

September 2020

# SYON GARDENS

## HOME BASE BRENTFORD SITE, TW7 5QE

### OUTLINE DESIGN AND CONSTRUCTION METHOD STATEMENT AND CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

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Consultant: ST EDWARD HOMES LIMITED



# Table of Contents

<b>Executive Summary</b> .....	<b>3</b>
<b>1. Introduction</b> .....	<b>5</b>
1.1 Purpose of the CEMP .....	5
1.2 Legal Compliance .....	5
1.3 Structure of the CEMP.....	5
<b>2 Site Information</b> .....	<b>7</b>
2.1 Site and Surroundings .....	7
2.3 Sensitive Receptors.....	7
2.4 Management Structure .....	8
2.5 Contact Information .....	9
<b>3 Construction Information</b> .....	<b>10</b>
3.1 Construction Works .....	10
3.2 Construction Equipment .....	10
3.3 Hours of Work.....	100
3.4 Haulage Routes .....	111
3.5 Road and Footpath Closures.....	122
3.6 Site Accommodation and Welfare Facilities .....	122
3.9 Security On-site .....	132
3.10 Health and Safety Arrangements On-site .....	132
3.11 Emergency Procedures.....	13
<b>4 Key Significant Environmental Issues</b> .....	<b>144</b>
4.1 Potential Significant Environmental Effects .....	14
<b>5 Environmental Control Measures</b> .....	<b>166</b>
5.1 Environmental Procedures .....	16
5.2 Transport .....	177
5.3 Noise and Vibration .....	18
5.4 Local Air Quality.....	18
5.5 Water Quality .....	20
5.6 Hazardous Materials.....	24
5.7 Materials .....	25
5.8 Soil Management.....	26
5.9 Ecology .....	26
5.10 Energy Efficiency .....	27
5.11 Townscape and Visual .....	29
5.12 People and Community .....	219
5.13 Community Engagement .....	30
<b>6 Monitoring</b> .....	<b>31</b>
6.1 Monitoring, Continual Improvement and Review.....	31
6.2 Environmental Complaints.....	31
6.3 Environmental Incidents .....	31
<b>7 Legal Requirements</b> .....	<b>36</b>
7.1 Schedule of Environmental Legislation .....	36
<b>8 Summary</b> .....	<b>37</b>
<b>Appendix A: Schedule of Environmental Legislation</b> .....	<b>38</b>

# Executive Summary

- i. This outline Design and Construction Plan (DCM) and Construction Environmental Management Plan (CEMP) has been prepared by St Edward Homes Limited in support of the proposed scheme for the residential-led mixed-use development of the Homebase Brentford Site at Syon Lane, Brentford, TW7 5QE.
- ii. It is submitted to the London Borough of Hounslow (The LPA) as part of the application submission for the following:

*“Full planning application for the demolition of existing building and car park and erection of buildings to provide residential units, a replacement retail foodstore, with additional commercial, business and service space, and a flexible community space, and ancillary plant, access, servicing and car parking, landscaping and associated works”*
- iii. The scheme proposals include:
  - Delivery of 473 high quality homes;
  - 38% affordable housing (on a habitable room basis);
  - A new and modern Tesco retail store of circa 10,550 sqm (GIA);
  - Community space of 200 sqm (GIA);
  - 137 sqm (GIA) of flexible commercial, business and service space;
  - 400 retail car parking spaces;
  - 100 residential car parking spaces;
  - 3 residential visitor car parking spaces and 2 car club spaces;
  - 204 retail cycle parking spaces;
  - 896 residential cycle parking spaces;
  - Building heights include a four storey podium with blocks ranging up to seventeen storeys;
  - Communal residential amenity space with biodiverse podium gardens including open space and children’s play space;
  - New active frontages and improved, safer public realm along Syon Lane and the Great West Road;
  - Dedicated new pedestrian and cycle friendly ‘clean air’ route provided between Syon Lane Station and the Great West Road via Syon Gate Way and new eastern street, Syon Gate Lane.
- iv. This Outline DCM and CEMP provides the Council with the construction approach for the whole development and the measures that will be employed to mitigate any adverse effects.
- v. The framework provides a mechanism to outline the proposed controls that could be implemented to minimise emissions of dust, noise and vibration, and any adverse effects on views and the local townscape character during the construction period. The DCM and CEMP outlines how these controls are proposed to be implemented and the associated roles and responsibilities.
- vi. Alongside this report an Outline Construction and Logistics Plan (CLP) for the development has been submitted as a standalone document with the planning application.

- vii. There is further detail on the environmental impacts of construction included within the Environmental Statement submitted alongside this application.
- viii. If planning approval is granted, a contractor will be appointed to prepare a range of more detailed plans which set out the more detailed methodology.
- ix. These will include:
  - A detailed Construction Environmental Management Plan;
- x. A detailed Construction and Demolition Method Plan;
  - A detailed Construction Logistics Plan; and
  - A Construction Phase Health and Safety Plan.

# 1 Introduction

## 1.1 Purpose of the DCM and CEMP

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

- i. Ensure that the mitigation measures set out in the Application Reports submitted as part of the Planning Application are implemented during construction. The assumption is that such measures would be controlled by planning conditions on the future permission which will either require further details to be submitted for approval or compliance with measures outlined; and
- ii. Ensure that construction industry best practice standards are adopted throughout the construction process.

1.1.2 The DCM and CEMP demonstrates the commitment of the Developer to undertaking the construction activities in such a way as to avoid or minimise environmental effects, and provides a mechanism for the implementation of recommended mitigation and monitoring measures throughout construction.

1.1.3 The report also provides details of the structural considerations associated with demolition of the existing buildings and enabling works, as well as construction of the development.

1.1.4 Finally, it provides details of the standards and principles that will guide the sustainable design of the development,

1.1.5 The content of the DCM and CEMP will be agreed with the Council and other organisations as appropriate, prior to the commencement of construction. The construction contractors will be required to comply with the requirements of the DCM and CEMP.

## 1.2 Legal Compliance

1.2.1 Considerable environmental legislation applies to the works to be undertaken. The expectation is that, all relevant legislation, including requirements for licences, permits and /or consents shall be identified, and the appointed Principal Contractor will be required to provide details of how compliance is to be achieved, as part of the construction process.

1.2.2 Please refer to the schedule at Appendix A that sets out the relevant legislation.

## 1.3 Structure of the DCM and CEMP

1.3.1 The DCM and CEMP is based on established good management practice and includes the following information:

Site Information: including environmental management structure, roles and responsibilities, location of any potentially sensitive receptors such as trees, watercourses, local residents, etc;

Construction Information: a description of the works, construction programme, proposed working hours, details of haulage routes, equipment to be used, etc;

Key Significant Environmental Issues: details of the audit programme, methods for managing environmental risks and reducing effects, emergency procedures, waste and hazardous materials storage procedures, liaison with the local neighbourhood, and specific management plans relating to archaeology, dust, landscape, lighting, and noise;

Environmental Control Measures: measures that will be taken to avoid, mitigate and manage any significant environmental impacts.

Monitoring: procedures for recording and reporting monitoring results and taking remedial action in the event of any non-compliance, details of receptors, threshold values and analysis methods; and

Legal Requirements: a schedule of relevant and current environmental legislation and good practice, objectives and targets imposed by planning conditions, consultations and a register of permissions and consents required, with responsibilities allocated and a programme for obtaining these.

Full details on sustainable design are provided within the Sustainability Report which is submitted alongside this application

## 2 Site Information

### 2.1 Site and Surroundings

- 2.1.1 The Homebase Site is a rectangular plot of land located on the corner of Syon Lane and the Great West Road at Gillette Corner. It has an area of approximately 1.4 ha.
- 2.1.2 The site is developed with a large Homebase store (4,180sqm) and associated surface car parking and under-croft car parking (295 spaces). The Homebase store comprises of a large industrial style shed with metal cladding. The building is effectively two storeys high with a central pylon to the front.
- 2.1.3 The site is bound by the A4 Great West Road to the north, and Syon Lane to the south-west. There is a car showroom to the east, and a service road, Syon Gate Way which extends along the south-eastern boundary, and further along is the railway line.
- 2.1.4 The site is 400 metres from the nearest small neighbourhood centre at 1-9A Spur Road and 142-156 London Road which south-east of the Tesco Osterley Site. St Johns Road Neighbourhood Centre is around 2km to the south of the site. The site is also approximately 900 metres west from Brentford Town Centre and over 2km east from Hounslow Town Centre.
- 2.1.5 The site has a public transport accessibility rating of PTAL 2/3. The southern part of the site falls into a PTAL 3 area, due to its proximity to bus services on London Road.
- 2.1.6 Syon Lane station is in Zone 4. National Rail services direct to London Waterloo, Richmond and Weybridge. Furthermore, Osterley Station provides access to the Piccadilly line service and is within 2km of the site.
- 2.1.7 There are bus stops directly adjacent to the site on A4 Great West Road and Syon Lane within 50m. Bus stops on London Road, adjacent to Syon Park are also accessible to the site, approximately 600m south of the site.
- 2.1.8 The site is well served by bus routes with seven regular bus services within walking distance of the site. The H28 bus route runs along Syon Lane and stops and turns around at Tesco Osterley. The H91 can be accessed from the A4 at bus stops K/C respectively and serves destinations which include Chiswick, Hammersmith and Hounslow Town Centre.
- 2.1.9 The immediate surrounding area comprises a mix of uses including commercial and residential development. There are semi-detached houses on the western side of Syon Lane, opposite the site. Along the Great West Road there is a variety of commercial and industrial uses as well as some residential uses, and further along Syon Lane the uses are predominantly residential.

### 2.2 Scheme Description

- 2.2.1 St Edward Homes Limited is bringing forward the redevelopment of both the Tesco and Homebase sites. The existing Tesco store would be re-provided on the Homebase site as part of a mixed-use development with residential above, which releases the opportunity to deliver a comprehensive residential-led mixed-use development on the Tesco site.
- 2.2.2 The replacement Tesco store would be provided at ground floor level fronting the Great West Road with servicing and back of house uses located to the rear and eastern site boundary. The existing vehicle access on Syon Lane would be retained, with a ramp access route provided to the raised 400-space customer car park, which would be located within a two-storey internal car park podium which would sit above the retail store.
- 2.2.3 The 100 residential car parking spaces, 3 residential visitor car parking spaces, 2 car club spaces and cycle parking would be served by the same vehicle access but located at lower ground floor.

2.2.4 Residential accommodation would be provided within five blocks with raised open podium gardens rising from the four-storey podium with blocks ranging up to seventeen storeys; with the taller elements located adjacent to the site's eastern boundary. A community space is proposed on the second floor of the Tesco store overlooking the junction corner at Syon Lane and Great West Road. In addition, a small flexible retail/office unit is proposed on the Syon Lane frontage.

2.2.5 Public realm and landscaping improvements are proposed along Syon Lane and Great West Road including a dedicated a new pedestrian and cycle friendly 'clean air' route provided between Syon Lane Station and the Great West Road via Syon Gate Way.

