Cambois Data Centre Campus – Enabling Works Phase B and Phase C

Construction Environmental Management Plan

Condition 14
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Enabling Works Phase B and Phase C

Construction Environmental Management Plan

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Contents

Acronyms and Abbreviations vi

1 Introduction 1

1.1 Introduction and Scope 1

1.2 Purpose of the CEMP 2

1.3 Structure of the CEMP 3

2 Site Location and Works 4

3 Environmental Management 5

3.1 Environmental Management Systems 5

3.2 Project Commitments 5

3.3 Environmental Standards and Legislation 6

3.4 Licences and Consents 6

3.5 Considerate Contractors Scheme 7

3.6 Environmental Risk Management 7

3.7 Environmental Targets and Objectives 7

4 Roles and Responsibilities 9

4.1 Roles and Responsibilities 9

4.2 Environmental Training Requirements 11

4.3 Key Contacts 13

5 Site Operations 13

5.1 Construction Programme 13

5.2 Hours of Work 13

5.3 Site Layout 14

5.4 Construction Plant 16

6 Environmental Control Measures 17

6.1 General Arrangements 17

6.2 Mobilisation and Set Up 18

6.3 Emergency Procedures 18

6.4 Earthworks 20

6.5 Construction Traffic 20

6.6 Air Quality Management 20

6.7 Noise and Vibration Management Plan 21

6.8 Ground Conditions 21

6.9 Water Resources and Flood Risk 21

6.10 Ecology and Biodiversity 21

6.11 Tree Management 22

6.12 Landscape and Visual Impacts 22
6.13 Heritage 22
6.14 Site Waste Management 22
6.15 Climate 23
7 Communication 23
7.1 Community and Stakeholder Liaison 23
7.2 Internal Communication 24
7.3 Complaints 25
8 Implementation 25
8.1 Implementation of the CEMP 25
8.2 Environmental Inspections 26
8.3 Environmental Monitoring and Reporting 26
8.4 Event Based Inspections 27
8.5 Internal Audit 27
8.6 Non-Conformance 27
8.7 Environmental Management System Review 28
8.8 CEMP Amendments 28
APPENDIX A 30
Site Layout 30
APPENDIX B 31
Planning Conditions 31
APPENDIX C 50
Legislation 50
APPENDIX D 61
Site Waste Management Plan 61
APPENDIX E 78
Noise and Vibration Mitigation Measures 78
APPENDIX F 85
Water Resources and Flood Risk Mitigation Measures 85
APPENDIX G 86
Ecology Mitigation Measures 86
APPENDIX H 89
Landscape and Visual Amenity Mitigation Measures 89

Tables

Table 4-1 Key roles and responsibilities 9
Table 4-2 Suggested programme of environmental training 12

Table 4-3 Key contacts 13
Table 5-1 Suggested Waste Recovery Key Performance Indicators (KPIs) 64
Table 5-2 Example opportunities for waste recovery 64
Table 7-1 Project roles and responsibilities 66
Table 7-2 Primary Waste Streams 67
Table 8-1 Inert materials 70
Table 10-1 Proposed targets and method of treatment 72
Table 14-1 Checklist 76

Figures

Figure 2-1 Enabling Works Phase B and Phase C 4
Figure 4-1 Waste Hierarchy 63

Acronyms and Abbreviations

Acronym / Abbreviation	Definition
BPM	Best Practicable Means
BS	British Standard
CCS	Considerate Constructors Scheme
CCTV	Closed Circuit Television
CD&E	Construction Demolition and Excavation
CEMP	Construction Environmental Management Plan
CEZ	Construction Exclusion Zones
CIRIA	Construction Industry Research and Information Association
COSHH	Control of Substances Hazardous to Health
CTMP	Construction Traffic Management Plan
CPP	Construction Phase Plan
EA	Environment Agency
ECoW	Ecological Clerk of Works
INNS	Invasive Non-Native Species
ISO	International Standards Organisation
KPI	Key Performance Indicators
m	metre
mm	millimetre
MEWP	Mobile Elevating Working Platforms
NCC	Northumberland County Council
NRMM	Non-road mobile machinery
PIR	Passive infra Red

1 Introduction

1.1 Introduction and Scope

1.1.1 This Construction Environmental Management Plan (CEMP) has been prepared to accompany reserved matters planning applications (RMA) and submission of details to discharge the relevant conditions for **Enabling Works Phase B and Phase C** at the Land at the former Power Station Site on the Northern Side of Cambois, Cambois, Northumberland, NE22 7BL.

1.1.2 The RMAs seek approval of reserved matters (access) for development comprising Enabling Works Phase B and Phase C including site preparation, earthworks, piling and other works required prior to the construction and operation of the data centre campus, pursuant to the outline planning permission ('OPP') (NCC reference. 24/04112/OUTES) obtained in April 2025 for:

> *"Outline planning application, with all matters reserved, for the erection of up to ten data centre buildings of Class B8 use totalling up to 540,000 square metres (sqm) gross internal area (GIA) in addition to ancillary structures, substation, emergency generators and other associated works".*

1.1.3 The CEMP has been produced in response to the terms of **condition 53** of planning consent 24/04112/OUTES. It establishes minimum standards and procedures for managing and minimising, as far as is reasonably practicable, the environmental impacts of the Enabling Works Phase B and Phase C.

1.1.4 Subject to planning approvals, Enabling Works Phase B and Phase C are planned to both start in Q4 2026. In addition, these works will coincide with works being undertaken as part of the Phase 1 approved works to erect data centres 1 and 2. As such, this CEMP considers mitigation measures that are appropriate to address the worst-case cumulative effects across the Site.

1.1.5 The purpose of this CEMP is to develop, maintain, implement, monitor, and improve environmental control procedures in accordance with the relevant legal and regulatory requirements, contract specification and the relevant Contractor Business Management System complying with ISO 14001:2015.

1.1.6 This CEMP has been prepared to ensure that the general health and safety issues relating to the environment as well as environmental effects of the works are minimised and that the Project is undertaken in a responsible manner in line with current industry best practice, and at the same time minimising harm and the disruption to the surrounding environment, including businesses, residents, visitors and members of the public.

1.1.7 This CEMP will be updated by the General Contractor prior to the start of commencement of enabling works on Site. A copy of any updates to this CEMP will be issued to Northumberland County Council (NCC) for approval.

