

**Hawke Ridge Business Park Ltd and Bellway
Homes Ltd**

Land at Hawke Ridge Business Park

Environmental Statement: Volume 1, Main Text



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1 INTRODUCTION

1.1 Hawke Ridge Business Park Ltd and Bellway Homes Ltd (hereafter referred to as ‘the Applicants’) are seeking to obtain planning permission for a proposed development at the Hawke Ridge Business Park, Westbury, BA13 4LD.

1.2 Entran Ltd has been commissioned by the Applicants to prepare an Environmental Statement (ES) in support of a full planning application.

1.3 The proposed development (hereafter referred to as ‘the Proposed Development’) comprises the following:

“Erection of (i) 1 No. retail convenience store (Class E), 3 No. flexible retail units (Class E), and roadside drive through unit (sui generis); (ii) a 64-bed care home (Class C2); and (iii) 249 No. residential dwellings (Class C3) with associated green and blue infrastructure works.”

1.4 This ES has been produced to provide an assessment of the environmental effects associated with the Proposed Development.

1.5 The location of the site (hereafter referred to as ‘the Application Site’) is identified in Figure 1.1.

Figure 1.1: Location of Application Site



LEGISLATIVE FRAMEWORK FOR THE EIA

1.6 This ES has been prepared in accordance with the requirements set out in *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017* (hereafter referred to as the EIA Regulations) (Ref. 1.1).



1.7 The EIA Regulations require that, before consent is granted for certain types of development, an Environmental Impact Assessment (EIA) must be undertaken. The EIA Regulations set out the types of development which must always be subject to an EIA (Schedule 1 development) and other developments which may require assessment if they give rise to significant environmental impacts (Schedule 2). The reporting of an EIA takes the form of an Environmental Statement (ES).

1.8 The Proposed Development falls within Schedule 2 10(b). An ES, to demonstrate the impacts and associated effects of the Proposed Development, has been prepared.

STRUCTURE OF THE ENVIRONMENTAL STATEMENT

1.9 The ES has been prepared on behalf of the Applicant, by a team of specialist consultants and also draws on existing studies and information where necessary.

1.10 The ES comprises three parts – the Main Text (Volume 1), the Figures and Technical Appendices (Volume 2) and the Non-Technical Summary (Volume 3). The ES forms part of a suite of reports that will support the planning application for the Proposed Development.

1.11 The ES provides:

- A description of the Application Site and its surroundings (Chapter 2);
- An overview of the approach and methodology of the EIA (Chapter 3);
- A description of reasonable alternatives considered in terms of design, technology, location, size and scale (Chapter 4);
- A description of the Proposed Development (Chapter 5);
- Identification of the development programme and construction (Chapter 6);
- The results of the analysis of the potentially significant environmental effects of the Proposed Development for the following disciplines: Transport and Access; Air Quality; Noise and Vibration; Landscape and Visual Amenity, Ecology and Biodiversity; Water Quality, Hydrology and Flood Risk; Soils, Geology and Contaminated Land; Archaeology and Cultural Heritage; Socio-Economics, Population and Human Health and Climate Change and Greenhouse Gases (Chapters 7-16). Cumulative impacts are assessed within each of the Chapters where relevant; and
- A conclusion based on the findings of the EIA (Chapter 17).



1.12 Each of the technical sections of the ES comprises: an introduction; a methodology of assessment, review of relevant policy context, a description of the baseline (existing) conditions; an assessment of the likely environmental effects of the Proposed Development; a description of mitigation measures; a discussion on residual effects; and a summary. Technical Appendices in relation to these Chapters are provided as **Volume 2**.

1.13 In conclusion, with reference to the EIA Regulations, the ES contains those matters which must be included:

- A description of the development comprising information on the Application Site, design, size and other relevant features of the development;
- A description of the likely significant effects of the Proposed Development on the environment;
- A description of any features of the Proposed Development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;
- A description of the reasonable alternatives studied by the developer, which are relevant to the Proposed Development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the Proposed Development on the environment;
- A non-technical summary of the above information (**Volume 3**); and
- Any additional information relevant to the specific characteristics of the Proposed Development and to the environmental features likely to be significantly affected.

NATURE OF THE PLANNING APPLICATION

1.14 The Proposed Development, which has been assessed by the EIA process, is the subject of a full planning application being made to Wiltshire Council (WC).



REFERENCES

Ref. 1.1: Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017.



2 THE APPLICATION SITE AND SURROUNDINGS

2.1 The Application Site lies within the administrative area of Wiltshire Council (WC), is located approximately 1.5km north of Westbury, 5km to the south of Trowbridge and occupies an area of 14.58 hectares (ha) across two parcels of land.

2.2 The Application Site is relatively flat and currently comprises arable agricultural land. It is bound by the B3097 Hawkeridge Road to the west, the railway line to the east and agricultural land to the north and south. The Application Site is accessed via a four-arm roundabout on the A3097. Two spur roads and a foul pumping station have been constructed within the Application Site.

2.3 The grade II listed Hawkeridge Farmhouse and its associated ancillary outbuildings, Hawkeridge Barn, is located on Mill Lane which runs between the two parcels of the Application Site.

2.4 The nearest statutory designated ecological site is Picket and Clanger Wood SSSI, this is located approximately 730m to the northeast of the Application Site. The Application Site also falls within the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) consultation zone.

2.5 The majority of the Application Site is located within Flood Zone 1, indicating that it has a low risk of flooding. Areas of the Application Site that are immediately adjacent to Bitham Brook are within Flood Zones 2 and 3 which have a higher risk of flooding.

2.6 The Application Site is not located within or adjacent to a designated Air Quality Management Area (AQMA), the closest AQMA is the Westbury AQMA which covers a section of Hynes Road and Warminster Road within Westbury approximately 2km to the south southeast of the Application Site.



3 ENVIRONMENTAL IMPACT ASSESSMENT METHODOLOGY

3.1 This ES is submitted as a requirement of the EIA Regulations. The key requirements of the EIA Regulations with regards to the assessment methodology are as follows:

- Provision of a description of the relevant aspects of the current state of the environment (baseline scenario) and future baseline scenario;
- Description of the likely significant effects of the development on the environment resulting from:
 - a) The construction of the development, including where relevant demolition works;
 - b) The use of natural resources;
 - c) The emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances and disposal and recovery of waste;
 - d) The risks to human health, cultural heritage or the environment due to accidents or disasters;
 - e) The cumulation of effects with other existing or approved projects; and
 - f) The impact of the project on climate and the vulnerability of the project to climate change.
- Description of methods used to assess the significant effects and a description of the measures envisaged to avoid, prevent, reduce or offset identified significant adverse effects on the environment;
- Description of the expected significant adverse effects of the development on the environment from the vulnerability of the development to risks of major accidents or disasters where relevant.

3.2 The main objectives of the ES comprise:

- Establishing the existing baseline;
- Determine environmental conditions. This task was divided into two phases:
 - (i) collection and review of existing data relating to the Application Site, including a review of information held by statutory and non-statutory consultees; and



(ii) the enhancement of existing data, where necessary with information collected through site investigation and surveys.

- identifying, predicting and assessing the significance of the environmental impacts including beneficial, adverse, direct, indirect, long term, medium term, short term, temporary, permanent and cumulative impacts which could be expected as a result of the development proposals on those environmental issues that were considered to be potentially significant during the scoping process; and
- determining mitigation and management measures, which would be required in order to prevent, reduce or remedy any significant adverse effects along with consideration of enhancement measures which could be implemented to ensure positive benefits as a result of these proposals.