2.2.6 The celebration of the Site's prominent location on the Great West Road will be promoted through the provision of a new public plaza incorporating an urban glade, planted with mature trees and amphitheatre seating steps orientated towards the main supermarket customer entrance lobby.

### 2.3 Sensitive Receptors

2.3.1 Table 2.1 below lists a number of receptors which have been identified as being potentially sensitive to the works during the construction of the Proposed Development due to their location in proximity to the Site and access roads:

**Table 2.1 Potential Sensitive Receptors in the Vicinity of the Site**

Receptor	Location
Existing Residential Properties	Residential properties to the West of the site on Syon Lane. Residential properties to the South of the site beyond the Syon Gateway access road and railway line.
Local Road Network	Syon Lane and industrial estate roads.
Local Business	Skoda garage to the East of the site, Businesses to the North of the site on the opposite side of Great North Road. Businesses in Syon Gateway estate to the East of the site.

### 2.4 Management Structure

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

The Developer

2.4.2 The Developer will be responsible for providing all strategic infrastructure, strategic foul and surface water drainage, structural landscaping, informal public open space and landscaping works.

2.4.3 In order to achieve this, the Developer will appoint an Architect, Consultant Engineer, Principal Contractor, trade contractors and a Site Environmental Manager.

Trade Contractors

2.4.4 The Trade Contractor will be responsible for the day to day management of Health and Safety, and Environmental and Quality performance during construction. The trade contractors will be responsible for implementing the DCMCEMP, including, monitoring the performance of sub-contractors and maintaining records to demonstrate compliance with and implementation of the CEMP.

#### Principle Contractor/Project Manager

2.4.5 The Project Manager/Principle Contractor will be responsible for directing the Trade Contractor on the delivery of the DCM and CEMP. This will include checking that the Trade Contractor has allocated sufficient resources to allow delivery of the DCM and CEMP, participating in communication with LB Hounslow and other third parties e.g. Environment Agency as required and arranging for the periodic review and update of the DCM and CEMP. The Project Manager will regularly review the findings of the monitoring programme, co-ordinated by the SEM and direct the Trade Contractors as necessary.

#### Site Sustainability Champion (SSC)

2.4.6 A suitably qualified SSC will be appointed to report on the implementation of the DCM and CEMP and to oversee any environmental monitoring programmes. The SSC will facilitate communication on environmental matters between the project partners and any relevant statutory consultees, will carry out site environmental inspections and audits as necessary, and will co-ordinate the environmental monitoring programme. The SSC will also be responsible for monitoring the Principal Contractor to ensure that all relevant legal consents, licences and exemptions are in place in advance of relevant works commencing, and that all requirements are adhered to.

#### All Staff and Subcontractors

2.4.7 All staff and subcontractors have the responsibility to:

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

## **2.5 Contact Information**

2.5.1 The contact details of key personnel are as follows. This is subject to change once the works commence on site and some roles are yet to be filled.

SEHL Sustainability Manager – TBC

SEHL Project Director – James Lockwood

Site Sustainability Champion – TBC

Architects – TBC

Structural Engineers – TBC

Principal Designer – St Edward Homes Limited

## 3 Construction Information

### 3.1 Construction Works

3.1.1 Construction works are anticipated to commence in August 2021 and are expected to extend until early to mid 2026.

### 3.2 Construction Equipment

3.2.1 The type of plant needed for each type of construction activity is indicated Table 3.2.

**Table 3.2 Likely Plant Required for Construction Activities**

Plant	Stage			
	Demolition	Substructure	Superstructure	Fit-Out
Excavators	✓	✓		
Crushers	✓	✓		
Piling Rigs		✓		
Lorries (Muck Away / Delivery)	✓	✓	✓	✓
Breakers	✓	✓	✓	
Dumpers	✓	✓	✓	
Cranes	✓	✓	✓	
Forklift Trucks	✓	✓	✓	✓
Compressors	✓	✓	✓	✓
Cutting Tools	✓	✓	✓	✓
Scaffold	✓	✓	✓	✓
Mobile Access Platforms	✓	✓	✓	✓
Power / Hand Tools	✓	✓	✓	✓

### 3.3 Hours of Work

3.3.1 All works will be carried out during 0800 – 1800 Monday to Friday and 0800 – 1300 Saturday unless agreed otherwise with LB Hounslow under a section 61 condition requiring submission of an application requesting a variation to the normal permitted hours. An application for variation of working hours for noisy works audible outside the site boundary will only be made for critical engineering reasons or to meet health and safety requirements or other unforeseen emergency situations.

3.3.2 No continuous 24-hour activities are envisaged at this stage and any working on Sundays or Bank Holidays will be applied for as in 3.3.1. Any change to working hours will be agreed in advance with LB Hounslow.

3.3.3 The hours in 3.3.1 will be strictly adhered to unless or in the event of:

- An emergency demands continuation of works on the grounds of safety;
- Fitting out works are being carried out within the containment of the building envelope and noise will be contained within the building envelope; and:
- Completion of an operation that would otherwise cause greater interference with the environment / general public if left unfinished.
- Should any of the above arise a variation application will be submitted to LB Hounslow requesting variation to the permitted hours in 3.3.1

### **3.4 Haulage Routes**

3.4.1 The site access plan is to initially access and egress the site via the current Homebase site entrance. As construction progresses it is planned to create a one way system for construction traffic. Vehicles will enter from the Great West Road on to Syon Lane, and then exit either via the Syon Gate Way access Road or through the site and out past the Skoda garage access road back on to the Great North Road. This will be developed with the detailed Construction Method Statement submitted as part of the discharge of condition.

3.4.2 All construction traffic entering and leaving the Site will be closely controlled and during delivery times, traffic marshals will be positioned at the site entrance. Deliveries will be on a 'just-in-time' basis and will be subject to a web based electronic booking system.

3.4.3 A logistics contractor will be employed to control vehicle deliveries via an on line booking in system to prevent congestion at the site entrance and managing the 'just in time' delivery requirements. This will be reviewed by the Project Management team on a regular basis to ensure trade contractor compliance.

3.4.4 Haulage routes would route to and from the site via the strategic highway network, and in the vicinity of the site this means vehicles arriving and departing via the A4 Great West Road. Further from the site, vehicles would approach:

- From the east via the M4, A406 or A205
- From the west via the M25, A4, A30
- From the north via the A30, A406, to connect with the A4; and
- From the south via the A3, A306 and A205

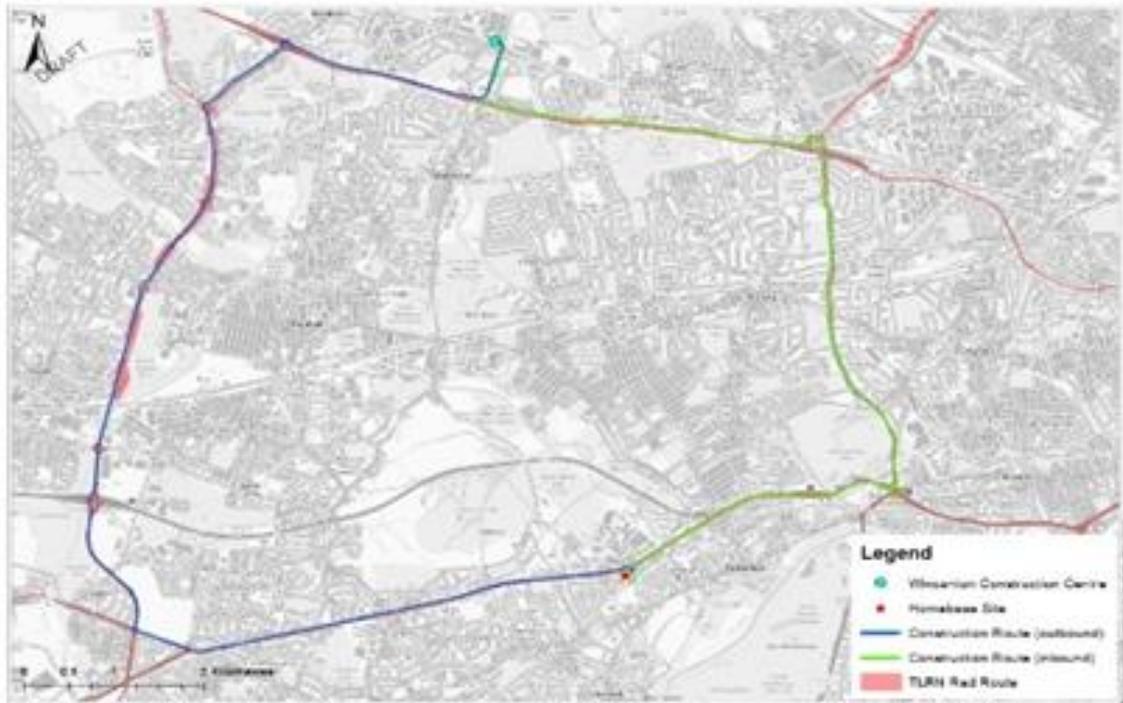
3.4.5 It is envisaged that all heavy goods vehicles would utilise the strategic highway network to access the construction site, with the exception being routes in the immediate vicinity of the origin and destination of the journey. In this case the destination is to be accessed from Syon Lane, south of the A4, meaning that construction traffic would route from the A4 into Syon Lane before accessing the site.

3.4.6 At the site the established point of vehicular access to the Homebase site access will serve as the primary point of access for the initial demolition and construction phases of the project. In later stages, in particular from the formation of the superstructure onwards, Syon Gate Way will serve as the primary construction access, with vehicle routing around the building, one-way, anti-clockwise. Construction traffic would re-join the A4 Great West Road carriageway at the north-eastern corner of the building, under banksman control.

3.4.7 Where it is possible to do so, the contractor would utilise a consolidation centre to minimise the number of construction vehicle trips required. The nearest consolidation centre to the site is at the following address:

Wincanton Greenford Consolidation Centre,  
Rockware Avenue,  
Greenford,  
Middlesex UB6 0AA.

3.4.8 It is anticipated that vehicle routing to and from the consolidation centre would be as detailed below.



### 3.5 Road and Footpath Closures

3.5.1 It is anticipated that that short-term lane closures and footpath diversions will be required to progress construction. This will include the reception and dismantling of tower cranes and placing of any large rooftop plant. It is envisaged that these will generally be the roads serving the Industrial Estate. Any temporary road closures will be agreed with the Highways Authority, LB Hounslow and the local police. Notices will be posted to alert the public to any planned road closures and / or diversions.

### 3.6 Site Accommodation and Welfare Facilities

3.6.1 It is envisaged that temporary welfare will be established on the most Westerly corner of the site until the basement area has been constructed and fitted out. The welfare will then move below ground and on top of the podium area for the duration of the work therefore minimising impact to the local surroundings.

### **3.7 Security On-site**

3.7.1 Only authorised persons will be allowed on the Site. Site access will be controlled by the Logistics contractor. Pedestrian access will be controlled by turnstile and electronic signing in/out systems. Out of site hours the site gates will be locked and any required access controlled by the 24 hours security.