1.1.8 As a minimum, the Enabling Works Contractor will be required to comply with applicable environmental legislation at the time of the Enabling Works Phase B and Phase C, together with the outline planning conditions (NCC reference. 24/04112/OUTES) and any additional environmental controls imposed by the Enabling Works Phase B and Phase C Reserved Matters planning approvals.

1.1.9 This CEMP should be read alongside the Environmental Statement (ES) (**Application Document Ref. 3.1 of Planning Application 24/04112/OUTES**), and any amendments thereafter, which describes the existing baseline conditions, the environmental impact assessment (EIA), and mitigation measures for the respective ES topics.

1.1.10 The references to guidance documents within this CEMP are not intended to be exhaustive.

1.2 Purpose of the CEMP

1.2.1 The purpose of this CEMP is to set out how environmental management will be undertaken on the project during Enabling Works (considered to cover Phase B and Phase C throughout this document, unless otherwise stated). The Enabling Works Contractor (noting that this may be a separate Contractor for each Phase and therefore would apply to each Enabling Works Contractor) will be responsible for implementing the measures outlined within the CEMP and associated management plans.

1.2.2 The objectives of the CEMP are to:

- Provide a mechanism for the delivery of environmental measures to avoid, reduce or compensate for environmental effects identified in the ES;
- Demonstrate compliance with legislation and identifying where it will be necessary to obtain authorisation from relevant statutory bodies;
- Provide a framework for compliance auditing and inspection of agreed environmental aims to check that the aims are met; and
- Provide a prompt response to any non-compliance with legislative requirements, including reporting, remediation and any additional mitigation measures required to prevent a recurrence.

1.2.3 The CEMP provides a securing mechanism for environmental commitments made on the project. The Planning Conditions associated with the Project (planning permission reference 24/04112/OUTES), as relevant to the works, are provided in **Appendix B**. Construction phase measures are also secured by the following management plans:

- Construction Traffic Management Plan (CTMP) (**Application 24/04112/OUTES Document Ref. 4.18):** measures to manage construction traffic and impacts on the wider traffic network.
- Enabling Works Phase B and Phase C Construction Method Statement (**submitted to discharge condition 14**): details the approach to construction on site.
- Enabling Works Phase B and Phase C Construction Workers Travel Plan (**submitted to discharge condition 14**): details of proposed travel arrangements for the Enabling Works Phase A to promote sustainable travel modes and reduce vehicle movements.
- Enabling Works Phase B and Phase C Dust Management Plan (**submitted to discharge condition 48**): measures to protect air quality.
- Enabling Works Phase B and Phase C Invasive Non-Native Species (INNS) Management Plan (**submitted to discharge condition 52**): measures to manage INNS on site.
- Enabling Works Phase B Habitat Management and Monitoring Plan (HMMP) and Enabling Works Phase C HMMP: measures to manage effects on retained habitats on site.

1.2.4 The above plans are referenced in the CEMP where appropriate.

1.2.5 The CEMP does not duplicate the measures set out within the relevant European Protected Species (EPS) Licences or actions required to comply with any permits or licences applied for in relation to the Project.

1.3 Structure of the CEMP

1.3.1 This Plan is a live document which is updated as and when required. This CEMP will be updated should any further information become available prior to construction commencing on site and comprises the following sections:

Chapter	Content
1. Introduction	This sets out the purpose of the CEMP and how it is structured.
2. Site Location and Works	This describes the features of the Enabling Works.
3. Environmental Management	This sets out the key commitments, licences, consents and other management requirements.
4. Roles and Responsibilities	This sets out the roles and responsibilities relevant to the CEMP and the training and awareness that will be completed.
5. Site Operations	This section describes the general methodology that will be used during Enabling Works, such as site layout, working hours and security measures.
6. Environmental Control Measures	This sets out the relevant measures to be implemented during the Enabling Works.
7. Communication	This section summarises the approach to internal and external communication.
8. Implementation	This explains procedures in relation to implementation of the CEMP, including site checks, reporting and how Material or Non-material change will be managed, and change control.

2 Site Location and Works

2.1.1 The extent of the Enabling Works Phase B is shown in blue, the extent of the Enabling Works Phase C in orange and the remainder of the site in pink on **Figure 2-1.** The OPP boundary is covers the whole site. The Enabling Works areas are referred to as 'the Site' in this CEMP.