CONSULTATION

3.3 Pre-application consultation is an essential part of the EIA process and has been used to:

- identify available baseline data and the need for any further field surveys; and
- identify the main environmental issues that need to be assessed in detail.

3.4 Both statutory and non-statutory consultees have been consulted as part of the EIA.

3.5 The Applicant has sought to engage with key stakeholders and interested parties through the pre-application process.

3.6 A dedicated consultation website was launched in May 2026 to provide accessible information on the emerging development proposals. Members of the public and stakeholders have been able to provide feedback on the emerging proposals which has been used to refine the design in particular providing information to inform the housing mix, the location of the commercial space, public open space and the education capacity assessment.

SCOPE OF THE EIA

3.7 The purpose of an EIA scoping exercise is to ensure that all relevant environmental issues with respect to a development are identified from the outset and to confirm that the EIA



process would conform to the requirements of the EIA Regulations. The EIA Regulations require *‘a description of the likely significant effects of the development on the environment.’*

3.8 An assessment of all environmental effects is not required, only those likely to be significant. By applying relevant guidance and professional judgement it is possible to identify those environmental areas that should be assessed.

3.9 The ES includes the following technical assessments:

- Transport and Access;
- Air Quality;
- Noise and Vibration;
- Landscape and Visual Amenity;
- Ecology and Biodiversity;
- Water Quality, Hydrology and Flood Risk;
- Soils, Geology and Contaminated Land;
- Archaeology and Cultural Heritage;
- Socio-Economics, Population and Human Health; and
- Climate Change and Greenhouse Gases;

Environmental Topics Scoped out of ES

3.10 The following environmental topics have been scoped out of the ES:

- Waste;
- Lighting;
- Odour;
- Sunlight and Daylight;
- Microclimate / Wind Analysis; and
- Major Accidents and Disasters.

3.11 The Application Site is allocated within the local plan, waste arising from the development of this site will have been considered during the allocations process. Waste generated during the construction works would be managed through a Site Waste Management Plan (SWMP) which would be prepared prior to construction works commencing. The implementation of a SWMP would ensure that good site management practice would lead to a



minimisation of waste creation and enable the reuse or recycling of waste materials that arise from construction, where practicable.

3.12 A stand-alone lighting assessment and operational lighting strategy have been completed and submitted in support of the planning application. Lighting is also considered within Chapter 10: Landscape and Visual Amenity and Chapter 11: Ecology and Biodiversity and Chapter.

3.13 There are no odour sources within the vicinity of the Application Site that would require consideration. A Waste Water Treatment Works is located approximately 520m to the southeast of the Application Site. Residential properties are located significantly closer to the WWTW than the Application Site. Due to the distance from the Application Site, it is considered that any odour arising from the WWTW would not adversely affect the Proposed Development. Assessment of odour has therefore been scoped out of this ES.

3.14 Based on the proposed layout, heights, and distances from neighbouring receptors, impacts on sunlight and daylight and microclimate are not anticipated to be significant.

3.15 The vulnerability of the Proposed Development to risks from major accidents and / or disasters was considered and a risk assessment completed. A summary of the findings of the risk assessment are presented in Table 3.1 below.

Table 3.1: Vulnerability to Risks from Major Accidents and / or Disasters Risk Assessment

Potential Major Accident / Disaster	Further Consideration Required	Where addressed in ES
Industrial Accident / Biological Hazard	No (screened out)	NA
Natural Disaster (Earthquake, Volcanic Eruptions, Severe Weather, Flooding)	Further assessment for Flooding only	Chapter 12: Water Quality, Hydrology and Flood Risk and Appendix 12.1: Flood Risk Assessment
Transport Accidents	Yes	Chapter 7: Transport and Access chapter will include transport related accidents
Terrorist Incident	No (screened out)	NA



PROJECT TEAM

3.16 This ES has been completed by a team of specialist consultants with suitable qualifications as illustrated in Table 3.2 below. Further details of the qualifications and experience of the consultants undertaking the technical assessments are included in the statement of competence in **Appendix 3.1**:

Table 3.2: Consultant Team

Section	Consultant
Chapters 1 to 6	Entran
Chapter 7: Transport and Access	IMA Transport
Chapter 8: Air Quality	Entran
Chapter 9: Noise and Vibration	Entran
Chapter 10: Landscape and Visual Amenity	Greenhalgh LA
Chapter 11: Ecology and Biodiversity	Ethos Environmental
Chapter 12: Water Quality, Hydrology & Flood Risk	Tumu Consulting
Chapter 13: Soils, Geology and Contaminated Land	Wilson Associates
Chapter 14: Archaeology and Cultural Heritage	Bristol and Bath Heritage Consultants
Chapter 15: Socio-Economics, Population and Human Health	Greengage
Chapter 16: Climate Change and Greenhouse Gases	Greengage

ASSESSMENT CRITERIA

3.17 A number of criteria have been used to determine whether or not the potential effects of the Proposed Development are significant. Where possible, the effects have been assessed quantitatively.

3.18 The significance of effects have been assessed using one or more of the following criteria:

- international, national and local standards;
- relationship with planning policy;
- sensitivity of receiving environment;
- reversibility and duration of effect;
- inter-relationship between effects; and



- the results of consultations.

3.19 The effects that were considered to be significant prior to mitigation have been identified within this ES. The significance of these effects reflects judgement as to the importance or sensitivity of the affected receptor(s) and the nature and magnitude of the predicted changes. For example, a large adverse impact on a feature or site of low importance will be of lesser significance than the same impact on a feature or site of high importance.

3.20 The following terms have been used to assess the significance of effects where they are predicted to occur:

- Major Beneficial or Adverse effect – where the Proposed Development would cause a significant improvement (or deterioration) to the existing environment;
- Moderate Beneficial or Adverse effect – where the Proposed Development would cause a noticeable improvement (or deterioration) to the existing environment;
- Minor Beneficial or Adverse effect – where the Proposed Development would cause a barely perceptible improvement (or deterioration) to the existing environment; and
- Neutral/ Negligible – no discernible improvement or deterioration to the existing environment.

3.21 Where individual assessment sections deviate from these terms, the alternative terminology has been explained as appropriate within the relevant chapter.

3.22 A non-technical summary of the ES is provided as **Volume 3**.

CUMULATIVE EFFECTS AND EFFECTS INTERACTIONS

3.23 Cumulative impacts from proposed or committed developments in the vicinity of the Application Site have been considered within each of the following technical chapters. The proposed or committed schemes considered are identified in Table 3.2.

Table 3.2: Proposed or Committed Developments

	Site Name	Location	Description	Approx Distance	Approx Direction
1	Land at Glenmore Farm	386315, 152880	Residential development (use Class C3) for up to 145 homes, community orchard, children's play areas (LEAP), tree	90m	Southwest



	Site Name	Location	Description	Approx Distance	Approx Direction
			planting, habitat creation and ecology buffers and mitigation; site drainage and associated infrastructure. All matters reserved except for access.		
2	Land off Storridge Road (PL/2026/03375)	386185, 152690	Outline application for the demolition of number 5 and 6 Storridge Road and the erection of up to 165 dwellings (including affordable housing), with public open space, structural planting, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.	330m	Southwest
3	Land at Shallow Waggon Lane	386550, 152900	Outline application for upto 70 residential dwellings. Application to be submitted later in 2026.	50m	South
4	Court Farm	385900, 153650	Class Q prior approval for a barn conversion to 8 No. dwellings.	340m	Northwest
5	Land at Bratton Road (PL/2022/06046)	388120, 151650	Outline application with some matters reserved for erection of up to 41 dwellings, public open space and associated access and drainage works. (access only)	1.87km	Southeast

3.24 Consideration has also been given to the effects arising from the interaction of effects on different environmental topic areas arising from the Proposed Development. Where relevant, the interactions are discussed within the Technical Chapters.