### **3.8 Health and Safety Arrangements On-site**

3.8.1 Barriers, platforms and hoardings will be erected, adapted and maintained throughout the construction phase to completely segregate the public from construction activity. Monthly Public Interface Meetings are to be held to examine the interface issues and address any concerns with the Trade Contractors. Details on the On-Site Health and Safety Arrangements will be provided in the final DTM and CEMP to be secured via condition.

### **3.9 Emergency Procedures**

3.9.1 Procedures will be set in place to respond to any emergency incidents which may occur on Site. A Site Pollution Incident Response Plan will be developed by the Principal Contractor prior to works commencing on Site.

3.9.2 All appropriate staff will be trained and made aware of the spill contingency plan set in place. In the event of any incident the Developer will be notified. Additionally, the Environment Agency and any other interested bodies will be notified as required.

3.9.3 Details on the emergency procedures will be provided in the Construction Method Statement secured by condition.

## 4 Key Significant Environmental Impacts

4.1.1 A schedule of potential environmental impacts relating to each activity is provided in Table 4.1 below.

**Table 4.1: Potential Environmental Effects during Construction Works**

Topic	Potential Environmental Impacts
Transport	<ul style="list-style-type: none"> <li>■ Increase in HGV movements.</li> <li>■ Increase in congestion on the local road network.</li> <li>■ Increased risk of accidents due to construction works on the existing road network.</li> <li>■ Interface with pedestrians at site access and egress points.</li> <li>■ Transfer of mud and materials by vehicles onto the public highway.</li> </ul>
Noise & Vibration	<ul style="list-style-type: none"> <li>■ Noise arising from the construction works.</li> <li>■ Increase in noise levels generated by the increase in road traffic as a result of the construction vehicles.</li> <li>■ Increase in vibration levels due to construction works, particularly piling and drilling work.</li> </ul>
Local Air Quality	<ul style="list-style-type: none"> <li>■ Increase in dust deposition at nearby sensitive receptors during certain construction activities.</li> <li>■ Exhaust fumes from construction vehicle movements.</li> <li>■ Impact on localised air quality issues through increased HGV movements.</li> </ul>
Water Quality	<ul style="list-style-type: none"> <li>■ Degradation in groundwater quality as a result of spills during construction.</li> <li>■ Risk of contaminating localised waterbodies through spills or construction stage surface water and sediment runoff.</li> </ul>
Townscape & Visual	<ul style="list-style-type: none"> <li>■ Erection of temporary site fencing</li> <li>■ Establishment of site compound and storage areas</li> <li>■ Establishment of temporary lighting and signage associated with the works</li> <li>■ Construction traffic movements to and from the Site</li> <li>■ General building infrastructure including views of large machinery and cranes.</li> </ul>
Hazardous Substances	<ul style="list-style-type: none"> <li>■ Risk of spillage of hazardous substances</li> <li>■ Potential exposure of site workers to hazardous material.</li> </ul>
Waste Management	<ul style="list-style-type: none"> <li>■ Potential for the production of large volumes of waste.</li> <li>■ Risk of waste being poorly managed and sent to landfill.</li> <li>■ Increase frequency of HGV movement to manage waste volumes.</li> </ul>

Material	<ul style="list-style-type: none"> <li>■ Degradation of natural resources if poorly managed.</li> <li>■ Increased embodied environmental impact through excessive use of materials.</li> </ul>
Geology and Soils	<ul style="list-style-type: none"> <li>■ Degradation of underlying soils and geology as a result of spills during construction.</li> <li>■ Impact on wider catchment geology through soil leaching.</li> </ul>
Ecology	<ul style="list-style-type: none"> <li>■ Risk of construction work directly impacting local ecology.</li> </ul>
People and Communities	<ul style="list-style-type: none"> <li>■ Risk of disturbing local residents.</li> <li>■ Risk that an increase in road traffic through site deliveries and HGV movements may disrupt local residents.</li> <li>■ Risk of nuisance from construction activities.</li> </ul>
Resource Efficiency	<ul style="list-style-type: none"> <li>■ Carbon emissions associated with the use of gas oil in generators and site plant.</li> <li>■ Energy consumption and carbon emissions associated with site office and welfare.</li> <li>■ Energy consumption and carbon emissions associated with additional site activities, including site lighting and tool use.</li> <li>■ Water consumption associated with site activities, site office and welfare.</li> </ul>

# 5 Environmental Control Measures

## 5.1 Sustainability Management System

5.1.1 In order to avoid, mitigate and manage any significant environmental impacts, a series of Sustainability Management System (SMS) procedures will be implemented during the construction stage.

5.1.2 Proposed responsibilities for the implementation of each have been assigned to specific members of the project team, which is as follows:

- Principal Contractor (site based);
- Sustainability Manager; and
- Environmental Consultant(s).

5.1.3 A list of the key SMS procedures applicable to the site are provided in Table 5.1, below.

**Table 5.1: Project Environmental Procedures**

Topic	SMS Procedure Title	Procedure Relevant to:		
		Principal Contractor	Sustainability Manager	Environmental Consultant
Transport	Road Sweeping and Wheel Washing	✓	✓	
Noise & Vibration	Managing Noise & Vibration	✓	✓	✓
Local Air Quality	Managing Dust	✓	✓	✓
	NRMM Emissions Standards	✓	✓	
Water Quality	Water Authorisations	✓	✓	
Townscape & Visual	N/A	✓		
Hazardous Substances	Preventing, Managing and Reporting Pollution Incidents	✓	✓	
	Fuel and Hazardous Material Storage and Refuelling	✓	✓	
	Managing Concrete Washout	✓	✓	
	Managing Silt	✓	✓	
Waste Management	Waste Management	✓	✓	
	Waste Reduction and Reuse	✓	✓	
	Waste Paperwork	✓	✓	
	Processing Waste	✓	✓	
	Hazardous Waste Management	✓	✓	

Materials	Sustainable Timber and Timber Products	✓	✓	
	Soil Management	✓	✓	
Ecology	Consult an Ecologist	✓	✓	✓
	Protected Species	✓	✓	✓
	Invasive Species	✓	✓	✓
People & Communities	Community Engagement	✓	✓	
Resource Efficiency	Energy Efficiency	✓	✓	
	Water Efficiency	✓	✓	

## 5.2 Transport

5.2.1 Traffic management measures will be agreed with the LB Hounslow prior to any work commencing. Further details are provided in the Outline Construction Logistics Plan submitted with this application with a more detailed Construction Logistics Plan to be agreed through discharge of planning conditions.

5.2.2 The Outline Construction Logistics Plan has been prepared by RHDHV with reference to Transport for London's (TfL) 'Construction Logistics Plan Guidance' (July 2017 – v3.0).

5.2.3 This section just includes impacts of traffic on the environment. The following procedures will be put in place with regards to road sweeping and wheel washing which are key considerations.

### 5.2.4 Road sweeping

- Both internal and external roads will be cleaned as required.
- Road sweeping waste will be disposed of without the potential to harm the environment.
- Road sweeper waste will not be discharged onto open ground, or into watercourses or surface water drains.
- Road sweepers will take their wastes to an appropriately licensed end destination.

### 5.2.5 Wheel-washing

- Vehicles will only be washed in a designated and impermeable area, where wash water can be contained.
- The site will utilise either a bespoke wheel wash system, where water will be directed to a containment tank to be held before being removed by a tanker.
- Rainwater and other standing water on site will be prioritised for the use of vehicle washing.
- Wash water will not be discharged onto the open ground, or into surface water drains

5.2.6 In addition to the above, site specific construction Traffic Rules are as follows:

- No idling vehicles either outside or within the worksite, unless idling is necessary to carry out the works (e.g. concrete wagon) Hard surfacing and effective cleaning method used for site haulage routes.
- Enforcement of an on-site speed limit.

- All loads both entering and leaving site to be covered.
- On road vehicles will comply with the requirements of the Ultra-Low Emission Zone (ULEZ).
- All non-road mobile machinery (NRMM) on site with a power rating between 37kW and 560kW will comply with the NRMM Low Emissions Zone requirements. All applicable machinery will be logged on the NRMM Register. Further detail found in section 5.4.

### 5.3 Noise and Vibration

5.3.1 Construction activities can lead to noise and vibration issues which, if not properly managed, can negatively impact the quality of life of local residents, negatively impact the health and well-being of site staff, disturb wildlife, causes structural damage to buildings and lead to complaints.

5.3.2 Based on this, and in order to mitigate this risk, the following will be adopted during construction.

- Methods of construction which minimise noise and vibration have been considered during pre-planning, with proposals developed further through detailed design.
- Works likely to cause noise and vibration will only be carried out within the project's consented working hours. If works are likely to run outside of consented hours, for example due to emergency works, the relevant Environmental Health Officer will be notified.
- All operatives on site will be fully briefed on consented working hours along with noise and vibration mitigation requirements during the induction. These will be reiterated through periodic Toolbox Talks.
- Noise and vibration monitoring will be carried out as required under the project's planning consent. The correct equipment and methodology will be specified in the relevant contractor's package and will be installed and managed by a suitably qualified consultant where appropriate. Monitoring records will be kept on file and be easily accessible should they be requested by a regulatory body.
- The Project Team will be made aware of noise and vibration thresholds set by the London Borough of Hounslow. Any exceedances will be fully investigated and additional action undertaken to prevent further noise or vibration issues.
- During construction, regular inspections will be undertaken by the Project Manager to ensure the noise and vibration mitigation measures identified at planning have been implemented and are working effectively.
- Key stakeholders, including neighbours, will be kept informed of any upcoming works likely to cause noise or vibration issues.
- Any complaints received regarding noise and / or vibration will be logged in the Stakeholder Communication Tracker.
- Sufficient resource will be allocated to fully implement noise and vibration mitigation measures required for the site. These measures will be included in the scope of works for all relevant contractor packages.

5.3.3 Items listed in the following table have been identified as activities likely to cause noise and vibration during the development. The mitigation measures that will be adopted in response to these activities are also set out in the table.

5.3.4 Full details of the noise implications of construction are provided within the noise chapter of the Environmental Statement submitted alongside this application.

**Table 5.2: Noise and Vibration Mitigation Measures**

Activity	Mitigation Measures
Non Road Mobile Machinery (NRMM)	Plant will not be left idling Haul roads will be located away from neighbours and wildlife Plant will be correctly maintained and serviced Electric powered plant will be used where possible Anti-vibration mountings will be fitted to rotating / impacting plant where possible Plant will be selected which minimises noise, i.e. munchers rather than breakers
Generators	Connection to mains power will be prioritised in order to avoid the use of generators Use Hybrid generators which switch to battery mode at night wherever feasible Hoods / doors will be shut at all times Acoustic blankets will be used if required
Construction Traffic	A booking system will be used to manage deliveries Deliveries will only be carried out within the site's consented working hours Drivers will not leave vehicles idling Access and egress routes will be planned in order to reduce the need for reversing, where possible
Demolition and groundworks	Plant will be selected which minimises noise, i.e. munchers rather than breakers.