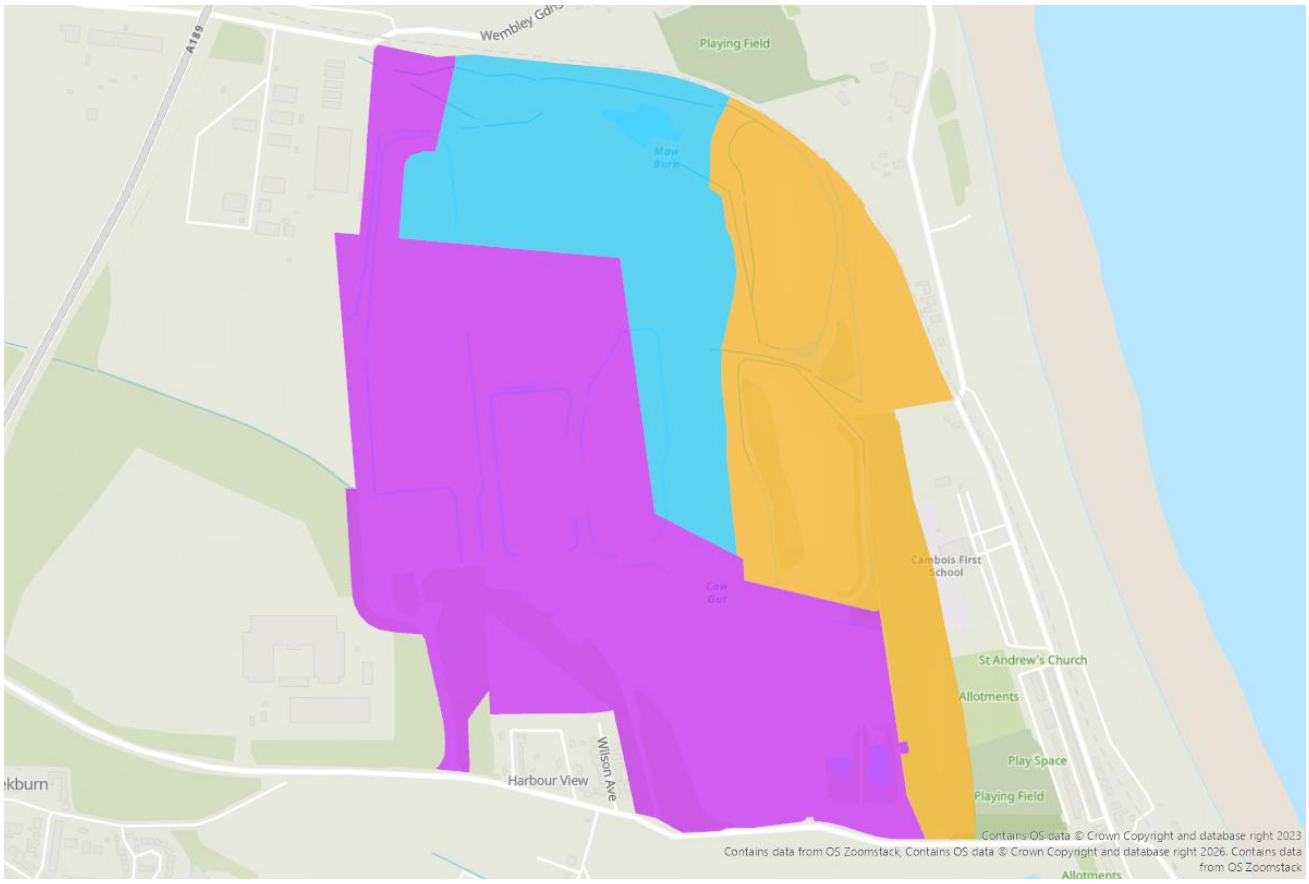


Figure 2-1 Enabling Works Phase B and Phase C

2.1.2 The scope of the proposed Enabling Works Phase B will comprise the following:

- Vegetation strip/clearance where required to facilitate earthworks.
- Break out surface hard materials, where required.
- Excavate made ground soils (where required to facilitate construction) and break out / crop below ground obstructions, where present, within excavations.
- Process/crush and then reuse suitable site won soils / aggregate to refill the excavation and level the site in preparation for development.
- Car park preparation.
- Disposal of unsuitable site won soils (where can't be processed / treated for use on site).
- Haul roads, access roads, welfare facilities and storage areas.
- Temporary drainage for enabling works.
- Treatment or relocation of invasive species where present within proposed development footprint (i.e. buildings, roads, services, etc.).
- Installation of piling mats.
- Data centre piling.

2.1.3 The scope of the Enabling Works Phase C that is planned to also be undertaken at the same time

is as follows:

- Vegetation strip/clearance where required to facilitate earthworks.
- Break out surface hard materials, where required.
- Excavate made ground soils (where required to facilitate construction) and break out / crop below ground obstructions, where present, within excavations.
- Process/crush and then reuse suitable site won soils / aggregate to refill the excavation and level the site in preparation for development.
- Removal of the pulverised fuel ash (PFA) mounds and re-use on site.
- Disposal of unsuitable site won soils (where can't be processed / treated for use on site).
- Haul roads, access roads, welfare facilities and storage areas.
- Temporary drainage for enabling works.
- Treatment or relocation of invasive species where present within proposed development footprint (i.e. buildings, roads, services, etc.).

2.1.4 Initial site set up works for Enabling Works will comprise site clearance including making good areas of previously broken up concrete within the Site. For the Site more generally, preparation works will also include the removal of topsoil and other vegetation. This will be followed by an earth moving exercise to achieve required levels. Compaction of the engineered fill to create the final formation level will be carried out in layers using appropriate compaction plant. If contamination is found which requires remediation, this will be carried out as part of the enabling works using methods and controls as set out in documents agreed with NCC. Any removed soil will seek to be reused elsewhere on or adjacent to the Site for landscaping and/or land profiling purposes.

2.1.5 The existing Site is served by utilities which will be maintained or disconnected. All existing Site utilities and services that lie within the data centre building footprints will be identified, made safe and removed.

2.1.6 During the enabling works phase, temporary electricity, water and drainage utilities will be installed. Power supply will be from generators until on-site connection is available.

3 Environmental Management

3.1 Environmental Management Systems

3.1.1 The Enabling Works Contractor will implement management processes and briefings so that the works are carried out in accordance with current legislation and guidance. This will be achieved by application of well-established work processes that apply the recognised British Standard (BS) EN ISO 14001:2015 or equivalent.

3.1.2 The Enabling Works Contractor will have an Environmental Policy that meets the requirements of ISO 14001 or equivalent, through their internal Business Management System procedures. The policy statement will be displayed on the site notice boards, publicised to all site staff and operatives, and made available to interested parties upon request.

3.2 Project Commitments

3.2.1 The Project as submitted with the application for outline development consent includes environmental commitments within the ES (24/04112/OUTES Document Ref. 3.1) under the following categories:

- Good practice measures: standard approaches and actions to be implemented on construction sites, intended to protect the environment. These may be general or topic-specific and are typically applicable across the whole project.
- Embedded measures: those that are intrinsic to and built into the design of the project. It also includes measures that have been identified through the environmental assessment as part of the iterative design and have been committed to as part of the application of the mitigation hierarchy, to avoid or reduce likely significant environmental effects to support a proportionate assessment.
- Additional mitigation: any additional project-specific measures that have been identified during the EIA process as being necessary to avoid or reduce significant impacts on the environment.

3.3 Environmental Standards and Legislation

3.3.1 Relevant environmental legislation and standards are set out in **Appendix C**.

3.3.2 The Planning Conditions associated with the Project (planning permission reference 24/04112/OUTES), as relevant to the Enabling Works Phase B and C, are provided in **Appendix B**.