4 ALTERNATIVES AND DESIGN EVOLUTION

INTRODUCTION

4.1 This chapter sets out the need for the Proposed Development and the reasonable alternatives considered by the developer. The EIA Regulations (Ref. 1.1) states that an ES should include:

“a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment.”

4.2 The following sections describe the reasonable alternatives considered by the developer in addition to the Proposed Development. Consideration has been given to and commentary is provided on the following:

- The 'No Development' alternative;
- Alternative Sites; and
- Alternative Designs and Layouts.

'NO DEVELOPMENT' ALTERNATIVE

4.3 The 'No-Development' option refers to leaving the Application Site in its current state, which comprises an area of undeveloped land. This alternative would not contribute to the sports provision or housing delivery within the area.

4.4 The Proposed Development can contribute 249 dwellings to future housing supply and the Application Site is under the Applicant's control. The 'No Development' scenario has therefore been dismissed.

ALTERNATIVE SITES

4.5 The Proposed Development is specific to the Application Site and the Applicants have control of the land and it is available for development. Other sites in the immediate vicinity have therefore not been considered further for development by the Applicants.



ALTERNATIVE DESIGNS AND LAYOUTS

4.6 In 2014, an outline planning application was submitted for the development of a new business park (Class B1, B2 and B8) and associated works including a new vehicular access. Permission was granted for this outline scheme in September 2014.

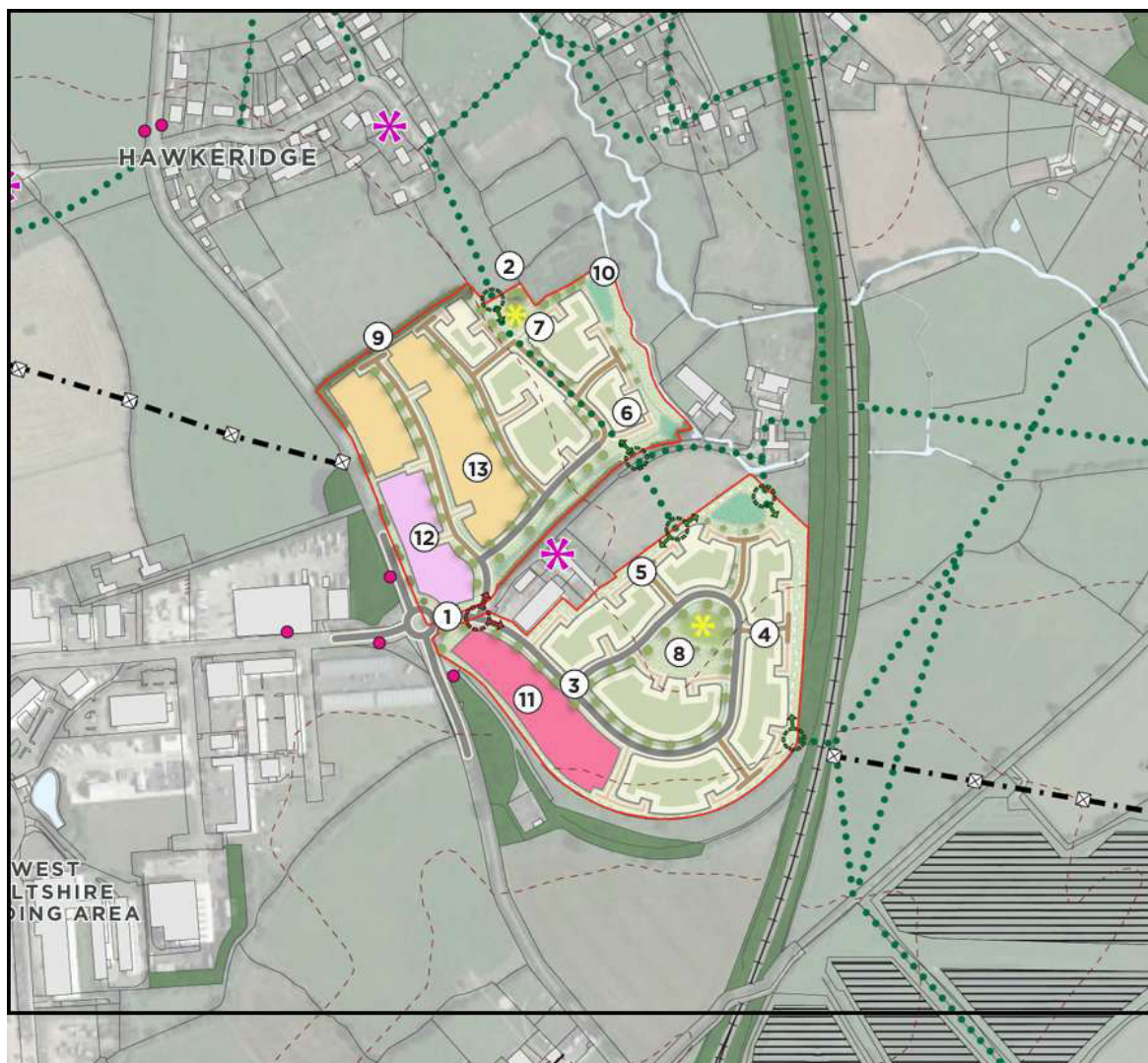
4.7 In 2016, a reserved matters application was submitted relating to appearance, landscaping, layout and scale for 4 warehouse units within the northern part of the Application Site. This application was approved and remains extant.

4.8 In 2017, a full planning application was submitted within the southern section of the Application Site for the erection of a drive through retail unit (Class A5/A3), 3 retail units (Class A5) and 1 convenience store (Class A1) and associated works. This application was approved but has now lapsed.

4.9 In 2017, a reserved matters application was submitted relating to appearance, landscaping, layout and scale for 20 commercial units and associated works within the southern section of the Application Site. This application was approved and remains extant.

4.10 A concept masterplan for a residential led mixed use development at the Application Site was produced in November 2024 as illustrated in Figure 4.1 below.

Figure 4.1: Concept Masterplan (Nov 2024)



4.11 The key features of the concept plan are as follows:

- 1) Primary vehicular access from B3097 Hawkeridge Road;
- 2) A number of pedestrian access points including into the Application Site, including an existing public right of way (PROW) running north-south through Parcel A;
- 3) Primary street with boulevard street trees;
- 4) Shared surfaces branching into the development;
- 5) Private drives serving the development edges;
- 6) Key frontages providing vista terminations and aiding legibility around the development;
- 7) Local Area for Plan (LAP) approximately 100sqm in area, with development overlooking to provide passive surveillance;



-
- 8) Locally Equipped Area for Play (LEAP), approximately 400sqm in area, with a 20m buffer from habitable rooms;
 - 9) Additional tree and hedgerow planting to reinforce natural buffers and assimilate development into its surroundings;
 - 10) Proposed attenuation basins located at the lowest points of development to catch surface water run off;
 - 11) Proposed care home located at the development entrance;
 - 12) Proposed retail uses including a community store and food and beverage outlets; and
 - 13) Proposed light industrial use.

4.12 The scheme has since developed further through continued consultation, the final scheme reflects the discussions with the statutory consultees.

4.13 The final layout of the Proposed Development is identified in Chapter 5 and **Appendix 5**.



5 THE PROPOSED DEVELOPMENT

5.1 The Proposed Development is for the development of:

“Erection of: (i) 1 No. retail convenience store (Class E), 3 No. flexible retail units (Class E), and roadside drive through unit (sui generis); (ii) a 64-bed care home (Class C2); and (iii) 249 No. residential dwellings (Class C3) with associated green and blue infrastructure works.”