## 5.4 Local Air Quality

5.4.1 Construction activities can have a negative effect on the health and wellbeing of operatives, neighbours and wildlife, through impacting the local air quality if not managed correctly. As mentioned above, sensitive receptors in close proximity include the residential dwellings to the south, south west and north west of the development site.

5.4.2 The following procedures outline how the risk associated with an impact on local air quality will be mitigated during construction.

- Prioritise offsite cutting of materials wherever feasible.
- Use of appropriate materials, such as tarmac for haul roads.
- Reduce vehicle movements around the site and set speed limits for construction traffic.
- Wash down vehicles prior to leaving site, using method specified in section 5.2.
- Use of road sweepers for internal haul roads and external access roads.
- Cover wagons when removing muckaway / waste from site.
- Locate any stockpiles in sheltered areas and cover if within close vicinity to sensitive receptors.

5.4.3 In addition to the above, sufficient damping down will be carried out during demolition, groundworks, on site crushing and on haul roads, and all operatives working on site will be fully briefed on relevant dust mitigation measures as part of the induction and through regular Toolbox Talks.

5.4.4 Dust monitoring will be carried out as requested under the projects planning consent and will be managed by suitably qualified consultants. Records of dust monitoring will be kept on file and will be easily accessible should they be requested.

5.4.5 During construction, regular visual inspections will be undertaken to ensure dust mitigation measures have been implemented and are working effectively.

#### NRMM Emissions Standards

5.4.6 In order to meet the Greater London Authority (GLA) Non-Road Mobile Machinery (NRMM) emissions standards, all site equipment with a net engine power of between 37kW and 560kW will meet the following standard as a minimum:

- Stage IIIA of the EU Directive 97/68/EC (Greater London, excluding the Central Activity Zone or Canary Wharf).
- Stage IIIB of EU Directive 97/68/EC (Central Activity Zone or Canary Wharf).
- All plant will be checked to ensure it is compliant before being allowed on site. If for any reason the NRMM is noted to be non-compliant on site it will be removed with immediate effect and replaced with a compliant alternative.
- The site will be registered with the NRMM website and will maintain an up-to-date log on the portal at all times. Each time relevant NRMM plant is delivered or removed from site the log will be updated.

5.4.7 Full details of the air quality implications of construction are provided within the air quality chapter of the Environmental Statement submitted alongside this application.

## **5.5 Water Quality**

5.5.1 Surface water sewers, nearby watercourses and groundwater will be protected against contamination from trade effluent and contaminated runoff, in line with legal obligations. Site activities will be adapted in order to mitigate the potential risk to water quality.

5.5.2 The following procedure will be implemented to ensure local ground and surface water quality is maintained.

#### Water Authorisations

5.5.3 Water authorisations will be managed in compliance with legal obligations and to reduce the risk of water pollution incidents occurring on site. Nearby water sources including groundwater and the River Brent to the east of the site, will have legal protection from harm and pollution.

5.5.4 Thames Water will be consulted prior to starting works on site and recommendations incorporated into relevant documentation.

5.5.5 Throughout the build process, the Production Team will ensure that only clean rainwater is allowed to discharge into drains without any consents. The following additional measures will be taken in order to ensure water quality is maintained:

- A trade effluent consent will be obtained for discharging of waste water arising from activities. Such site activities for the proposed development site include demolition, pumping of excavations and temporary welfare drainage connections. A permit from the Environment Agency will be sought for works resulting in discharge to surface water drains.
- Conditions of any permit will be clearly communicated to the Production Team and relevant contractors working on site.

5.5.6 Measures for monitoring compliance with the requirements will be implemented and regularly reviewed.

5.5.7 If a hydrant is intended to be used as opposed to mains water for site activities, the relevant authorisation will be sought from the water provider and kept on file with check meters installed to calculate the amount of water used. This will only be for the short term whilst permanent supply is awaited.

5.5.8 In addition to the above, if site welfare is to be connected to a sewer via a new connection, consent will be sought from the water infrastructure provider before any work is undertaken.

#### Hazardous Substances

5.5.9 The following procedure will be followed to prevent, manage and report a pollution incident in accordance with standardised legal requirements and Berkeley Group policies.

5.5.10 A Site Pollution Incident Response Plan will be in place prior to commencement of construction and be continually updated in order to ensure pollution risks on site are managed and minimised appropriately. This document will include:

- An inventory of all potentially hazardous substances on site detail.
- Locations of fuel and COSHH storage, pollution control equipment, drainage and sensitive receptors.
- Key contacts should an incident occur.

5.5.11 Specific pollution control equipment will be in place according to site activities and layout. In the event of a pollution incident, the site must follow the below process:

- STOP work immediately and prevent any more pollution occurring, for example by putting a leaking container into another secure container, closing any valves to stop material flow etc.
- CONTAIN the pollutant by taking any necessary immediate action to prevent the pollution from spreading, particularly to drainage systems, open ground or watercourses. Use available pollution control equipment such as spill kits, absorbent material, bunds of earth or sand and drip trays, following the correct procedures for their use and wearing the correct PPE.
- NOTIFY site management immediately giving the following information:
  - Extent of the incident, including areas the pollutant has or is likely to impact;
  - Details of the pollutant involved, including its quantity and level of toxicity/danger;
  - Location of incident;
  - Cause of the incident;
  - Actions taken to stop and contain the pollutant.
- REPORT incidents in accordance with the table set out in section 6.3 for reporting environmental incidents.
- CLEAR UP the incident. For example, used spill kits or any contaminated ground or water must be removed as hazardous waste and any used pollution prevention equipment must be replaced.

### Fuel and Hazardous Material Storage and Refuelling

5.5.12 Fuel and hazardous material storage and refuelling will be managed in line with the Control of Substances Hazardous to Health (COSHH) Regulations 2003 and Oil Storage Regulations. The following procedure details actions to be undertaken during site set up and throughout construction in order to prevent the occurrence pollution incidents.

5.5.13 To prevent ground or water contamination, all fuel and liquid COSHH storage and refuelling areas will be located at least 10m away from:

- Watercourses, open drains and gullies (and at least 50m from wells, springs or boreholes).
- Unsurfaced areas or porous surfaces and on hardstanding. If this is not possible, for instance during the early stages of the project, sufficient alternative protection will be in place e.g. a constructed bund or impermeable sheeting / lining.
- Areas at risk from flooding and site boundaries where possible.
- Areas of high vehicle movement where possible and adequately protected from vehicle collision.

5.5.14 To prevent a spill from occurring and to ensure effective management in the event of a spill, fuel and liquid COSHH containers will be:

- Structurally sound and stored on a secondary containment system, such as a bund.
- (Less than 201L) stored on drip trays / spill mats when in use around site, capable of containing 110% of the largest container or 25% of the total volume stored whichever is greatest, and returned to the dedicated storage area after use.
- (201L or more) will be integrally banded with secondary containment that can hold 110% of the total volume and keep an up-to-date register visible on the storage container.
- Located near to spill kits of suitable type and size, including within or in close vicinity to plant containing fuel, as well as drain blockers and other pollution control equipment.
- Centralised where possible to a secure and weatherproof area.

5.5.15 The following measures will be in place during fuel deliveries and refuelling activities in order to prevent and manage spillages:

- Deliveries will only be carried out by approved highway tanks or mobile refuelling tanks.
- Staff trained in delivery and emergency procedures will supervise deliveries.
- Signage for spill management and maximum capacity of fuel bowsers will be visible.
- Spill kits of suitable size and type and other pollution prevention equipment will be readily available where refuelling is taking place and drip trays / spill mats will be used.
- Preference will be given to automatic shut off delivery systems.
- Funnels will be used when refuelling small plant and equipment.
- Refuelling will be constantly attended and fuel storage will be locked after use.
- All fuel deliveries will be reported.

- Measures will be included in site induction and periodic toolbox talks.
- Site team will be aware of refuelling practices and have spill management training.

5.5.16 A Site Pollution Incident Response Plan will be developed and continually updated throughout construction to document COSHH and fuel storage locations, spill kit locations, hazardous substances present on site and emergency response plan in the event of a spill or incident.

#### Managing Concrete Washout

5.5.17 Washout from concrete pouring has the potential to impact negatively on the environment due to its alkaline properties and mobility, as it is more capable of permeating into soil and groundwater. Concrete washout will be managed on site to prevent pollution incidents through the following actions:

- Prioritising construction methods during detailed design stage that reduce the need for pouring concrete on site, such as through using prefabricated concrete.
- Incorporating concrete washout requirements in the scope of works for relevant contractors.
- Washing out of concrete wagons at the batching plant where possible as opposed to on site.
- Identifying suitable areas for washing out on site, which will be on hardstanding and away from any watercourses and drains with measures in place to contain washout waters.
- Specifying a dedicated washout system for RC Frame and Groundworks packages that is sufficient for the number of concrete deliveries in consultation with the Sustainability Advisor / Manager.
- Providing a skip lined with an impermeable material where washout is allowed to set, or a specific system to treat washout water.
- Briefing all concrete truck drivers and operatives overseeing concrete pouring on procedures during site induction and periodic toolbox talks.
- Ensuring washout waters are not discharged inappropriately or into a foul drain without prior permissions from the local sewerage.

5.5.18 If it is intended to reuse washout waters on site for further washout, measures will be in place to prevent ground contamination and cement fines will be in accordance with the Low Risk Waste Activity Guidance: LRW 400.

5.5.19 In addition to the measures set out for concrete washout, contamination from cement will be controlled through appropriate storage of cement bags 10m away from any drains or watercourses, whilst mixing / batching will be carried out in a contained area away from any watercourses.

#### Managing Silt

5.5.20 Site activities which have the potential to create silt will be managed to prevent a pollution incident through:

- Identifying sensitive receptors, activities likely to generate silt and related mitigation measures such as dust management through damping down, road sweeping, wheel washing and pumping from excavations.
- Prioritise construction methods and materials to reduce the generation of silt.

- Incorporating requirements relating to silt management in the scope of works for relevant contractors.
- Installing a permeable, technical filter fabric as an entrenched vertical perimeter barrier fence, designed to intercept and detain run-off to prevent storm water run-off pollution and weather erosion, protecting local water courses.
- Using a method of filtration close to source where water is pumped from a non-contaminated area of construction.
- Obtaining relevant approval for any applicable water discharge requirements.
- Briefing all operatives working on site regarding mitigation measures during site induction and periodic toolbox talks.
- Ensuring correct implementation of mitigation measures through visual inspections.
- Logging any complaints received regarding silt as appropriate in the Stakeholder Communication Tracker.

## **5.6 Hazardous Materials**

### Waste Management

5.6.1 The waste management strategy implemented on site will follow the recycling and waste disposal elements of the waste hierarchy, with every effort made to minimise the production of waste.

5.6.2 To assist in the delivery of this, the project will implement a Project Waste Management Plan (PWMP). This document will remain live with any pertinent changes included as the project progresses and be updated at least once a quarter. The PWMP sets out the process for the following:

- Managing waste efficiency on site, including the segregation of waste streams.
- Diverting waste from landfill through either reusing or recycling on site.

