisation by reptiles. Cut vegetation will be removed from site and not allowed to accumulate.
- Any reptiles found during the destructive searches will be carefully captured and relocated to the adjacent vegetated banks, outside of the works area.
- The vegetation on the adjacent banks will be protected from disturbance during the works and no soil, stone or other materials will be deposited in this area.
- Suitable boundary vegetation will be retained and enhanced for reptiles. A minimum of five hibernaculum will be created within the retained or adjacent reptile habitat at least two weeks before the vegetation cut commences.
- Any trenches or excavations to be covered overnight, or a temporary ramp installed, to provide any animals that may enter these features a means of escape.
- Any trenches or excavations should be checked each morning prior to the recommencement of works.
- Any open or exposed pipe work should be capped to prevent any animals gaining access.
- Construction materials stored at the Site overnight or for long periods of time should be kept on hard standing or raised off the ground e.g. on pallets to reduce the likelihood of the materials being utilised by animals.
- Oils, fuels and chemicals are to be stored in sealed containers in suitable locations on Site. They must not be left out overnight. Suitable drip-trays will be used. Storage areas will be sited away from all watercourses.
- Appropriate best practice dust suppression and noise mitigation measures will be implemented on Site throughout construction to ensure habitats and species are protected.

The project ecologist will be present on Site during all periods of work that have the potential to impact on protected species. In the unlikely event that any protected species are encountered during the works and the ecologist or Ecological Clerk of Works

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(ECoW) are not present, all works must stop immediately and the project ecologist or ECoW contacted. No works can recommence until this has been approved by the project ecologist or ECoW.

3 ROLE OF THE ECOLOGICAL CLERK OF WORKS

An ecological toolbox talk will be delivered prior to any works commencing by the Ecological Clerk of Works (a Suitably Qualified Ecologist (SQE)), experienced in reptile ecology and the delivery of sensitive vegetation removal.

This Toolbox Talk will cover:

- Purpose of the Toolbox Talk;
- Signing of Register of Attendees;
- An overview of the ecology, legal protections and offences, habitat requirements and suitable feature of interest associated with the works area;
- Role of the Ecologist/Ecological Clerk of Works;
- Precautionary Measures implemented to minimise the risk of harm to important/legally protected species and habitats, as set out in this precautionary Mitigation Strategy;
- What to do in the event a protected species is encountered; and
- Communication/Contact Details.

A hard copy of the Toolbox Talk will be provided and left at the site office with a nominated 'Responsible Person'. If new members of staff/ contractors attend site who were not present at the initial Toolbox Talk, they will not be able to commence work until they have read and understood this document.

4 ECOLOGICAL RECEPTORS

4.1 LEGAL PROTECTION

All native common reptile species (adder, grass snake, common lizard, and slow worm) are protected by law under the Wildlife & Countryside Act 1981 (as amended), making it illegal to intentionally kill, or injure a common reptile.

Penalties for breaking the law can include large fines, imprisonment, and the seizure of equipment.

4.2 REPTILE METHOD STATEMENT

The site should be maintained as unsuitable for these species throughout the construction phase by maintaining short vegetation height within the working areas and by correctly storing of materials.

All works associated with potential reptile habitat will be carried out within the typical active season for these species (March-October inclusive) to avoid the potential for disturbance of hibernating animals which are unable to move away from the development area. Suitable refugia (including piles of rubble, building materials and stone currently present on site) will be removed by hand under the supervision of a suitably qualified and experienced Ecological Clerk of Works (ECoW).

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- A minimum of five reptile hibernaculum measuring a minimum of 1m L x 0.5m W x 0.5m H will be constructed in suitable areas either within the site boundary or in immediately adjacent areas (such as the banks), if suitable refugia are not already present in these areas. Artificial refugia will be deployed as necessary in areas of vegetation to be managed/ removed within the construction area to facilitate their capture and translocation.
- Prior to the commencement of works, all potential reptile refugia will be inspected by the ECoW and any reptiles relocated to the receptor area. Refugia will then be removed before works commence. All building rubble, construction materials and piles of stone will be carefully dismantled by hand during the active period for these species (April – October inclusive).
- A precautionary hand search by the Ecological Clerk of Works (ECoW) of any vegetation to be cleared prior to works commencing will be carried out.
- Following this, vegetation on site will be cut to a height of 5cm and maintained at this height to avoid recolonisation by reptiles. Cut vegetation will be removed from site and not allowed to accumulate.
- Any reptiles found during the destructive searches will be carefully captured and relocated to the adjacent vegetated banks, outside of the works area.
- The vegetation on the adjacent banks will be protected from disturbance during the works and no soil, stone or other materials will be deposited in this area.
- Should there be any areas of habitat suitable to support reptiles which require unexpected clearance; two weeks prior to the destructive search commencing, reptile refugia (0.5 m² coroline or bitumen roofing felt) will be deployed in areas of suitable habitat which require clearance.
- The vegetation will be maintained in an unsuitable condition for reptiles by cutting/strimming for the duration of the works, not being allowed to grow more than 5cm tall, and inspected weekly during the growing season by the construction manager, with a periodic inspection by the project ecologist.

Should reptiles be found unexpectedly during construction works when the ecologist is not on Site, they will be allowed to disperse of their own accord and the ecologist contacted to confirm if any further action is needed. The ecologist may deem it necessary to capture and relocate the reptiles to adjacent habitat.

All construction materials will be stored within areas of hard-standing or on pallets to prevent reptiles seeking refuge inside. All exposed footings will be checked prior to filling to ensure that no reptiles are present. Any animals found will be relocated to suitable habitat outside of the construction area.

Table 1: Reptile Mitigation Strategy Timeline

Task		**Timing**	**Person to Implement**	**Estimated Duration**
Creation of habitat piles/ hibernacula in receptor areas (if required). Deployment of artificial refugia in areas of vegetation to be cut		Prior to any works - as soon as possible to allow habitat to develop	Suitably Qualified Ecologist	1 to 2 days
Destructive search	Inspection of refugia and vegetation cut to 5cm	After reptile hibernacula have been installed in the receptor areas, (if required) and during suitable dates (April to September)	Suitably Qualified Ecologist	1 day
	Hand search of all habitats within construction area. Destructive search of rubble piles, construction materials and stone, supervised by an ECoW		Suitably Qualified Ecologist	1 day
Removal of reptile refugia		After destructive search phase is complete	Suitably Qualified Ecologist	Half day
Maintenance of sward height within construction area to unsuitable level (5cm or less)		Ongoing until all construction work is complete	Contractors on Site	Ongoing
Site now available to commence construction works				

5 CONCLUSION

The measures detailed in this Reptile Method Statement will minimise the risk to important and legally protected habitats and species, minimise the risk of any legal offence being committed thereby enabling the work to proceed lawfully.

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