5.2 The proposed site layout for the Application Site is presented in Figure 5.1.

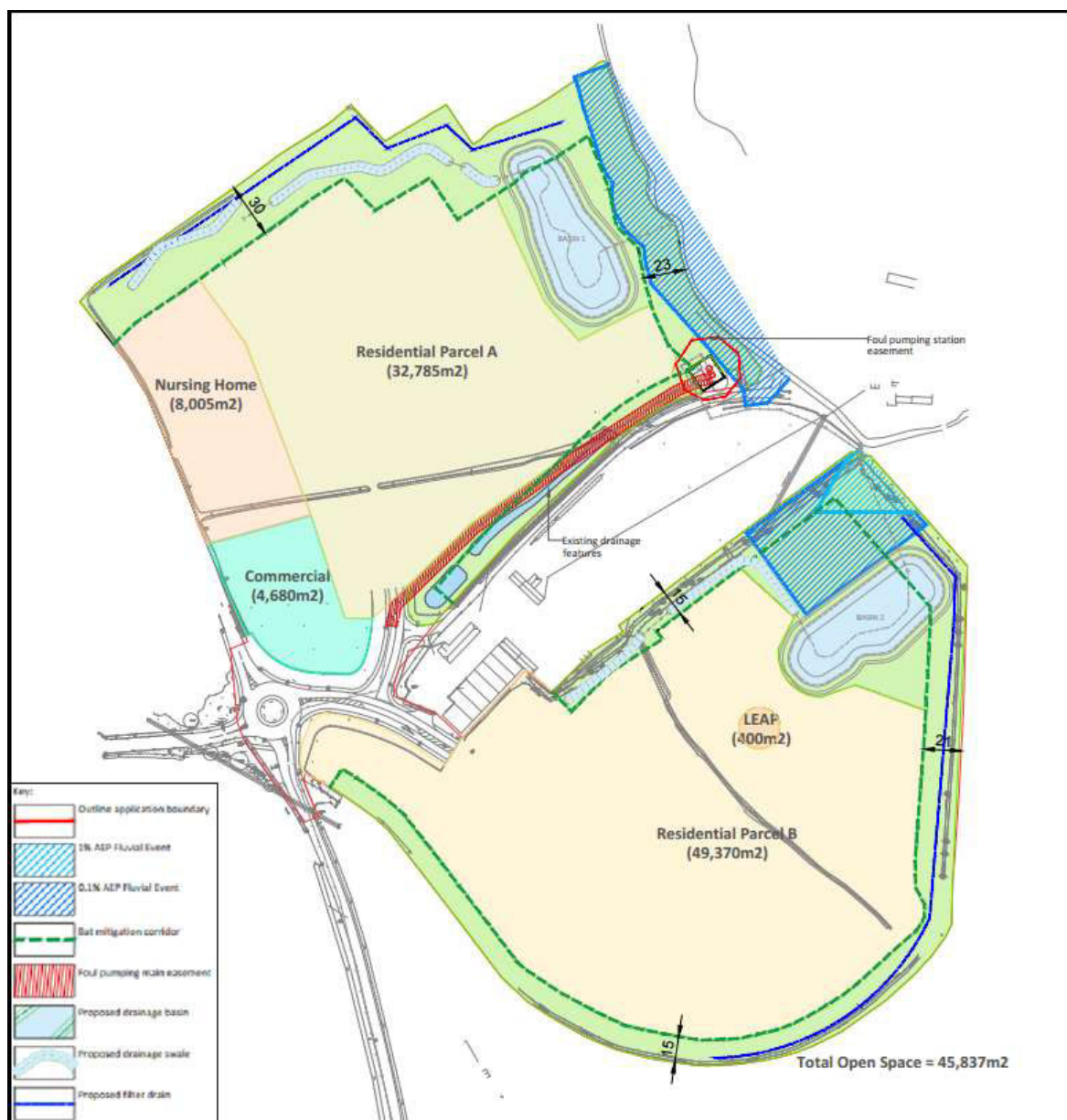
Figure 5.1: Proposed Layout



Land Use

5.3 The proposed land use plan is illustrated in Figure 5.2 below.

Figure 5.2: Land Use Plan



5.4 The proposed land use summary is illustrated in Table 5.1 below:



Table 5.1: Land Use Summary

Use	Gross External Area (GEA)
Retail Convenience Store	345m ²
Flexible Retail Unit 1	120m ²
Flexible Retail Unit 2	153m ²
Flexible Retail Unit 3	153m ²
Drive Through Retail (Sui Generis)	275m ²
64-bed Care Home	3143m ²
Residential	249 dwellings across the two parcels of land

5.5 The proposed housing mix is provided in Table 5.2 below.

Table 5.2: Proposed Housing Mix

Unit	Open Market	Affordable Rent	Shared Ownership	Affordable First Homes	Total
1 bed	-	14	-	6	20
2 bed	21	23	9	14	67
3 bed	84	17	6	5	112
4 bed	44	6	-	-	50
Total	149	60	15	25	249

Scale and Massing

5.6 The buildings across the Proposed Development are predominantly 2-storeys which reflects the established residential character of the surrounding area. A small number of bungalows are included which introduces a variation in the scale while maintaining an overall consistent building height across the Proposed Development.

5.7 The Proposed Development introduces strong and continuous built frontages in key locations to provide enclosure and definition to streets and spaces. Key spaces such as those overlooking public open space, gateway locations and end-of-vista terminations are reinforced through variations in building form and material to provide focal points.

5.8 The proposed building heights are illustrated in the Building Heights parameter plan shown in Figure 5.3 below:

Figure 5.3: Building Heights Plan



Density

5.9 The average density across the Proposed Development will be approximately 39 dwellings per hectare (dph) which provides an efficient use of land while responding to the surrounding context and supporting the integration of the proposals within the wider area.