3.4 Licences and Consents

3.4.1 All statutory consents and licences required to commence an onsite activity will be obtained ahead of elements of works commencing and allowing for the appropriate statutory notice period. These may include but are not necessarily limited to:

Consent Type	Regulatory Authority	Comments / Location
Construction Notices	NCC	Around the Site
Abnormal load routing	NCC – StreetWorks	For any abnormal loads required to be delivered to/from the Site.
Section 61 of the Control of Pollution Act: 1974	NCC	For any noisy works outside the hours of 08:00-18:00 Monday to Friday.
Conservation of Habitats and Species Regulations 2017 EPS Licence for bats and dormouse	Natural England	Where protected species have been identified in the pre-construction surveys. Further licences may be required should additional protected species be identified prior to or during construction.
Protection of Badgers Act 1992 Badger Licence	Natural England	Where badgers have been identified in the pre-construction surveys.
Flood and Water Management Act 2010 Flood Risk Activity Permit	Lead Local Flood Authorities (LLFA)	Ordinary Watercourse Consents from the LLFA at NCC for works to ordinary watercourses where works have the potential to impede flow.

Consent Type	Regulatory Authority	Comments / Location
Environmental Permitting Regulations - Discharge to controlled waters	Environment Agency	Discharge of list I or II substances to groundwater.
Trade Effluent Consent	Northumbrian Water	Licence to discharge water from the Site into the public sewer.
Public Right of Way (PRoW) Order via section 257 of the Town and Country Planning Act of section 119 of the Highways Act	NCC	If any temporary PROW diversions are required on site.
Environmental permit	Environment Agency	To permanently deposit waste on land as a recovery activity
LAPPC - Local Authority Pollution Prevention and Control, Part B	NCC	For mobile crushing and screening
Waste: Environmental Permits	NCC	For specific waste requirements, as necessary.

3.5 Considerate Contractors Scheme

3.5.1 The Enabling Works Contractor is required to manage the construction site accordingly and achieve formal certification under the Considerate Constructors Scheme (CCS), operated by the Construction Federation. The Enabling Works Contractor will be required to achieve a minimum score (seven out of ten) for each of the five categories.

3.6 Environmental Risk Management

3.6.1 The environmental aspects of the works will be assessed for significance using an environmental risk register. This forms part of the project risk register and will define specific intentions and objectives to ensure that continuous improvements in environmental performance are achieved. The project risk register will include items related to environmental risk and will be regularly updated.

3.7 Environmental Targets and Objectives

3.7.1 Specific environmental targets and objectives should be developed and agreed between the Client and the Enabling Works Contractor. These should include environmental, social and sustainability targets and key performance indicators (KPIs), such as targets for re-using and recycling waste on site.

3.7.2 Environmental targets and objectives may include:

- Zero pollution incidents;

- Minimise waste sent to landfill;
- Minimise disruption to residents (and associated complaints);
- Protect and enhance the historic landscape; and
- Protect and where possible enhance biodiversity.

3.7.3 The updated CEMP will set out the final agreed objectives and will include a programme of actions to achieve the project's environmental targets and objectives. Progress towards these will be monitored, measured and reported to the Client by the Enabling Works Contractor at an agreed frequency.

4 Roles and Responsibilities

4.1 Roles and Responsibilities

4.1.1 Overall roles and responsibilities relevant to the CEMP are presented in Table 4-1.

Table 4-1 Key roles and responsibilities

Roles	Responsibilities
Applicant (Client) / Project Manager	• Instruct the Design Team to initiate a suitable CEMP / data to be collated at tender stage. • Instruct the Enabling Works Contractor for the project. • Review and approve targets suggested by the Enabling Works Contractor. • Sign off of the works once completed in conjunction with the Enabling Works Contractor.
Enabling Works Manager (Contractor)	The Enabling Works Manager has overall responsibility for coordinating and managing all the activities during the construction works. The Construction Manager has overall responsibility for the environmental performance of the Enabling Works Contractor staff. Duties associated with this role include: • Providing information on contract requirements to the Environmental Manager/Advisor following contract award and prior to start of works on site; • Approving the updated CEMP and ensure that all controls specified within this Plan are implemented by employees and sub-contractors; • Ensuring environmental and waste requirements are included on requisitions and in sub-contracts and orders; • Ensuring that all required consents/licences are in place prior to work commencing on site; • Logging and monitoring incidents and non-compliances. Reporting incidents and non-compliances to the Applicant's Project Manager at the earliest possible opportunity; • Ensuring the Client is informed of all environmental complaints; • Providing an initial point of contact for members of the public/local community who have queries regarding the works; • Ensuring employees and sub-contractors receive induction training (including environmental) and toolbox talks, as appropriate; • Identifying the competencies of all staff and ensuring delivery of training (including environmental training); • Verifying actions resulting from non-compliances and observations raised during audits are completed by the deadlines set; • Undertaking inspections alongside the Construction Environmental Manager/Advisor to ensure that the environmental controls as set out within the updated CEMP are in place and working effectively; and • Ensuring all records are retained and readily available on Site.
Site Materials and Waste Manager (Contractor)	The Contractor Site Materials and Waste Manager is responsible for implementing the Site Waste Management Plan (SWMP) throughout the construction of the project and to ensure that waste is disposed of legally, economically and safely in line with the SWMP and all relevant legislation.

Roles	Responsibilities
Plant Manager (Contractor)	• Responsible for hiring suitable plant and equipment which is compliant with contract requirements. • Responsible for ensuring all plant and equipment is compliant with legal requirements e.g. consents and permits obtained prior to being used on site. • Responsible for ensuring that all plant and equipment is maintained in accordance with manufacturer's instructions.
Construction Environmental Manager/Advisor (Contractor)	The Construction Environmental Manager/Advisor is responsible for ensuring the project complies with all environmental legislation, consents, objectives, targets and other environmental commitments identified throughout construction. Duties associated with this role include: • Preparing the updated CEMP and associated documentation, including construction method statements, work instructions and other procedures where they relate to environment; • Ensuring all required consents/licences are in place prior to work commencing on site. • Providing toolbox talks and environmental inductions to all staff involved in the construction phase; • Undertaking daily site inspections to monitor compliance with the environmental licences/consents for the works, ensure that identified and appropriate control measures are effective and ensure compliance with the updated CEMP; • Providing advice and liaise with construction teams to ensure that environmental risks are identified and appropriate controls developed on site; • Acting as the main point of contact between the regulatory authorities and the project on environmental issues; • Dealing with community queries and correspondence on environmental issues; • Implementing follow-up corrective actions to ensure compliance with UK regulations and legislation; • updated and approving of method statements and any changes to the updated CEMP in consultation with the Client's Project Manager and the appropriate statutory bodies; • Maintaining and updating the updated CEMP during the works; • Keeping records of all activities on site, environmental problems identified; transgressions noted and a schedule of all tasks undertaken; and • Responding to environmental incidents.
All Site Staff (including subcontractors)	All Site Staff (including sub-contractors) are responsible for receiving general environmental awareness training and working in accordance with method statements and toolbox talks. Only trained personnel are to manage particular tasks such as refuelling plant and equipment, managing stores, water quality monitoring and supervising the segregation and collection of waste. The responsibilities of all staff on site throughout the construction of the works will include the following: • Participating in environmental awareness training; • Adhering to all environmental policies, procedures and rules as set out in the updated CEMP; • Adhering to legislation, codes of practice, guidance notes relevant to their work. • Determining and implementing good environmental methods of working as