5.6.3 Throughout the development, all key waste streams will be segregated, including timber, metal, inert, plasterboard, liquid waste, hazardous waste and waste electrical and electronic equipment. Further to this, in accordance with Duty of Care Requirements, waste will only be removed from site by a licenced waste carrier to a site licenced to assess the type of waste being removed.

5.6.4 All skips and waste containers will be stored away from site boundaries, any nearby or on site watercourses or other sensitive receptors. Housekeeping around these will be of a good standard.

5.6.5 The following procedures will be adopted in order to minimise and manage waste on site:

### Waste Reduction and Reuse

5.6.6 The reuse of materials will be considered wherever feasible. The following steps will be considered to identify options for reuse:

- Where possible, materials will be used in their current form.
- Products of demolition waste will be used on site, where feasible.
- Any excavated soils will be used on site, where feasible.
- Where manufacturers offer a collection / take back service, this will be explored.

- Standardisation of rooms to suit material standard sizes such as plasterboard.
- Modularisation of elements for fabrication off site.

#### Waste Paperwork and Reporting

5.6.7 The Production Team will be responsible for ensuring that the correct Duty of Care information is collected for all waste movements from site. Relevant Duty of Care information that will be retained on file for the proposed scheme include:

- Waste Transfer Notes.
- Hazardous Waste consignment notes.
- Waste Carrier Certificates.
- Waste Management Permits / Exemptions.

5.6.8 The Berkeley Group Waste Data Tool (WDT) will be used to monitor the volume and type of waste produced on site. Details of the waste produced on site will be analysed periodically. The tool can also be used to demonstrate our 'Duty of Care' in ensuring waste produced on site is being disposed of in accordance with legislation. It is proposed that periodic due diligence checks will also be carried at the end disposal facilities accepting waste from the project.

#### Processing Waste

5.6.9 Any crushing, grinding or size reduction operations will comply with environmental permitting legislation. All relevant documentation will be sourced from the contractor in advance of works starting and all operations will be undertaken in compliance with the conditions stipulated within permits and exemptions.

#### Hazardous Waste Management

5.6.10 Hazardous waste arising from the site will be minimised as far as possible through specification of non-hazardous materials and products wherever feasible.

5.6.11 To reduce all possible contamination risk, all containers with hazardous labels will be disposed of as hazardous waste. All hazardous waste will be stored in a clearly labelled and suitable container for hazardous waste only and will be secured and waterproof with integrated bund, compliant with Hazardous Waste (England and Wales) Regulations (2005). This facility will be checked regularly and waste items disposed of to an appropriately licenced facility.

5.6.12 These waste management and segregation requirements will be communicated to operatives during the site induction and through periodic Tool Box Talks.

### **5.7 Materials**

5.7.1 Accurate design information and drawings will be provided for the project team, allowing the development team to specify materials needed which reduce over-ordering, off-cut wastage and reworking through our supply chain. In addition, the use of pre manufactured items will be considered where possible, cutting down the number of deliveries and waste collections to site.

5.7.2 Materials will be stored on site in a way to prevent the likelihood of damage and wastage. Construction materials for the project will be stored in a suitable location and maintained appropriately. Material Consolidation and the use of specialist logistical contractors will be incorporated into the development to ensure the management goals are achieved.

5.7.3 With specific reference to timber and timber products, the following procedure outlines how the project will ensure that all timber and timber products used on site are from a sustainable source.

## Sustainable Timber and Timber Products

5.7.4 The requirement for FSC or PEFC certified timber and timber products will be included in the contracts for each relevant package or order. During construction, the following steps and checks will be taken to ensure this is upheld:

- All timber and timber products delivered to site must be accompanied by relevant documents, including delivery tickets or invoices clearly stating that each individual item is FSC or PEFC certified, while also clearly stating the Chain of Custody (CoC) number.
- Delivery tickets and invoices should be periodically checked to ensure they comply with company requirements.
- All CoC certificates will be held on file and will be periodically reviewed to ensure they are in date and have not been revoked.
- In the event of non-certified timber being delivered to site, this will be immediately raised with the relevant supplier or contractor. It will then be replaced with certified alternative where possible.

## **5.8 Soil Management**

5.8.1 Soil is a fundamental and ultimately finite resource that fulfils a number of functions and services for society which are central to sustainability. In order to manage the existing soil on site, including the stockpiling of material, the following checks and steps will be carried out:

- The CL:AIRE Code of Practice will be followed to demonstrate that the soil to be reused on site is a material and not a waste.
- A Materials Management Plan will be prepared, showing the areas and type of topsoil to be stripped, location of each stockpile and the type of soil to be stored within it.
- Stripping, stockpiling and placing of the soil will only be done in the driest conditions possible.
- The length of time soil is stockpiled for should be kept to a minimum and the project will ensure that this is less than 12 months, in line with waste regulations.
- If it is necessary to import soils to site, the CL:AIRE Code of Practice will be followed to demonstrate the soil transported is material and not a waste.

## **5.9 Ecology**

5.9.1 Ecology on site will be managed in compliance with legal requirements, to prevent damage and protect ecology during construction, whilst also enhancing the ecological value within the completed development.

5.9.2 The following procedures will be adopted in order to manage the risk associated with preserving ecological value.

### Consulting an Ecologist

5.9.3 A Phase 1 habitat survey, including a conditional assessment of the site, has been carried out to:

- Establish the baseline biodiversity of the site and recommendations to achieve a net gain.
- Outline actions to be incorporated into the relevant contractor's scope of works and implemented on site during construction and demolition.

5.9.4 The Production Team will maintain an ongoing relationship with the ecologist throughout the life of the project for advice on relevant works and protection measures. To ensure effective

communication across site, the identified project specific ecological features or protection measures will be covered in site induction and periodic toolbox talks.

#### Protected Species

5.9.5 In the UK the main pieces of legislation are The Wildlife and Countryside Act 1981, The Conservation of Habitats and Species Regulation 2017 and The Natural Environment and Rural Communities (NERC) Act 2006 which give protection to some of the most threatened species in England. To ensure any protected species on site are identified and managed appropriately:

- A Preliminary Ecological Survey will be carried out to identify any protected species present on site and include recommendations for further surveys required, in which findings will be included in a Protected Species or Ecological Impact Assessment report as appropriate.
- A relevant license will be sought if a protected species is identified to be present on site and required to be disturbed.
- No works will occur to trees and hedges during the nesting season without sign off from ecologist and no netting of trees or hedges will occur.

Full details are provided within the Ecology and Biodiversity Report submitted alongside this application.

#### Invasive Species

5.9.6 Identification of any invasive species on site or in close proximity has been completed as part of the ecological survey. Any risks identified, if required, will be mitigated prior to any construction progressing, in accordance with requirements under Wildlife and Countryside Act 1981 and Part IIA of the Environmental Protection Act 1990. In the instance where any further invasive species are identified, the following process will be implemented:

- A specialist contractor / consultant will be appointed to develop an appropriate management plan that details the required treatment method.
- All staff / operatives will be notified of the presence of invasive species during the site induction and periodic toolbox talks to explain measures in place.

#### Resource Efficiency

5.9.7 Resource efficiency on site will be managed in accordance with targets set by the Berkeley Group, including the consumption of energy and water in site offices, welfare facilities and in production activities.

### **5.10 Energy Efficiency**

5.10.1 A strategy will be put in place to connect to mains electricity as soon as possible and the mains electricity tariff will be from a renewable source with a REGO certificate. If a mains connection is not possible from the outset, sourcing bio-diesel will be considered.

5.10.2 Site welfare specifications and procurement will incorporate energy efficiency measures and be reviewed by Project Team members and Sustainability Advisor / Manager. Such measures will include, but not limited to:

- Site electricity supplies on individual timers (e.g. by block)
- Sub metering or current clamps installed
- Solar PV panels installed

- Energy saving cabins in place
- Infrared radiant panel heaters installed in office cabins
- LED lighting and timers / PIR sensors / kill switches in place for welfare / office and site areas
- Automatic external lighting timers / dusk and dawn sensors set up and only emergency lighting to run out of hours
- LED portable lighting powered by solar / battery in place where there is no mains power (limiting use of generators)
- Heaters on thermostatic control and timers
- Instantaneous point of use water heaters provided for hand washing and Zip Taps installed where feasible
- Hanging space provided in the centre of drying rooms to encourage heat circulation and / or dehumidifier units used in conjunction with heaters in drying rooms

5.10.3 Specific energy efficiency measures will also be included in contractor's scope of works in consultation with the Sustainability Advisor / Manager, for example:

- All contracts will include requirements for plant and machinery used on site to be of high energy efficiency and less than 3 years old where possible.
- Preference will be given to mains electric or battery powered equipment.
- The type and size of machinery will be considered to avoid inefficient use.

5.10.4 Measures will be implemented where possible to reduce emissions from delivery, collection and business journeys such as through efficient logistics management, encouraging sustainable travel, fuel efficient training for drivers, avoidance of over-ordering and the use of consolidation centres, local suppliers and local waste sites.

5.10.5 Energy consumption will be communicated through campaigns, site induction, periodic toolbox talks and information posters displayed across site and welfare.

#### Water Efficiency

5.10.6 Site welfare specifications and procurement will include water efficiency measures and reviewed by Project Team members and Sustainability Advisor / Manager. Such measures include, but are not limited to:

- Dual flush toilets or slim-line cisterns, push / sensor / aerated / low flow taps, low flow or waterless urinals and low flow showers.
- Rainwater butts for boot washing, compound cleaning, watering of landscaped areas etc.
- Consideration of greywater recycling for toilet flushing for welfare areas and contractor toilets.
- Compressed air boot cleaners.
- Sub-metering the welfare and site activities relating to water to better enable analysis of use / trends etc.
- Procurement of water efficient dishwashers for project kitchen.

5.10.7 Measures will be reviewed and additional initiatives implemented where appropriate and a water meter plan will be kept up-to-date with water meter readings recorded monthly on CR360 to analyse usage. Any unusual or unexpected patterns of water consumption will be investigated by the Project Team and Sustainability Advisor / Manager.

5.10.8 Specific water efficiency measures will be included in contractor's scope of works in consultation with the Sustainability Advisor / Manager, for example:

- Auto shut-off taps
- Reuse of rainwater for wet trades to use for mixing and dedicated wash out areas
- On-site mortar silos
- Closed-loop water recycling wheel washing system
- Implement hardstanding at earliest stage to reduce need for damping down and use of water efficient methods for dust suppression e.g. fan misting systems.
- Give preference to installing landscaping during wetter times of the year to avoid the need for significant watering

5.10.9 Further measures to drive water efficiency during construction include arranging connection to mains as quickly as possible, reducing pressure within water systems and installing sub-meters to enable analysis of usage on different parts of the site.

5.10.10 The Construction Team will be responsible for promoting good site behaviours relating to water consumption, including inspections to check for leaks, ensuring swift action to fix water leaks identified, appropriate use of wheel and boot wash and effective dampening down.

5.10.11 Water management will be communicated through the site induction, periodic toolbox talks and information posters displayed across site and welfare.