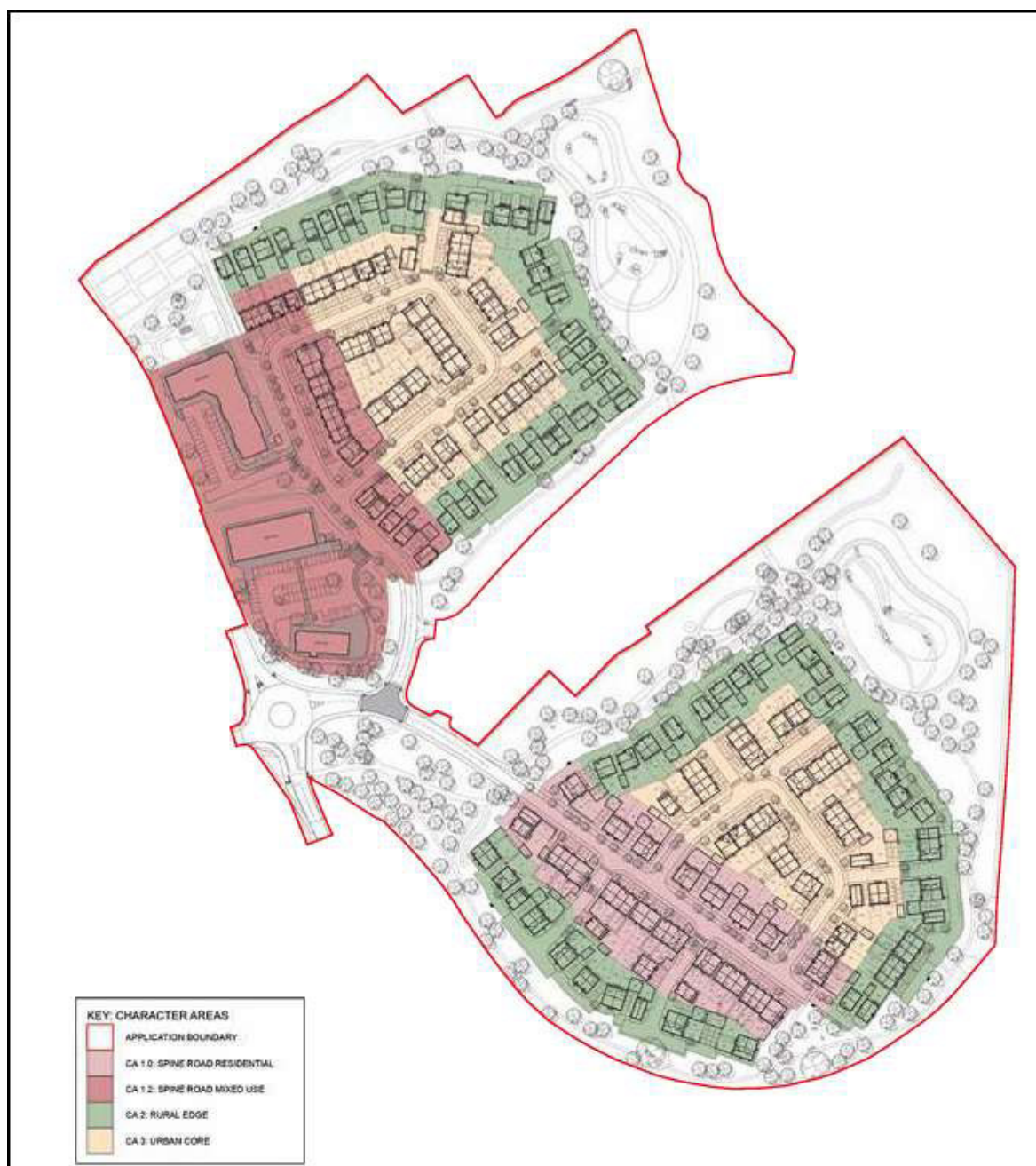


Character Areas

5.10 The Proposed Development is divided into three character areas, each responding to its location within the Application Site and its relationship to the surrounding context. The character areas are:

- CA1: Spine Road;
- CA2: Urban Core;
- CA3: Rural Edge.

Figure 5.4: Character Areas



Public Spaces

5.11 The proposals include areas of public open space located along the northern, eastern and southern edges of the Application Site. They form a continuous green infrastructure edge to the scheme and provide a strong landscape setting to the built form and establish a transition between the Proposed Development and the surrounding context.



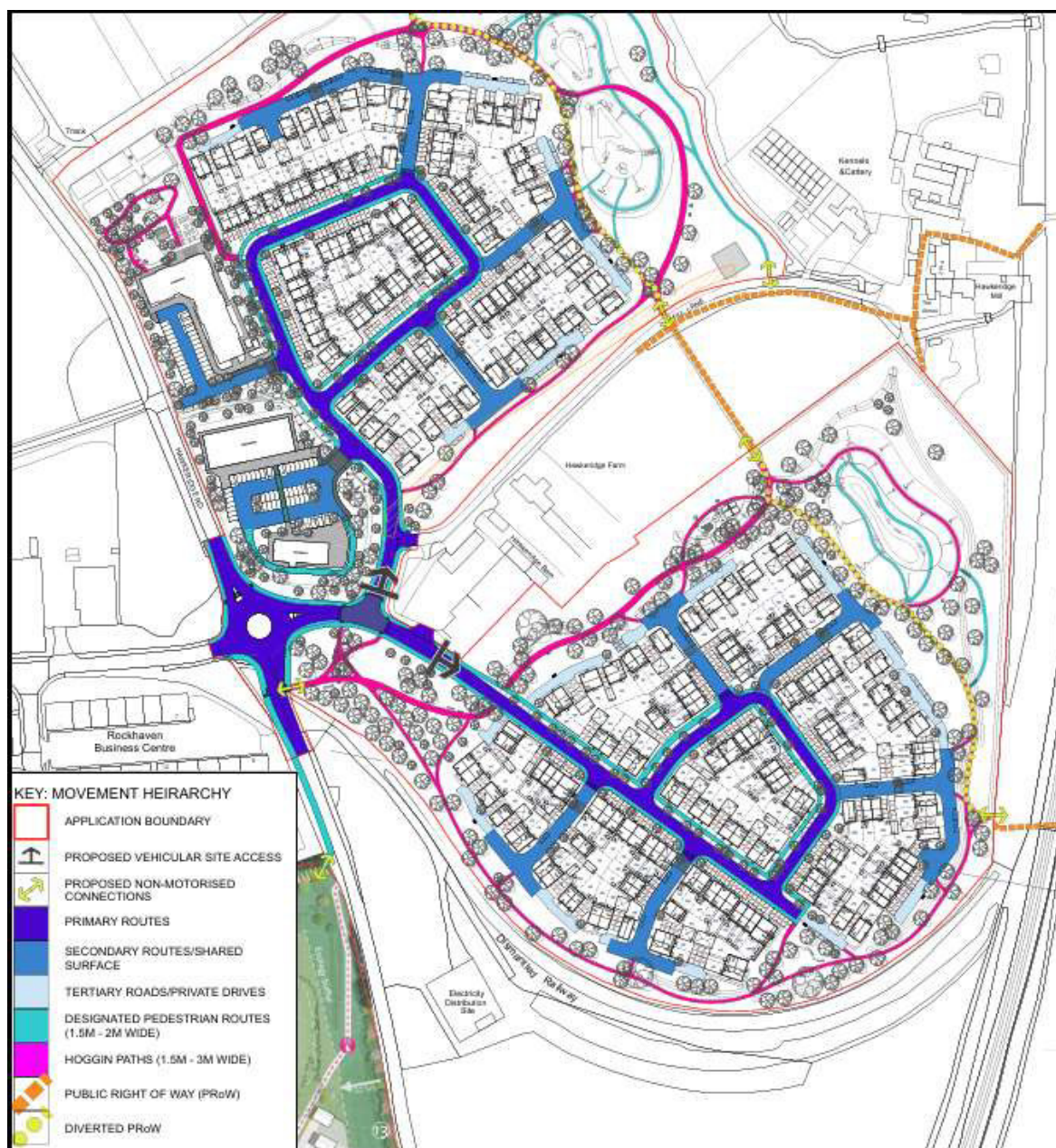
5.12 The open space areas incorporate amenity grassland, structural tree planting, informal paths and sustainable drainage features including attenuation basins.

5.13 The proposals include the provision of a Local Equipped Area for Play (LEAP) within the southern parcel. It will comprise play equipment constructed from oak timber and will be enclosed by an earth embankment.

Access and Parking

5.14 Vehicular access will be provided off the existing four arm roundabout that serves Hawke Ridge Business Park. The Street Hierarchy plan is illustrated in Figure 5.5 below.

Figure 5.5: Street Hierarchy Plan



5.15 The Proposed Development incorporates a network of pedestrian and cycle routes designed to connect residential areas, public open spaces and community facilities, whilst integrating with existing and proposed routes beyond the site boundary.

5.16 The layout has been designed to promote walking and cycling and provides direct connections to key destinations within and outside the Proposed Development.