Roles	Responsibilities
	set out in the updated CEMP; • Organising work to be carried out to the required standard with minimum risk to the environment; • Receiving instructions on their responsibilities to ensure correct environmental practice in line with the updated CEMP; and • Reporting environmental incidents immediately to the Construction Manager (who is responsible for advising the Applicant's Project Manager and ensuring that corrective actions are completed).
Project Ecological Clerk of Works (ECoW)	• Point of contact for site and contractor managers when considering on-site ecology issues. • Identify and advise on the protection of ecologically sensitive or valuable features onsite prior to and during construction activities. • Provide pragmatic and proportionate advice to assist with compliance with legislation and planning policy. • Assist with the planning and approach to ensure ecological mitigation is applied in a manner which minimises the risk of unexpected delays, costs or adverse public perceptions. • Interpret and assist with the application of precautionary methods of work or other site-specific methodologies relating to ecological sensitivities of the site. • Production and delivery of toolbox talks and communications to contractors • Monitoring of activities on-site. • Implementation and maintenance of exclusion zones.
Project Arboriculturist	• Point of contact for site and contractor managers when considering on-site arboricultural issues. • Assess any design amendments that occur on site and make recommendations accordingly. • Undertake monitoring visits at intervals as specified within the Arboricultural Method Statement and agreed upon by the site manager to ensure that all tree protection measures are in place. • Undertake supervision of activities as set out in the Arboricultural Method Statement. • Keep a register of any observations / recommendations made during scheduled site visits. • Implementation and maintenance of exclusion zones. • Production and delivery of toolbox talks and communications to contractors.

4.2 Environmental Training Requirements

4.2.1 The Enabling Works Contractor is responsible for identifying the training needs of site staff to enable appropriate training to be provided and will engage suitably qualified and experienced professionals for this purpose. The training will include relevant site briefings and toolbox talks to equip site staff with the necessary knowledge of health, safety, community relations and environmental management, and an ability to follow environmental control measures and to advise employees of changing circumstances as work progresses.

4.2.2 Suitable induction training and on-going programmes of environmental training will, as a minimum, include:

- Importance and relevance of the updated CEMP;
- Roles and responsibilities in relation to compliance with consents and designations, permits and operating procedures;
- Location of sensitive receptors and areas of high environmental value;
- Familiarisation with site environmental controls such as:
  - Ecology: working in or adjacent to protected sites and priority habitats, protected species, management, mitigation and controls;
  - Water management: legislation, agreed buffer zones, control mechanisms. Flood risks and emergency response procedures;
  - Waste management: legislation, segregation, contamination, best practice;
  - Nuisance: dust, behaviour, noise, vibration, management and controls;
  - Working around trees: tree and root protection;
  - Contaminated land: recognising and dealing with contaminated material; Spill and emergency response; and
  - Vigilance to identifying security concerns and risks.
- Spill response and emergency procedures;
- Hazard and risk management to ensure personnel understand the potential impacts and proposed mitigation measures; and
- Community complaints management procedure.

4.2.3 Toolbox talks are provided for delivery to the workforce including sub-contractors covering specific topics such as working near to water, spill controls, protected species, waste management, topsoil management. Toolbox talks will be delivered when seasonally appropriate (e.g. nesting birds in early Spring). Toolbox talks specific to the project site will be developed and included in the updated CEMP. A suggested programme is presented in Table 4-2.

Table 4-2 Suggested programme of environmental training

Training	Recipient	Frequency	Delivered by
Induction to CEMP	Site staff	Beginning of contract/new starters	Construction Environmental Manager/Advisor
Induction to CEMP (refresher)	Site Staff	Two months after beginning of contract / new starters	Construction Environmental Manager/Advisor
Environmental toolbox talks	Site Staff	Once per month	Construction Environmental Manager/Advisor
Environmental impacts and mitigation	Site Staff	Beginning of contract and then quarterly	Construction Environmental Manager/Advisor
Spill kit training	Site Staff	Beginning of contract and then every six months	Construction Environmental Manager/Advisor
Site waste management training	Site Staff	Beginning of contract and then every six months	Construction Site Materials and Waste Manager
Ecological exclusion zones and working methods	Site Staff	Beginning of contract and then as agreed in Method Statement	Project ECoW
Arboricultural exclusion zones and working methods	Site Staff	Beginning of contract and then as agreed in Method Statement	Project Arboriculturist

4.3 Key Contacts

4.3.1 The proposed information to be provided for key contacts is outlined in Table 4-3, to be updated by the Enabling Works Contractor.

Table 4-3 Key contacts

Applicant			
TBC	Key Contact TBC	Tel	TBC
		Email	TBC

Applicant			
TBC	Key Contact TBC	Tel	TBC
		Email	TBC

Enabling Works Manager			
TBC	Key Contact TBC	Tel	TBC
		Email	TBC

Enabling Works Site Materials and Waste Manager			
TBC	Key Contact TBC	Tel	TBC
		Email	TBC

Enabling Works Construction Environmental Manager/Advisor			
TBC	Key Contact TBC	Tel	TBC
		Email	TBC

Project ECoW			
TBC	Key Contact TBC	Tel	TBC
		Email	TBC

Project Arboriculturist			
TBC	Key Contact TBC	Tel	TBC
		Email	TBC

5 Site Operations

5.1 Construction Programme

5.1.1 It is anticipated that the Enabling Works Phase B and Phase C will take approximately 14 months following receipt of a planning consent, with works planned to start in Q4 2026 and complete in 2027.