## **5.11 Townscape and Visual**

5.11.1 As the build programme is anticipated to be 6 years, it is important to acknowledge and mitigate the impact that the development may have on the existing local townscape. Based on this, a number of mitigation measures will be taken, as listed below:

- Temporary screening to the sensitive receptors, through the implementation of solid construction hoarding, with particular focus on the site orientations facing directly onto existing residential properties.
- The use of attractive hoarding, with the design to be reviewed and agreed with the London Borough of Hounslow prior to construction.
- Tidy site management, with a programme in place to ensure general site housekeeping is maintained to a high standard.

5.11.2 Full details of the impact and mitigation are provided within the Townscape and Visual Impact Assessment which is submitted as part of the Environmental Statement.

## **5.12 People and Community**

5.12.1 In order to ensure the proposed development takes account of the existing local residents, a Community Engagement Strategy will be developed alongside the Statement of Community Involvement that has been submitted in conjunction with this planning application.

5.12.2 During the construction period, St. Edward will be committed to providing regular updates, and will ensure that the views of those who are most directly affected by construction activity are listened to, ensuring the opportunity for regular contact with contractors and St. Edward throughout construction.

5.12.3 As part of an ongoing Community Engagement strategy, an appropriate programme has been drawn up and agreed with the LB Hounslow, to ensure the community remains engaged and informed throughout the entire build programme. An overview of the various elements which will form part of the strategy is detailed below.

### **5.13 Community Engagement**

5.13.1 A Community Engagement Strategy will be developed and will set out the planned process of community engagement throughout the construction period.

5.13.2 Preliminary community consultation events have already taken place, which involved establishing a Community Liaison Group that meet regularly to discuss specific aspects of the proposals. St. Edward will continue their engagement with this group and extend their role to also be a Construction Liaison Group (opportunities for further members to join will be provided). Contractors will attend these group meetings to share programme updates and address any questions or concerns that neighbours may experience during the construction process.

5.13.3 Full details of the Community Engagement carried out to date are provided within the Statement of Community Involvement which is submitted as part of the application.

5.13.4 St. Edward will continue to actively liaise and conduct ongoing engagement with key stakeholders, neighbours and the local community to shape the detailed plans and proposals.

5.13.5 As part of the Community Engagement Strategy, an appropriate programme will be drawn up and agreed with the LB Hounslow, to ensure the community remains engaged and informed throughout the entire build programme. Neighbours will receive frequent newsletters and project updates at relevant point during the build programme. This information will also be displayed on site noticeboards and via other means.

5.13.6 St. Edward will provide a designated point of contact for any issues during construction, as well as a 24 hour phone number.

5.13.7 Any issues raised will be disseminated to the project team prior to starting on site, raising awareness of key issues for the development going forward

5.13.8 Full details of the community engagement process which has been undertaken so far is provided within the Statement of Community Involvement which is submitted alongside this application.

# 6 Monitoring

## 6.1 Monitoring, Reporting and Continual Improvement

6.1.1 The dedicated site Sustainability Champion will hold the responsibility for maintaining records of all environmental monitoring, which should be made available for auditing and inspection by the Sustainability Advisor / Manager.

6.1.2 Reporting procedures will be defined by the Principal Contractor and the Developer on the environmental performance of the construction works.

6.1.3 To enable monitoring and reporting, related requirements will be included in the scope of works for contractors.

6.1.4 The following sustainability aspects will be monitored and reported throughout the life of the project to ensure compliance with set requirements and identify any issues or opportunities for improvement:

- Energy usage including mains electricity, on-site generated renewable electricity, natural gas, on-site generated renewable heat and deliveries for gas oil, petrol, diesel and LPG.
- Water usage including mains water, hydrant water and abstracted water.
- Waste volume and disposal method through data collection and analysis for all waste transfer notes, hazardous waste consignment notes and waste carrier and end destination information.
- Timber and timber product delivery notes and related FSC / PEFC CoC certificates to check compliance.

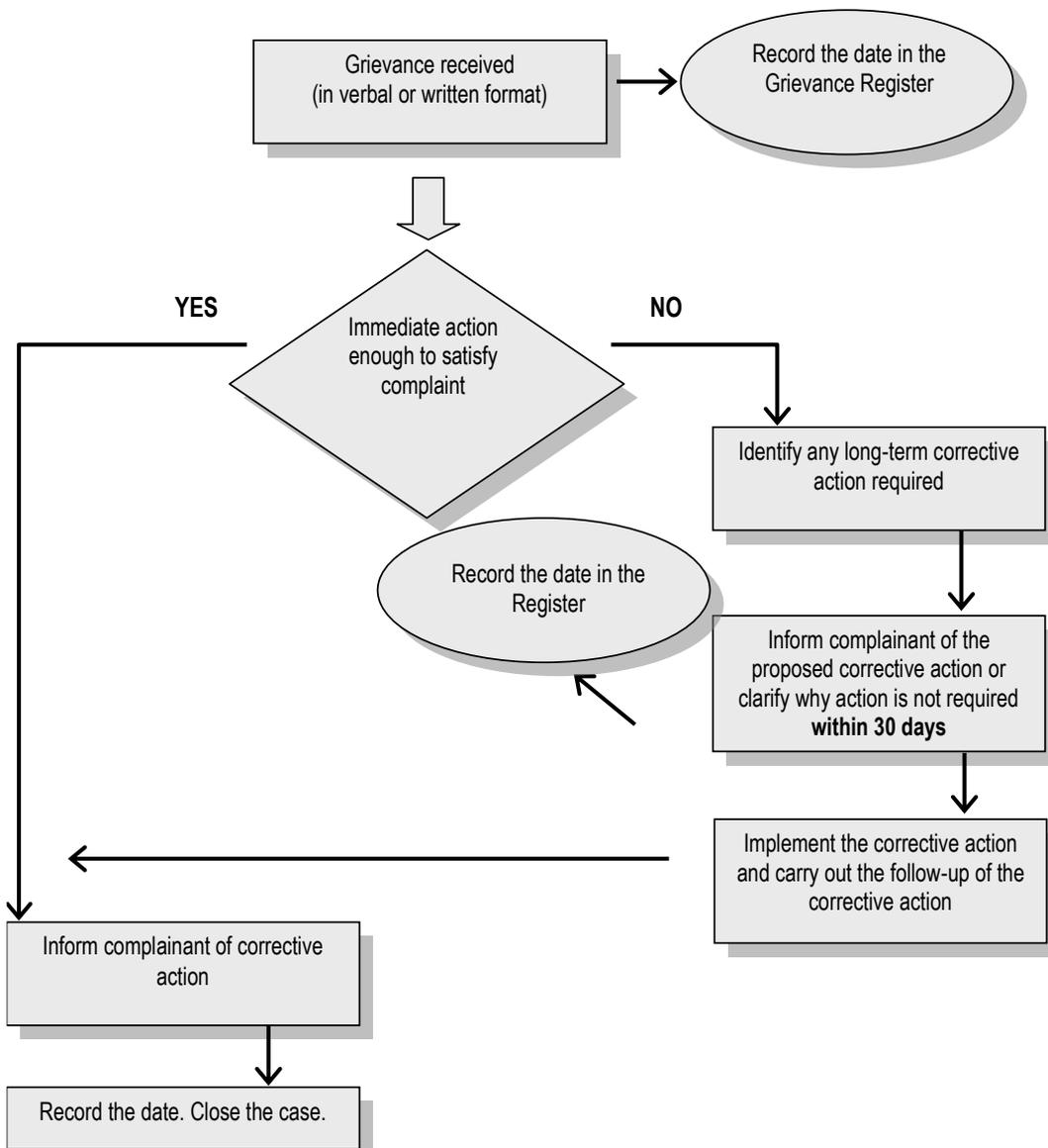
## 6.2 Environmental Complaints

6.2.1 The Principal Contractor will define all procedures for managing complaints. A centralised register of all reported complaints should be maintained by the Site Project Manager.

6.2.2 The formal procedure for handling project complaints / concerns will be developed and agreed by the Principal Contractor / Site Manager but may include a procedure similar to that detailed below and represented in the flow chart:

- Stakeholders will be able to report any concerns, complaints or other comments to Site Project Manager in writing, by email or in person at the site offices. Site contacts details should be provided at site entrances, on perimeter hoardings and possibly at appropriate community locations.
- Project Director (or nominated representative) will take full details of the concerns expressed and ensure that a formal assessment is commenced of the reported concern. They will also issue an initial response to the person who has submitted the complaint / concern confirming its receipt. The Site Manager will record the date and contact information associated with a complaint / concern on a standard form and place a copy in a project grievance register;
- Site Project Manager (or nominated representative) will undertake an investigation to assess what corrective and preventive action, or further investigation is necessary;

- Project Director (or nominated representative) will respond within a reasonable timescale (typically not more than 30 days) and place details of the completed corrective and preventive actions within the project grievance register. If a longer term programme is required to provide an adequate solution then this programme will be detailed on the register against the specific issue;
- Project Director (or nominated representative) will notify the relevant stakeholder of the proposed corrective and preventive actions to be adopted;
- Any corrective measures / actions will be implemented with associated implementation dates being recorded;
- For long term corrective action, the complainant will be informed of proposed action; and
- Following the implementation of the corrective action and agreement with the relevant stakeholder that the complaint has been adequately addressed the case will be closed and date recorded.



6.2.3 In the event that a complaint is not resolved to the satisfaction of the complainant directly with the Project Director the following levels of mediation should be available:

- If the grievance cannot be adequately addressed by the Project Director , the complaint / concern will be escalated to an appropriate contact within both the Principal Contractor and Developer; and
- If the grievance is still not adequately resolved the issue will be taken to the London Borough of Hounslow Council for a final decision to be made.

### 6.3 Environmental Incidents

6.3.1 The Principal Contractor will define all procedures for managing incidents. A centralised register of all reported incidents should be maintained by the Site Project Manager.

6.3.2 An environmental incident could be, but is not limited to:

- A spill of a hazardous substance such as diesel, concrete or sealant; emission to water courses/surface water drains/ foul water sewers of silts or other pollutants; and
- Contamination of land/ flora/ fauna;
- Damage to ground/ water/ or air;
- Damage to protected flora/ fauna/ habitats; and
- A complaint from the public regarding pollution or legal notice issued by Local Authority, Environment Agency, or any other regulatory bodies.

6.3.3 The formal procedure for handling environmental incidents will depend on the nature of the incident. The specific procedure for pollution incidents is set out in section 5.7.1.