5.17 The key pedestrian and cycle infrastructure includes:



- A network of pedestrian and cycle routes throughout the Application Site;
- Connections to existing and proposed active travel routes in the surrounding area;
- Links to Westbury railway station, nearby bus stops, employment areas and local services;
- Accessible routes designed to accommodate all users;
- Well-overlooked routes and spaces;
- Appropriate crossing points where required to facilitate movement across the Application Site;
- Integration with the wider movement network to support sustainable travel choices

5.18 Car parking will be provided as follows:

- Care Home: 27 No. car parking spaces and 10 cycle parking spaces;
- Retail and Drive Through: 44 No. car parking spaces and 12 No. cycle parking spaces;
- Residential: 571 No. allocated spaces and 53 No. visitor / unallocated spaces;
- Cycle parking will be provided as 2 No. secure spaces per plot either in a garage or a shed within a rear garden

6 DEVELOPMENT PROGRAMME AND CONSTRUCTION

INTRODUCTION

6.1 This chapter describes the anticipated programme of development works and the key activities that would be undertaken during the construction phase of the project. It identifies, in general terms, the potential effects associated with construction activities and outlines proposals for their mitigation. Detailed consideration of construction-related environmental effects upon the various technical topics assessed, together with their associated mitigation measures, are provided in each of the technical assessment chapters of this ES.

6.2 It is proposed that a Construction Environmental Management Plan (CEMP) would be prepared and implemented for the construction phase of the Proposed Development. This would be discussed and agreed with the relevant planning officers at WC prior to the commencement of works. An outline of the content of the CEMP is provided in this Chapter.

6.3 Planning for construction is necessarily broad at this stage and may be subject to modification. For example, specific construction activities could vary in frequency depending upon the particular stage of works. Consequently, where uncertainty exists, the assessment has assumed a 'worst-case' situation. It is considered, however, that sufficient information is available at this stage to enable the likely significant environmental effects relating to the construction works to be identified and their significance assessed.

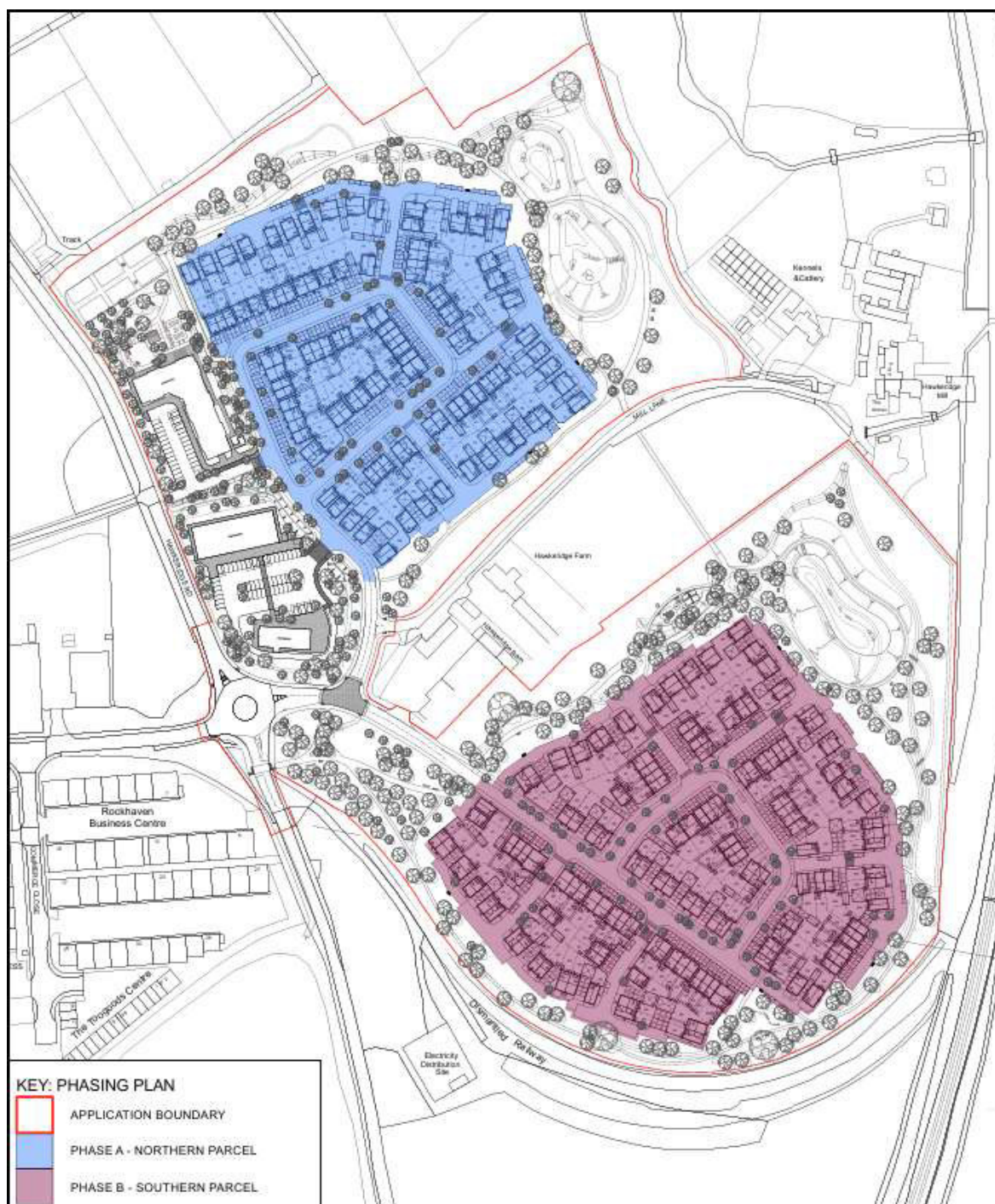
PROGRAMME OF WORKS

6.4 The proposed timescale for delivery would be as follows:

- April 2028 – Works start on site;
- April 2029 – First legal completion;
- April 2029 onwards -60 units per annum.

6.5 It is anticipated that the construction of the Proposed Development will be undertaken in 2 phases as illustrated in Figure 6.1 below.

Figure 6.1: Phasing Plan





DESCRIPTION OF THE WORKS

6.6 The proposed construction works can be divided into the following main stages:

- Enabling works;
- Site preparation;
- Construction of the mixed use development; and
- Removal of remaining construction elements.

Enabling Works

6.7 Enabling works will be undertaken prior to the start of the main construction works. The extent of these works would include:

- Establishment of site project offices and construction compound including car designated parking areas for contractors;
- Isolation or diversion of utility services impinging upon excavation areas;
- Provision of temporary electrical supplies and other required services for the duration of the construction works; and
- Erection of site hoardings including provision of a site security system.

Site Preparation

6.8 All existing non-critical infrastructure will be removed. The enabling works would entail the decommissioning and removal of any associated structures and communication infrastructure in all areas within the Application Site boundary. The works will include the use of heavy plant, with the potential for on-site material selection, dependant on site establishment and space to facilitate necessary plant. All works will be strictly managed to ensure that vehicle movement and dust are controlled and kept to a minimum. Further details on the management of dust are included in Chapter 8: Air Quality.

6.9 Site preparation works will also involve the breaking out of any hardstanding material, crushing and screening to produce stockpiles of aggregate hardcore materials for use within the sub-base and foundation structures of the new buildings and roadways.

6.10 All live utilities and any live drainage would be capped off or diverted before any excavation works commence. A method statement will be produced outlining the process for identifying and disconnecting existing services as necessary.



6.11 Once the temporary works are in place, any groundworks or earthmoving would proceed. All material will be re-used on-site where possible, or otherwise transported off-site where reuse is not possible.