5.2 Hours of Work

5.2.1 Construction site hours plan to be:

06:30 – 19:30 Monday to Friday; and

08:00 – 13:00 Saturday.

5.2.2 There will be no noisy activity (such as from mobile plant, pneumatic equipment, power tools, etc) outside the following hours:

08:00 – 18:00 Monday to Friday; and

08:00 – 13:00 Saturday.

5.2.3 No continuous 24-hour activities are envisaged at this stage and there will be no Sunday or Bank Holiday working without consultation.

5.2.4 Where it is expected to be necessary to undertake works outside of these hours, this will be agreed with NCC prior to commencement.

5.3 Site Layout

5.3.1 As far as reasonably practicable and appropriate, the site layout and appearance during construction will be designed using the following principles:

- Screening of site compounds where necessary, to supplement where the compound is already screened by existing features;
- Securing of site compounds;
- Any proposed security cameras will be sited and directed so that they do not intrude into occupied residential properties;
- Storage sites, fixed plant and machinery equipment and temporary offices will be located to limit environmental impacts, as far as reasonably practicable, and having due regard to neighbouring accommodation, as far as allowed by the constraints of the site;
- Site lighting will be located and directed so as not to intrude on to sensitive receptors or constitute a road hazard; and
- Site facilities will be powered from mains electrical sources, where practicable.

5.3.2 Prior to development being undertaken the Enabling Works Contractor will allow for:

- The parking of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities;
- Measures to control the emission of dust and dirt during construction; and
- A scheme for recycling/disposing of waste resulting from demolition and construction works.

Compound Offices/Welfare

5.3.3 Construction will require the establishment of temporary construction compounds to accept material deliveries, provide storage for materials, tools, plant and equipment, provide office and welfare facilities for workers and a base for vehicle recovery. The general layout across the Site is provided in **Appendix A.** This shows the use of such facilities across the whole Site.

Site Security and Signage

5.3.4 The Enabling Works Contractor has a statutory duty to prevent unauthorised access to the Site. Site specific assessments of the security and trespass risk will be undertaken, and appropriate control measures implemented and included in the updated CEMP.

5.3.5 Security operations will be developed and implemented in accordance with the latest British Standards applicable to the Security Industry (i.e. BS 7858:1996 and BS 7499:1998_; and full compliance with the Private Security Industry Act 2001. The general security of the site falls into two main categories:

- Maintaining a secure perimeter.
- Preventing unauthorised access.

5.3.6 Measures implemented by the Enabling Works Contractor to prevent unauthorised access to the site may include:

- Use of perimeter fencing/hoarding where necessary for site security and public safety and in compliance with any consents.
- Where reasonably practicable existing walls, fences, hedges and earth banks will be retained.
- Notices will be displayed on all site boundaries to warn of hazards on site such as deep excavations, construction access, etc.
- Use of temporary fences in certain areas, such as for short term occupation of sites.
- Temporary lighting at site perimeters (security standards and illumination).
- Security guards and patrols where necessary.
- Potential CCTV and infrared surveillance, computerised access control systems and alarm systems where required.
- Communication initiatives for local schools/groups to warn of the dangers of unauthorised access to construction sites.
- Consultation with neighbours on site security matters.
- Consultation with local crime prevention officers on security proposals for each site with regular liaison to review security effectiveness and response to incidents.
- Immobilisation of plant out of hours, removing or securing hazardous materials from site, securing fuel storage containers, and preventing unauthorised use of scaffolding to gain access to restricted areas and neighbouring properties.

5.3.7 Robust signage will be placed at strategic locations to ensure pedestrian, and site personnel are made aware of high-risk areas. The signage will highlight the following aspects:

- Live construction areas.
- Directional signage.
- Lifting operations etc.
- PPE working area and safe zones.

- Emergency exits.
- Storage areas.
- Logistics board showing site access and egress routes (updated as construction progresses);
- No crossing zones.

Construction Materials

5.3.8 The construction materials required will likely be those normally associated with a development of this nature and will be listed in the updated CEMP. Where feasible, materials will be sourced locally.

Storage of Materials

5.3.9 Secure, hard-standing space will be designated alongside loading and unloading areas for the initial storage of plant and materials. Where required, additional localised storage areas will be introduced, in line with the phasing of the development, to reduce the movement of plant and materials around the site.

5.3.10 All hazardous substances (including liquids and solids) will be stored within secure, impermeable, bunded areas, protected from the rain, to remove the risk of migration to groundwater or a nearby watercourses to the satisfaction of the Environment Agency. The measures proposed will reduce the risk of contaminants and suspended solids to migrating to surface and groundwater and protect water quality and the ecosystems that the water resources support.

5.3.11 A temporary storage area or compound will be set up during the enabling works period. The location has been designed to reduce the distance for transportation of material. The storage area will be designed appropriate to what is being stored, for example flammable liquids such as diesel will be protected either by double-walled tanks or stored in a bunded area with a capacity of 110% of the maximum stored volume. Potentially hazardous materials used during the enabling works will be safely and securely stored including use of secondary containment where appropriate. Spill kits will be located nearby. Further details on waste management can be found in the Site Waste Management Plan (**Appendix D**).

5.3.12 All plant and unwanted materials will be removed from site upon completion of works.

5.4 Construction Plant

5.4.1 Precise details of the nature, quantity and delivery of plant and machinery are unknown at this stage but will be defined in the updated CEMP. Plant may include:

- Hand Tools
- Tracked excavator
- Wheeled Excavator
- Bulldozer
- Delivery Lorries
- Articulated Dump Truck
- Large Diesel Generator
- Directional Drill / Auger
- Hydraulic Hammer Piling Rig

- Road Breaker (Hand Held Pneumatic)
- Hydraulic Breaker
- Vibratory Roller
- Road Planer
- Asphalt Paver + Tipper Lorry
- Electric Water Pumps
- Road Sweeper
- Piling rigs
- Concrete mixing truck
- Concrete pump
- Tractor mounted seeder/broadcaster
- Tractor mounted harrow/rake

5.4.2 Prior to the commencement of construction full details of all plant to be used, including manufacturers' specifications, will be discussed with the relevant local authorities.