6.3.4 The formal procedure for reporting environmental incidents will depend on the severity of harm caused and related categorisation. A procedure similar to that detailed in the table below will be implemented:

Action	Definition	Notification	Investigation by	Reviewed by
Level 1	<b>Positive Intervention</b>  Hazards raised which may have become an environmental near miss or incident (red items or site interventions).	Contact via email / phone.  To be reported on CR360 in the future.	Project Team member	Project Manager  Sustainability Advisor / Manager

Level 2	<p><b>Near Miss</b></p> <p>No environmental consequences but a risk of harm exists as a result of conditions, actions or occurrences.</p>	<p><b>Environmental Near Miss</b></p> <p>Reporting Form completed and the Sustainability Advisor / Manager informed within 24 hours if incident occurred onsite and immediately if incident occurred off site.</p>	<p>Project Team member</p> <p>Sustainability Advisor / Manager **</p>	<p>Project Manager</p> <p>Sustainability Advisor / Manager</p>
Level 3	<p><b>Minor Incident</b></p> <p>Causing minor or very localised environmental harm to one small area of site and not leaving site or no damage.</p> <p>Also minor nuisances to public off-site.</p>	<p><b>Environmental Incident</b></p> <p>Reporting Form completed instead of Near Miss form and the Sustainability Advisor / Manager notified immediately.</p> <p>Construction / Production Director notified immediately by telephone by the Sustainability Advisor / Manager.</p> <p>Managing Director notified by telephone by the Construction / Production Director.</p> <p>Sustainability Lead for the division notify Group Sustainability Team within 24 hours.</p>	<p>Sustainability Advisor / Manager</p> <p>Project management**</p>	<p>As level 2 +</p> <p>Construction / Production Director</p>

Level 4	<p><b>Intermediate incident</b></p> <p>Causing harm beyond a small localised area of site or anything that causes minor environmental consequences beyond the site boundary.</p> <p>Also, nuisance impacts beyond the site boundary.</p>	<p>As level 3 +</p> <p>Managing Director notified immediately by telephone by the Sustainability Advisor / Manager.</p> <p>Divisional chairman must be notified immediately by the Managing Director.</p> <p>Group Sustainability Team notified immediately by the Sustainability Advisor / Manager.</p> <p>Group board member for Sustainability must be notified immediately by the Managing Director.</p>	<p>Head of Sustainability (where applicable) or Sustainability Advisor / Manager</p> <p>Project management**</p>	<p>As level 3 +</p> <p>Managing Director</p> <p>Group Sustainability Team</p>
Level 5	<p><b>Major incident</b></p> <p>Causing significant environmental consequences that cannot be immediately rectified or contained. Or, causing material environmental harm beyond the site boundary.</p> <p>Any incident likely to result in enforcement action and/or damage to our reputation and are likely to require external emergency services / regulatory authorities to respond in order to resolve the situation.</p>	As Level 4	As Level 4 +	As Level 4 +
<p>* Lead Investigation    ** Assist in Investigation</p>				

# 7 Legal Requirements

## 7.1 Schedule of Legislation

7.1.1 For each significant environmental aspect the relevant applicable environmental and construction legislation and regulations will be identified from, but not limited to the list provided in Appendix A. The list of relevant legislation and its applicability to the Site and the construction works will be reviewed and updated where necessary.

## 8 Summary

- 8.1.1 This DCM and CEMP has been developed to outline measures to minimise and mitigate the environmental effect of the Proposed Development during construction, to ensure industry best practice is followed. The assumption is that such measures would be controlled by planning conditions and further details will need to be submitted for approval.
- 8.1.2 It outlines the specific measures that will be adopted in order to minimise the environmental effects associated with construction processes.
- 8.1.3 The following key environmental issues will require continued consideration / protection during the construction works:
- Emissions to air quality of dust from the construction works and pollutants from construction vehicle movements;
  - Increase in noise levels as a result of the construction works and construction vehicle movements;
  - Community disturbance.
- 8.1.4 The report also provides details of the structural implications associated with demolition of the existing buildings and enabling works, as well as construction of the development. Finally, it provides details of the standards and principles that will guide the sustainable design of the development.

## Appendix A:

## Schedule of Legislation

Legislation	Summary of relevance to the site
<a href="#">Environmental Protection Act 1990 Part II</a>	<p>Part II of this Act (EPA1990) deals with waste on land including prohibition of deposition of controlled waste in or on any land unless an Environmental Permit (E&amp;W) is in place and the deposit is in accordance with the permit/licence.</p> <p>The introduction of a "duty of care", where anyone who imports, produces, carries, keeps, treats, or disposes of controlled waste has a duty to ensure that the waste is handled correctly in accordance with the above, and is transferred only to authorised persons, with a written record in the form of a Waste Transfer Note.</p>
<a href="#">Environmental Protection Act 1990 Part III</a>	<p>Part III of the Act consolidates the legislation regarding statutory nuisance. Local Authorities are placed under a duty to inspect their areas for statutory nuisances and take appropriate action. Furthermore, if they receive any complaints about statutory nuisances they are obliged to make appropriate investigations. If a statutory nuisance is found to exist, they must serve an abatement notice on the person responsible for the nuisance.</p>
<a href="#">The Waste Enforcement (England and Wales) Regulations 2018</a>	<p>Amends the Environmental Protection Act 1990 and the Environment Act 1995 to give a waste regulation authority or waste collection authority the power to issue a notice in respect of waste which is unlawfully kept or disposed of in or on land. A notice may be issued on the occupier or on the owner of the land and may include requirements to remove waste and take steps to eliminate or reduce the consequences of the unlawful keeping or disposal. Failure without reasonable excuse to comply with a requirement is an offence.</p>
<a href="#">Deregulation and Contracting Out Act 1994</a>	<p>Amends s34 of the <i>Environmental Protection Act 1990</i> to allow a series of transfers between the same parties of the same waste description to be treated as a single transfer.</p>
<a href="#">The Hazardous Waste (England and Wales) Regulations 2005</a>	<p>Part 4 bans the mixing of hazardous waste unless it is permitted as part of a disposal or recovery operation in accordance with the Waste Framework Directive. It also imposes a duty to separate different categories of Hazardous Waste where technically feasible.</p> <p>Part 6 requires documents to be completed whenever hazardous waste is removed from premises.</p> <p>Part 7 requires producers, holders, carriers, consignors and consignees to keep records. These must be kept for a minimum of 3 years except in the case of carriers where the period is 12 months.</p>

<p><a href="#">The Environmental Permitting (England and Wales) Regulations 2016</a></p>	<p>The 2016 Regulations provide a consolidated system of environmental permitting and transpose provisions of 15 EU Directives which impose obligations required to be delivered through permits or capable of being delivered through permits.</p> <p>Part 1 contains general provisions and, in particular, interpretation. Regulation 12 requires every regulated facility, (unless it is exempt or excluded from permitting) to be operated under the authority of an Environmental Permit. Regulation 8 defines Regulated Facility as every installation, mobile plant, waste operation, mining waste operation, radioactive substances activity, water discharge activity, groundwater activity and flood risk activity.</p> <p>2018 (no.2.) Primarily transpose provisions of Council Directive 2013/59/Euratom - Basic Safety Standards Directive relevant to the environmental permitting regime as it applies to radioactive substances activities. Of limited application to construction but of relevance if radioactive substances are encountered in contaminated land remediation.</p>
<p><a href="#">The Waste (England and Wales) Regulations 2011</a></p>	<p>These regulations implement the revised EU Waste Framework Directive 2008/98 which sets requirements for the collection, transport, recovery and disposal of waste.</p> <p>The Waste (England and Wales) Regulations 2011 require businesses to confirm that they have applied the waste management hierarchy when transferring waste and include a declaration to this effect on their waste transfer note or consignment note. The waste transfer note must also include the 2007 Standard Industrial Classification (SIC) code of the person transferring the waste.</p> <p>They introduce a two-tier system for waste carrier and broker registration, including the concept of waste dealer.</p> <p><b>2012 amendment:</b> requires the separate collection of waste paper, metal, plastic and glass.</p> <p><b>2014 amendment:</b> replaces the need for a transfer note with references to “written information” but these must still meet the requirements in Regulation 35 of the 2011 Regulations.</p>
<p><a href="#">The Landfill Tax Regulations 1996</a></p>	<p>The purpose of the tax is to encourage businesses and consumers to produce less waste, to dispose of less waste in landfill sites, and to recover value from more of the waste which is produced, for example through recycling.</p> <p><b>2011 amendment:</b> describes materials that qualify for a lower rate of Landfill Tax.</p> <p><b>2017 amendment:</b> increases the maximum credit that landfill site operators may claim when making contributions in respect of the Landfill Communities Fund (LCF).</p> <p><b>2019 tax rate increase:</b> from 1 April 2019 - standard rate £91.35 and lower rate £2.90.</p>
<p><a href="#">The Control of Pollution (Oil Storage) (England) Regulations 2001</a></p>	<p>These Regulations set out the requirements for the safe storage of oil in containers with a capacity of 200 litres or more, that are not underground or within a building. With some exceptions, the container, and any other ancillary equipment, must be situated within a Secondary Containment System which must be able to hold 110% of the containers storage capacity.</p>

<a href="#">The Control of Substances Hazardous to Health Regulations 2002</a>	<p>These Regulations set out employers and employees duties in respect of exposure to hazardous substances. Employers are required to make assessments of the risks to health arising from exposure to hazardous substances used or produced in the workplace. In making assessments, employers should also consider whether any hazardous substances are likely to be emitted to the environment and, if so, whether risks to health of other people may arise. Where such risks are indicated, suitable control measures should be introduced. The Regulations also implicitly cover substances that are wastes.</p>
<a href="#">The REACH Enforcement Regulations 2008</a>	<p>Provides for the enforcement of Regulation (EC) No. 1907/2006 of the European Parliament and of the Council concerning the Registration, Evaluation, Authorisation and Restriction of Chemicals (REACH). Enforcement will be undertaken by</p> <ul style="list-style-type: none"> <li>• The Health and Safety Executive (HSE)</li> <li>• The Environment Agency (EA)</li> <li>• The Scottish Environment Protection Agency (SEPA)</li> <li>• Local Authorities: for consumer safety and health and safety</li> <li>• The Secretary of State (BERR) with its responsibility for offshore facilities</li> </ul>
<a href="#">The National Emission Ceilings Regulations 2018</a>	<p>Sets out national emission ceilings to be achieved and implement Directive 2016/2284/EU relating to national emission ceilings for certain atmospheric pollutants. The objective of the NECD is to reduce harmful health and environmental impacts of air pollution by reducing emissions of the five key pollutants to meet specified limits for 2020 and 2030. The limits were set on the basis of analysis of what is technically achievable with available technology. The policy objective is to halve the public health impact of air pollution by 2030.</p>
<p>The Control of Substances Hazardous to health (COSHH) Regulations</p>	<p>The regulation requires employers to carry out a risk assessment and as a result, take steps to either prevent exposure or control the risks to their employees (and others who may be affected) from such substances.</p>
<a href="#">Climate Change Act 2008</a>	<p>The Climate Change Act contains provisions that sets a legally binding target for reducing UK carbon dioxide emission by at least 26 per cent by 2020 and at least 80 per cent by 2050, compared to 1990 levels.</p>
<a href="#">Land Drainage Act 1991</a>	<p>Provides that no person shall erect any mill dam, weir or other like obstruction to the flow of any ordinary watercourse or raise or otherwise alter any such obstruction; or erect any culvert that would be likely to affect the flow of any ordinary watercourse or alter any culvert in a manner that would be likely to affect any such flow, without the consent in writing of the drainage board concerned.</p>
<a href="#">Water Resources Act 1991</a>	<p>Requires that no person shall abstract water from any source of supply or cause or permit any other person so to abstract any water except in pursuance of a licence.</p> <p>As amended, this Act lays down the duties of the Environment Agency in respect of providing water resources. Also:</p> <ul style="list-style-type: none"> <li>•Part II deals with resource management and requires those abstracting water to apply for a licence. An exemption from licensing exists under s29 of the Act for abstraction for engineering and building works. This exemption will be removed if and when s7 of the Water Act 2003 commences.</li> <li>•Part III deals with pollution prevention and prohibits the discharge of any poisonous, noxious, or polluting matter or solid waste matter, into any controlled water, unless the discharge is in accordance with one of the consents listed in s88. There is no maximum fine on summary conviction and / or a term of imprisonment for individuals is also possible. It also prohibits the deposit of vegetation.</li> </ul>