Construction of Proposed Development

6.12 This phase will include the construction of the access roads within the Proposed Development.

6.13 The Application Site would require new mains water, gas, electricity and IT/telephone connections. Statutory services will be brought into the Application Site as and when the programme dictates, although the trenching works will be carried out alongside the substructure work.

6.14 The operation of construction vehicles and general construction activities may give rise to the potential for surface runoff to become contaminated with hydrocarbons, silt or other construction materials. This may in turn lead to a contamination event should site drainage be allowed to enter watercourses. Excavations may require dewatering (of accumulated rainfall or runoff) during construction. In such circumstances, it will be important to ensure that the quality of this water is sufficiently high to allow discharge to an appropriate point. Further details on drainage are provided in Chapter 12: Water Quality, Hydrology and Flood Risk.

Removal of Remaining Construction Elements

6.15 This last phase will be undertaken at the end of the main construction works or where the construction has progressed to a stage where it can be undertaken at an earlier time. The extent of these works would include:

- Removal of site project offices and construction compound;
- Decommissioning of temporary electrical supplies and other required services utilised for the construction works; and
- Removal of site hoardings and site security system.

HOURS OF WORK

6.16 It is proposed that hours of work during the construction phase would be as follows:

- 0800-1800hrs on weekdays;



- 0800-1300hrs on Saturdays; and
- No working on Sundays or bank holidays.

6.17 These proposed hours would be agreed with the Local Authority Planning department prior to commencement of the works. Special working outside these hours, such as heavy plant activities and crane and equipment assembly, would be kept to a minimum and would be subject to prior agreement with reasonable notice by the Local Authority's Environmental Health Officer (EHO).

6.18 It is anticipated that none of the works outlined above will be carried out on Sundays or Bank Holidays without special prior agreement with WC and other relevant parties.

PLANT AND EQUIPMENT

6.19 The following plant and equipment is anticipated to be used during the construction works.

Table 6.1: Indicative Plant used during Construction

Plant and Equipment	Enabling works and Site Preparation	Construction	Services installation	Fit out	Landscaping
Concrete silo and ready-mix lorries		X	X		X
Concrete cutter, saws and splitters	X	X	X		X
Cranes and hoists	X	X			
Cutters, drills and small tools		X	X	X	
Excavators and breakers	X	X	X		X
Floodlights					
Fork lifts trucks		X	X	X	
Hydraulic benders and cutters		X	X	X	
Road Brush Vehicles		X	X	X	



Plant and Equipment	Enabling works and Site Preparation	Construction	Services installation	Fit out	Landscaping
Lorries/vans	X	X	X	X	X
Tarmac laying equipment		X			X
Scaffolding and access platforms		X		X	X
Temporary supports		X		X	
Tipper lorries		X			X
Wheel washers	X	X	X		X
Skips & Skip trucks	X	X		X	X

ENVIRONMENTAL MANAGEMENT AND MITIGATION

Environmental Management Plan

6.20 A principal construction contractor will be responsible for all aspects of construction operations. In line with best practice, the construction contractor will subscribe to the CCS (Considerate Contractors Scheme).

6.21 A CEMP would be prepared by the Principal Contractor which would include details of all relevant environmental management controls necessary for environmental protection during the construction works. This would follow best practice guidelines and would be agreed with the Local Authority Environmental Health Department.

6.22 The CEMP would include:

- Restrictions and targets for specific work activities in order to minimise environmental effects, including disruption and disturbance to local residents (if relevant), workers and the general public;
- Details of the means by which appropriate environmental monitoring, record keeping and reporting would be managed to ensure the above targets are being met;



- Procedure(s) to deal with necessary 'abnormal' works that may result in deviation from the agreed procedures and targets; and
- Provision for a programme of regular environmental audits and reviews at key stages in the construction programme.

6.23 The CEMP would place stringent contractual and procedural performance obligations upon trade contractors. These would be maintained and reinforced by commitments detailed below and, where relevant, within Chapters 7-16. Such obligations would be enforced through subsequent detailed agreements with and consents provided by the Local Authority. A clear management structure and description of the responsibilities and authority of a specific Project Environmental Manager (PEM) would be included.

6.24 The PEM would have primary responsibility for liaising with the Planning Authority and other statutory agencies on environmental matters. It is anticipated that regular meetings would take place to review progress and to agree necessary options. Notwithstanding this, it is recognised that positive action and reaction by site operatives at the time of any environmental incident or breach of targets are essential components for effective environmental management.

6.25 The CEMP would address requirements in relation to environmental controls and would allow for, and include, the following:

- The appointment of an experienced PEM responsible for the preparation and implementation of the CEMP;
- Details of the phasing of the works, including information on construction works that may be carried out by trade contractors;
- Procedures for construction activities, highlighting any operations likely to result in adverse environmental effects, with an indication of the mitigation measures to be employed;
- Wheel washing and highway cleaning procedures;
- Reference to and provision of a framework for compliance with all legislation that would be relevant;
- Emergency procedures that would be implemented on the Application Site;
- Prohibited or restricted operations;
- Control limits of target criteria for environmental issues, where practicable;
- Requirements for monitoring and record-keeping;
- Mechanisms for third parties to register complaints and the procedures for responding to complaints;



- Provisions for reporting, public liaison and prior notification, especially where dispensations would be required;
- Details of construction operations, highlighting the operations most likely to result in disturbance and/or working outside core working hours, together with an indication of the expected duration of each activity;
- Possible departures from target criteria and details of how any adverse effects would be minimised or potential complaints addressed;
- Details of proposed routes for HGVs travelling to and from the Application Site;
- Provisions for auditing by the PEM, TMBC and other regulatory authorities, where appropriate;
- Details of plant to be used;
- Details of all construction works involving interference with a public highway, including temporary carriageway/footpath closures, realignments and diversions; and
- Housekeeping procedures and environmental management controls.

Contract Conditions

6.26 Individual trade contracts would incorporate appropriate requirements in respect of environmental control, based largely on the standards of 'good working practice' outlined in the EMP in addition to statutory requirements. Contractors would therefore be required to demonstrate how they would achieve the provisions of the EMP, how targets would be met and how potential adverse environmental effects would be minimised.

Management of Construction Works

6.27 The PEM would deal with queries from the public and other complaints and enquiries. This nominated individual would be named at the site entrance, with a contact number and would be identified to the Local Authority and community groups, prior to the start of the onsite activities and whenever a change of responsibility occurs.

6.28 Any complaints would be logged and reported to the relevant individual within the Local Authority (and *vice versa*) as soon as practicable.

6.29 The CEMP would specify the roles and responsibilities of the PEM and the appropriate Officers within Local Authority in respect of any breaches or complaints from the public. The



required actions would be different in each specific case, depending on the operation, equipment or location.

Emergencies and Accidents

6.30 The building contractor would be required to maintain high safety standards on-site and to be fully compliant with current health and safety legislation.

6.31 An Emergency Incident Plan would be put in place to deal with potential spillages and/or pollution incidents. Any pollution incidents would be reported immediately to the regulatory bodies.

Materials Storage and Handling

6.32 Environmental issues would be considered in the procurement of raw materials and manufactured building components and all such materials would be appropriately stored on the site to minimise damage by vehicles, vandals, weather or theft. Deliveries of hazardous materials would be supervised and a just-in-time deliveries system would be implemented to minimise storage times and reduce the risk of spillage on-site. Tanks and drums of liquid chemicals and fuels would be stored in bunded compounds. Packaging materials would be returned, where possible.

6.33 Contractors and their sub-contractors would be expected to maintain a tidy site and, where practical, to operate a 'just-in-time' policy for the delivery and supply of materials for the works.