6 Environmental Control Measures

6.1 General Arrangements

6.1.1 Copies of the following documents will be held on site at all times:

- Planning approval;
- Updated CEMP;
- Any licences required;
- Construction Traffic Management Plan;
- Construction Workers Travel Plan;
- Dust Management Plan;
- Site Waste Management Plan;
- Invasive Non-Native Species (INNS) Management Plan;
- Habitat Management and Monitoring Plan;
- Remediation and Earthworks Strategy;
- Communication Plan;
- Pollution spillage response plans and all site emergency procedures; and
- Staff training records.

6.1.2 To reduce the likelihood of either an environmental incident or nuisance occurring the following measures will be used, where relevant:

- prohibition of open fires, and a requirement to take preventative measures to reduce the likelihood of fires;
- removal or stopping and sealing of drains and sewers taken out of use;
- no discharge of site runoff to ditches, watercourses, drains, sewers or soakaways without consultation with the appropriate authority;
- maintenance of wheel washing facilities or other containment measures;
- provision of dust suppression facilities where required;
- location of storage, machinery, equipment and temporary buildings to reduce environmental effects and where practicable, outside flood risk areas;

- use of modern well-maintained plant and equipment;
- the use of modern specification noise alarms that meet the particular safety requirements of the site, such as broadband reversing warnings, or proximity sensors to reduce the requirement for traditional reversing alarms;
- controls on lighting/illumination to reduce visual intrusion or any adverse effect on sensitive ecology;
- containing and limiting visual intrusion of construction sites, as far as reasonably practicable.
- provision of maps showing sensitive areas and buffer zones where no pollutants are to be stored or use;
- where reasonably practicable, maintenance of public rights of way (including diversions) for pedestrians, cyclists and equestrians that may be affected, including reasonable adjustments to maintain or achieve inclusive access;
- adequate welfare facilities for staff; and
- smoking areas at site offices/compounds or work sites equipped with containers for smoking wastes - these will not be located at the boundary of working areas or adjacent to neighbouring land.

6.2 Mobilisation and Set Up

6.2.1 In accordance with good practice measures, a full record of condition will be carried out (photographic and descriptive) prior to the commencement of construction. This will include the Site and surrounding areas that may be affected by the construction activities. This record will be available for comparison following reinstatement after the works have been completed to demonstrate that the standard of reinstatement at least meets that recorded in the pre-condition survey.

6.2.2 All necessary early environmental and ecological mitigation works will be carried out in accordance with the commitments laid out in this CEMP, the Invasive Non-Native Species Management Plan and the Habitat Management and Monitoring Plan; Arboricultural Impact Assessment and Method Statement; as well as any method statements arising from the Pre-commencement ecological surveys; and any relevant EPS licences, unless agreed with the relevant authority otherwise.

6.2.3 Vegetation will need to be removed during construction to facilitate the works. In accordance with Biodiversity Net Gain (BNG) Assessment and the Habitat Management and Monitoring Plan for the relrvant phase, the Enabling Works Contractor will retain vegetation where practicable and in accordance with the Vegetation Retention and Removal Plan. Where protected species licences are required, they will be applied for and approved by Natural England before construction activities commence.

6.2.4 Where required, working areas will be appropriately fenced to reduce the risk of site staff from unintentionally exiting the site boundary. The choice of fencing would be decided following a risk assessment, relevant to the work location.

6.2.5 Post-site condition surveys will be undertaken by the Enabling Works Contractor after construction.

6.3 Emergency Procedures

Dealing with spills

6.3.1 There is a risk of contaminants such as hydrocarbons being introduced to the environment through leakage or spillage from storage, vehicles, plant and machinery (e.g. during refuelling) and the

storage and disposal of wastewater. The Enabling Works Contractor will adhere to industry standard best practice measures to minimise this risk, including the following:

- Refuelling of plant and vehicles on site will be undertaken in a designated area away from drains with the use of drip trays under pumps.
- A spillage kit with sand, earth or commercial products that are approved for stored materials will be kept on site close to the storage area; training will be provided to staff on site on how to use and dispose of these correctly.
- In the event of a spillage on-site, the material will be contained (using an absorbent material such as sand or soil or commercially available booms). Sorbents will be used to soak up a spill and stop it spreading on hard surfaces. Using sorbents generates waste and this method will only be used on small spills, or where a spill has been contained to stop further spread. All used sorbents will be disposed of at an accredited site for disposal.
- If it is not possible to stop the spill at source, significant attempts will be made to stop it as close to the source as possible. If possible, the spilling material will be safely moved into another container to limit the size of the spill. Use of a suitable container and pump may be required.
- Fuel, oil and chemicals will be stored in secondary containment and located a minimum of 10m from any water course.
- Any storage of Oil will be compliant with the Control of Pollution (Oil Storage) (England) Regulations 2001. These regulations apply to the storage of any volume of any kind of oil, more prescriptive requirements applying to industrial, commercial and institutional sites storing over 200 litres of oil.

Fire Protection and Control

6.3.2 The Enabling Works Contractor will ensure that appropriate plans and management controls are in place for all construction sites, associated accommodation and health and safety welfare facilities, with the aim of preventing fires.

Unexploded Ordnance

6.3.3 Unexploded Ordnance (UXO) is not anticipated to be present on site however confirmation of this will be provided in the updated CEMP. Should UXO be present, the Enabling Works Contractor will prepare an emergency response procedure in accordance with Unexploded Ordnance, A guide for the construction industry CIRIA C681 (CIRIA, 2009). This will be implemented in response to the discovery of UXO. This emergency response procedure will include notifications to the relevant local authorities and emergency services.

Control of Substances Hazardous to Health (COSHH)

6.3.4 The Enabling Works Contractor will produce and maintain a Control of Substances Hazardous to Health (COSHH) inventory and method statement setting out the process for preferentially selecting chemical products with lower health and environmental impacts subject to performance needs.

Existing Utilities

6.3.5 The Enabling Works Contractor will produce and maintain an Existing Utilities Management Plan ensuring appropriate controls are in place should any emergencies relating to utilities on site arise during construction.