	<ul style="list-style-type: none"> <li>•Part IV deals with flood defence and states that no work is to be carried out in, over or under a water course without the consent of the authority.</li> <li>•Part VII allows for the Authority to recover the costs of any remedial works associated with a pollution incident and gives powers of entry.</li> </ul>
<a href="#">The Trade Effluent (Prescribed Processes and Substances) Regulations 1989</a>	These Regulations specify controls over two categories of trade effluent. Schedule 1 lists prescribed substances, and Schedule 2 lists prescribed processes. These lists were amended in 1990 and 1992.
<a href="#">The Control of Pollution (Applications, Appeals and Registers) Regulations 1996</a>	Describes the process to be followed when applying for a discharge, or other, consent under Part III of the <i>Water Resources Act 1991</i> .
<a href="#">The Anti-Pollution Works Regulations 1999</a>	These Regulations prescribe the contents of antipollution works notices served under the <i>Water Resources Act 1991 (Control of Pollution Act 1974 in Scotland)</i> , the procedure to be followed in relation to appeals against such notices and the compensation for rights of entry in connection with anti-pollution works.
<a href="#">The Groundwater (England and Wales) Regulations 2009</a>	These regulations implement in E & W Article 6 of European Groundwater Directive 2006/118/EC on the protection of groundwater against pollution and deterioration and Directive 2000/60/EC. They require a Permit to be obtained from the Environment Agency for discharges including for the re-injection of pumped groundwater associated with the construction or maintenance of civil engineering works or for construction, civil engineering and building works on or in the ground which come into contact with groundwater.
<a href="#">The Water Resources Act 1991 (Amendment) (England and Wales) Regulations 2009</a>	These Regulations amend the WRA 1991 by making some changes to the power to designate Water Protection Zones ("WPZ") together with the powers to undertake antipollution works and serve notices to undertake such works. The purpose being to ensure that England and Wales are able properly to comply with the obligations imposed by European Directive 2000/60/EC establishing a framework for Community action in the field of water policy.
<a href="#">The Water Abstraction and Impounding (Exemptions) Regulations 2017</a>	<p>These regulations provide an exemption, subject to specified conditions, for the discharge of water arising from abstractions in the course of building or engineering works such as dewatering from a sump or excavation or preventing surface water interference with the works.</p> <p>The Water Resources (Exemptions) Regulations 2017 and the Water Resources (Transitional Provisions) Regulations 2017 aim to bring most previously exempt water abstractions (over 20m<sup>3</sup>/day threshold) under licensing control.</p> <p>From c. 2021 abstraction permissions will operate under the Environmental Permitting Regime (EPR), and permits will be granted rather than licences. Existing licences will still be valid.</p>
<a href="#">Control of Pollution Act 1974</a>	Under section 60 local authorities (have powers to control noise (and vibration) on or from building sites. The Act recognises that most building or demolition operations are planned well in advance of activities taking place on site. s61 therefore allows a contractor to apply for a prior consent for operations before the commencement of works. There is an overlap between these controls and the controls afforded by statutory nuisance action under the Environmental Protection Act 1990.
<a href="#">Noise and Statutory Nuisance Act 1993</a>	This Act widens local authority powers to take action against noise in the street arising from vehicles, equipment, machinery or loudspeakers.

<a href="#">The Statutory Nuisance (Appeals) Regulations 1995</a>	<p>Allow appeals to a Magistrates Court, against an Abatement Notice issued under s80(3) of EPA1990 as amended and sets out the grounds for appeal.</p> <p>Amendment and Wales Regs 2007 includes appeals against an Abatement Notice regarding insect and artificial light nuisance as added by the Clean Neighbourhoods and Environment Act 2005.</p>
<a href="#">Clean Air Act 1993</a>	<p>Various sections refer to dark smoke emitted from trade premises as being a nuisance.</p>

<p><a href="#">The Noise Emission in the Environment by Equipment for use Outdoors Regulations 2001</a></p>	<p>These aim to reduce noise levels for equipment used outdoors in order to protect human health and the environment. They implement Directives 2000/14/EC and 2005/88/EC. They place requirements on persons supplying equipment listed in the regulations to ensure the equipment does not exceed maximum noise levels and includes methods of measurement.</p> <p><b>2005 amendment:</b> The table in the 2005 amendment changes the sound power limits for a number of items of construction plant.</p> <p><b>2015 amendment:</b> The responsible person must send a copy of the declaration of conformity to the Secretary of State and to the Commission within 28 days of placing the equipment on the market</p>
<p><a href="#">The Control of Noise (Code of Practice for Construction and Open Sites) (England) Order 2015</a></p>	<p>Approves the following parts of the British Standards Institution codes of practice for the purpose of giving guidance on appropriate methods for minimising noise from sites</p> <p>BS 5228-1: 2009 with Amendment 1: 2014 Code of practice for noise and vibration control on construction and open sites Noise</p> <p>BS 5228-1: 2009 with Amendment 1: 2014 Code of practice for noise and vibration control on construction and open sites: Vibration</p>
<p>Construction Plant &amp; Equipment (Harmonisation of Noise Emission Standards) Regulations</p>	<p>An EC examination certificate is required before any item of construction plant and equipment may be marketed. Construction plant and equipment must carry an EC mark to indicate that it conforms to the levels given in the regulations for that type of machinery. Failure to comply with, or contravention of, the regulations may result in a fine of up to £2000.</p>
<p><a href="#">Air Quality Standards Regulations</a></p>	<p>Article 13 of Directive 2008/50/EC on ambient air quality and cleaner air for Europe (the “Air Quality Directive”) sets legally binding limit values for concentrations of certain pollutants that may have a significant negative impact on public health. In areas where a limit value is exceeded, known as Air Quality Management Areas, Article 23 of the Air Quality Directive requires Member States to prepare and implement an air quality management plan in order to ensure that the exceedance period is kept as short as possible.</p> <p>This Directive was transposed into UK law by the Air Quality Standards Regulations 2010. The Secretary of State for Environment, Food and Rural Affairs has responsibility for meeting the limit values in England and the Department for Environment, Food and Rural Affairs (“DEFRA”) co-ordinates assessment and air quality plans for the UK as a whole.</p>

<a href="#">Wildlife and Countryside Act 1981</a>	<p>This is the main act for dealing with the protection of the natural environment. Part I makes it an offence to</p> <ul style="list-style-type: none"> <li>•intentionally kill, injure or take any wild bird or to take damage or destroy at any time the nest of any bird listed in Sch.ZA1 or any nest being built or used by any wild bird or</li> <li>•kill, injure or take any wild animal listed in Sch5 or</li> <li>•damage or destroy any structure or place which any wild animal listed in Sch.5 uses for shelter or protection or to disturb any such animal while it is occupying such structure or place; or to obstruct access to any such structure or place or</li> <li>•pick, uproot or destroy any wild plant listed in Sch8 unless as an incidental result of a lawful operation and could not reasonably have been avoided or</li> <li>•release or allow to escape into the wild any animal which€” is not ordinarily resident in and is not a regular visitor to Great Britain in a wild state; or is included in Part I of Sch.9</li> <li>•plant or otherwise causes to grow in the wild any plant listed in Part II of Sch9. Part II consolidates the legislation for creating and protecting the nation's most valuable habitats, now known as Sites of Specific Scientific Interest (SSSI's).</li> </ul>
<a href="#">The Conservation of Habitats and Species Regulations 2010</a>	<p>Consolidates The Conservation (Natural Habitats, &amp;c.) Regulations 1994 which are largely revoked except as they apply to Scotland. Transposes European Directive 92/43/EEC – the 'Habitats Directive'. Part 2 provides for the selection, designation and registration of sites. Part 3 provides for the protection of certain wild animals and plants.</p> <p><b>2012 amendment:</b> Part 6 requires a European site to be considered before the grant of consent of planning permission and the like. Part 7 sets out the enforcement powers of wildlife inspectors and constables.</p> <p><b>2017 amendment:</b> consolidates and updates the 2010 regulations, new approach to Great Crested Newt conservation - greater flexibility as allows offsite habitat creation and translocation.</p>
<p>UK Government 25 year Environment Plan</p>	<p>A long-term management strategy for the environment that applies to England, which recognises the enormous contribution that nature makes to our wellbeing and our economy. It's designed to ensure that these contributions can continue for generations to come, with a focus on reversing the long-term decline we have seen in our natural environment that has caused growing social and economic costs. The Plan is underpinned by the concept of natural capital.</p>
<p>Natural England protected species Licencing</p>	<p>Natural England began introducing charges for wildlife licences in 2019.</p>
<p>Wild Mammals (Protection) Act</p>	<p>Makes it an offence to harm any wild animal with intent or to inflict unnecessary suffering.</p>

<a href="#">The Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013</a>	<p>Requires quoted companies to report on greenhouse gas (GHG) emissions for which they are responsible. Quoted companies, as defined by the Companies Act 2006 are also required to report on environmental matters to the extent it is necessary for an understanding of the company's business within their Annual Report, including where appropriate the use of key performance indicators (KPIs).</p> <p>If the Annual Report does not contain this information, then it must point out the omissions.</p>
<a href="#">Planning (Hazardous Substances) Act 1990</a>	<p>Subject to the provisions of this Act, the presence of a hazardous substance on, over or under land requires the consent of the hazardous substances authority, i.e. the Council of the district.</p>
<a href="#">The Control of Major-Accident Hazards Regulations 2015</a>	<p>Known as 'COMAH'.</p> <p>Imposes a duty on an operator of a site where large quantities (upper tier) or lesser quantities (lower tier) of dangerous substances are held to take and to demonstrate having taken all measures necessary to prevent major accidents and to limit their consequences for human health and the environment; to prepare a major accident prevention policy document, emergency plans, etc. and to render all assistance to the competent authorities in the performance of their duties.</p> <p>Except for nuclear establishments, the competent authorities are HSE acting jointly, with in England the EA, in Wales NRW and in Scotland SEPA.</p>
<a href="#">The Town and Country Planning (Environmental Impact Assessment) Regulations 2017</a>	<p>The key amendments to the Regulations involve more front-loading of the EIA process in the early stages, with the intention of fewer EIAs overall and more proportionate assessment. The changes however, will see increased responsibility and pressures on planning authorities, which is likely to come at the expense of the developer.</p>