6.34 Mobile cranes would be used for general unloading and hoisting. Passenger/goods materials hoists, fork lift trucks and other electric or hydraulically operated plant may be used to distribute and transport materials around the site.

Waste Management and Minimisation

6.35 Waste would be generated during all stages of the construction works. Although specific materials cannot be identified at this stage of the design, potential sources of waste within the construction process are anticipated to comprise:

- Excavated material;
- Packaging – including plastics, wooden pallets, expanded foams;



- Waste materials generated from inaccurate ordering, poor usage, badly stored materials, poor handling, spillage; and
- Dirty water, for example from site runoff containing silt.

6.36 It is the intention of the project to use all excavated material, wherever possible within the Proposed Development.

6.37 A Site Waste Management Plan (SWMP) would be developed and implemented detailing how waste created during the construction phase would be managed. This would be prepared by the Contractor in accordance with the Site Waste Management Plan Regulations 2008 and non-statutory guidance on preparation of SWMPs. All relevant Contractors would be required to investigate opportunities to minimise waste arisings at source and, where such waste generation is unavoidable, to maximise the recycling and reuse potential of construction materials. Recycling of materials would take place off-site, where noise and dust are less likely to result in effects to the occupants of surrounding properties. Appropriate waste management and recycling centres close to the Application Site would be identified prior to the construction works and contracts would be established with registered waste carriers and authorised waste disposers for construction waste.

6.38 All waste would be stored on the Application Site in accordance with the relevant legislation and no burning of construction waste would be undertaken at the Application Site.

6.39 The destination of all waste or other materials removed during construction would be notified to the relevant authority by the Contractor/Construction Manager for approval. Loads would only be deposited at authorised waste treatment and disposal sites. Deposition of waste would be in accordance with the requirements of the EA, Environmental Protection Act 1990 (EPA), the Controlled Waste Regulations 1992 as amended, the Hazardous Waste Regulations 2005 (Ref. 6.2), the List of Wastes (England) Regulations 2005 (Ref. 6.3) and the Waste (England and Wales) Regulations 2011.

Traffic and Access Management

6.40 Specific detail relating to the management of construction traffic will be presented within a dedicated construction transportation plan, which will be submitted for approval by the Local Authority post planning.



6.41 All construction traffic entering and leaving the Application Site would be closely controlled. Deliveries would be phased and controlled on a 'just-in-time' basis, wherever possible. This would minimise travel time and traffic congestion around the Application Site.

6.42 The majority of all deliveries would be made by standard HGVs, with no special access / delivery requirements.

6.43 No parking on public roads would be allowed and the Contractor/Construction Manager would be responsible for enforcing this requirement. Provision would be made within the Application Site for essential on-site parking. Any local traffic management measures for site access would be agreed with the relevant authorities.

Air Quality and Dust

6.44 Site-specific best practice measures would be implemented by contractors to minimise the disturbance to local residents and other potentially sensitive receptors. These measures would include:

- Damping down surfaces during dry weather;
- Providing appropriate hoarding and/or fencing to reduce dust dispersion and restrict public access;
- Sheeting buildings, chutes, skips and vehicles removing wastes with the potential for dust generation;
- Appropriate handling and storage of materials, especially stockpiled materials;
- Restricting drop heights onto lorries and other equipment;
- Fitting all equipment with dust control measures such as water sprays wherever possible;
- Using a wheel wash, limiting speeds on the site to 5 mph, avoidance of unnecessary idling of engines and routing of site vehicles as far from sensitive properties as possible;
- Using gas powered generators rather than diesel, if possible (these are also quieter) and ensuring that all plant and vehicles are well maintained so that exhaust emissions do not breach statutory emission limits;
- Switching off all plant when not in use;
- No fires would be allowed on the site; and
- Ensuring that a road sweeper is available to clean mud and other debris from hardstanding, roads and footpaths.



6.45 Full assessments of the potential effects of the construction works on air quality are presented in Chapter 8: Air Quality.

Hazardous Materials and Contaminated Land

6.46 Prior to construction, the Contractor would be required to prepare a Method Statement and Risk Assessment demonstrating how the safety of construction workers and the public would be addressed in terms of potentially harmful substances. Protective measures would include:

- Provision of adequate facilities and procedures for personal washing and changing;
- Provision and use of personal protective equipment (PPE);
- Implementation of dust suppression methods; and
- Implementation measures to avoid surface water ponding and the collection and disposal of the site runoff.

6.47 Such measures should be carried out in accordance with the Protection of Workers and the General Public during the Development of Contaminated Land document and CIRIA Report 132: A Guide for Safe Working on Contaminated Sites (Ref. 6.4).

6.48 Other practical methods of limiting risks from hazardous materials and contaminated land would include:

- The storage of all potentially hazardous materials on hard surfaced areas, with bunding to the satisfaction of the Environment Agency;
- The storage of ground tank oil in accordance with the Control of Pollution (Oil Storage) (England) Regulations, 2001 (Ref. 6.5); and
- The treatment of any excess dewatering effluent prior to discharging to the foul sewerage system and only on the achievement of an approved discharge consent from Southern Water.

Site Drainage and Effects on Water Resources

6.49 The assessment of the potential effects of the proposals on water resources is presented in Chapter 12: Water Quality, Hydrology and Flood Risk. Specific best practice pollution prevention measures will be in place during construction, with key requirements described within the assessment chapter. These measures will form part of the CEMP, together with an emergency mitigation plan should any accidents occur that involve spillage.



Protection of Ecological Resources

6.50 An assessment of the potential effects of the construction of the Proposed Development on ecological resources is presented in Chapter 11: Ecology and Biodiversity.

6.51 Chapter 11 details the measures that will be taken to mitigate effects from the construction phase can be broadly summarised as follows:

- Screening during construction;
- No trenches or excavations to be left open, though if unavoidable, exit ramps will be put in place;
- No night-time working or lighting during construction;
- Adherence to the EA's Pollution Prevention Guidance Notes;
- Careful timing of works; and
- Ecologically-informed lighting strategy for operational phase.

CUMULATIVE EFFECTS

6.52 Any cumulative effects during the construction phase are identified within the relevant chapters.

SUMMARY AND CONCLUSIONS

6.53 The construction effects of the Proposed Development would be managed through the development of a project and site-specific CEMP. A suitably worded condition attached to the planning permission decision notice could request that a CEMP is submitted to the local planning authority for agreement and approval before development at the Application Site commences. The CEMP would be agreed with the Local Authority and other relevant bodies prior to the commencement of works which, as a minimum, would comply with the mitigation measures set out in this ES. The CEMP would outline methods for contractor and general public liaison, hours of work, methods to deal with complaints and outline management practices to control dust, traffic and access, waste, water pollution, ecological and archaeological effects, ensuring a high level of control throughout the construction works.

6.54 The procedures within the CEMP would ensure the delivery of a high level of environmental control throughout the construction phase, thereby minimising the potential for adverse effects. Further detail regarding specific mitigation during construction works for the Proposed Development is presented within Chapters 7 to 16 of this ES.



REFERENCES

Ref. 6.1: HMSO (2011) The Waste (England and Wales) Regulations 2011

Ref. 6.2: Office of the Deputy Prime Minister (2005) The Hazardous Waste (England and Wales) Regulations, SI 2005 No.894. HMSO, Norwich.

Ref. 6.3: HMSO (2005) The List of Wastes (England) Regulations 2005

Ref. 6.4: CIRIA (2002) CIRIA Report 132 Good Practice Guidance For The Management of Contaminated Land. Safe Working Practices on Contaminated Sites.

Ref. 6.5: HMSO (2001) Control of Pollution (Oil Storage) (England) Regulations.