6.4 Earthworks

6.4.1 In general, earthworks include clearing and reconfiguring of the existing site to form ground levels prior to development. Indicative works include removal of stockpiles, PFA, roads, concrete slabs, test piles and importing new material to make the working ground level. These will be undertaken in accordance with the Outline Remediation Strategy submitted with the OPA (and any subsequent associated documents) (**OPP Document Ref. 4.12**), and updates thereafter.

6.5 Construction Traffic

6.5.1 Construction traffic will be managed in accordance with the OPP Construction Traffic Management Plan (**Application 24/04112/OUTES Document Ref. 4.18),** the Enabling Works Phase B and Phase C Construction Workers Travel Plan (CWTP) (**submitted to discharge condition 14**) and the Enabling Works Phase B and Phase C Construction Method Statement (CMS) (**submitted to discharge condition 14**).

6.5.2 Measures will include:

- Identification of appropriate safe routes for project traffic to and from the Site.
- Proposed haul routes on site and access and egress points.
- Utilisation of raw materials from local sources to reduce the vehicular traffic impact.
- Encouragement of car sharing, walking, cycling or travel via public transport for staff travelling to site. Appropriate vehicle constraint targets will be set out within the CWTP or CMS.
- Provision of full staff welfare facilities to reduce the requirement to travel off-site on lunch breaks and encourage sustainable travel.
- Frequent inspections and monitoring to confirm the required measures will be implemented.
- Designated and adequate onsite parking facilities for site workers who travel by car, or other vehicles, to ensure that vehicles are not parked on the highway.
- Implementation of cleaning measures, such as wheel washing or wash-down facilities, which will serve to minimise the spread of dust, mud and other materials on to the roads.
- Regular sweeping of roads will be undertaken, both on and off the Site to reduce the spread of mud.

Public Access During Construction

6.5.3 During construction, the existing Public Rights of Way (PRoW) will be maintained as far as reasonably practicable. It is acknowledged there may be occasions where public access will be temporarily restricted, and this will be done in consultation with NCC. Details of restrictions will be given, where relevant, in the updated CEMP. Public access to the Site will be restricted as such to avoid contact with potentially unsafe areas and hazards.

6.6 Air Quality Management

6.6.1 Construction activities such as demolition, excavation, ground works, cutting, construction and storage of materials have the potential to result in fugitive dust emissions throughout the construction phase. Vehicle movements both on-site and on the local road network also have the potential to result in the re-suspension of dust from highway surfaces.

6.6.2 Best Practicable Means (BPM) will be used to ensure that dust does not cause nuisance and these controls have been incorporated into the Dust Management Plan (**submitted to discharge condition 48**). The controls listed in the Dust Management Plan will ensure mitigation measures are adequate and effective.

6.6.3 The controls will be briefed to the engineers and operatives to ensure they are aware of mitigation measures and controls to be employed, in compliance with relevant legislative requirements and statutory guidance.

6.7 Noise and Vibration Management Plan

6.7.1 The construction phase of the Project may potentially introduce additional sources of noise and vibration such as construction work and operation of construction traffic, plant and equipment.

6.7.2 **Appendix E** contains outline proposals to manage noise and vibration during construction and will be updated for the updated CEMP.

6.8 Ground Conditions

6.8.1 Recent ground investigation at the Site has identified some localised contamination in the form of asbestos fibres in the soils. To ensure that potential risks from contaminated land to sensitive receptors (human health, controlled waters etc.) works will be undertaken in accordance with the Outline Remediation Strategy submitted with the OPA (and any subsequent associated documents) (**OPP Document Ref. 4.12**), and updates thereafter.

6.9 Water Resources and Flood Risk

6.9.1 The Enabling Works have the potential to impact water quality in watercourses through sediment runoff, surface runoff and accidental spills of oils, chemicals, cement and fuels. **Appendix F** contains mitigation measures to be incorporated into the updated CEMP to mitigate and/or minimise potential impacts on water resources and flooding risk.

6.10 Ecology and Biodiversity

6.10.1 A pre-commencement walkover will be undertaken no less than 8 weeks to enabling works beginning. This check will identify any: badgers, qualifying bird species (SPA/Ramsar) and invasive non-native species. Any necessary licences will be obtained, if required.

6.10.2 The works will be undertaken in accordance with the relevant BNG Assessment, Invasive Non-Native Species (INNS) Management Plan (submitted to discharge condition 52) and Habitat Management and Monitoring Plan (HMMP).

6.10.3 The Enabling Works Contractor will prepare and implement a document that outlines any required ecological management and mitigation. **Appendix G** includes measures to manage the risk of adversely affecting flora and fauna on and within the vicinity of the Site.

6.10.4 The Enabling Works Contractor will prepare and implement a document that outlines any required ecological management and mitigation. **Appendix G** includes measures to manage the risk of adversely affecting flora and fauna on and within the vicinity of the Site.

6.11 Tree Management

6.11.1 Where trees are identified for retention, construction work will be undertaken in accordance with relevant guidelines in BS 5837:2012 ('Trees in relation to Construction -recommendations') and in line with the relevant **Tree Protection Plan** and **Arboricultural Method Statement** submitted pursuant to condition 8 of the outline planning permission. This document will ensure that any construction within close proximity of these trees is undertaken without significantly impacting on them. Retained trees will also be adequately protected from damage throughout the construction process.

6.12 Landscape and Visual Impacts

6.12.1 The Enabling Works will result in impacts upon the landscape fabric within the Site Boundary, as well as impacts to wider landscape character and visual amenity of receptors with views of the Site. **Appendix H** contains mitigation measures to manage the risk of adversely affecting sensitive receptors during the enabling works.

6.13 Heritage

6.13.1 The updated CEMP will include appropriate heritage mitigation measures to minimise impacts on any identified local heritage and associated archaeological assets.

6.13.2 The Enabling Works Contractor will ensure;

- Personnel involved in the construction works are briefed on where the key heritage receptors within the Site are located. These will be marked on a plan. They are:
  - Railway footbridge that carries the PRoW to be preserved and protected
  - Rail overbridge abutment on Brock Lane to be preserved and protected
- These assets/areas will be protected from accidental damage from plant movement, inappropriate storage of materials, damage during removal of PFA mounds etc.

6.13.3 Standard measures for controlling dust (Dust Management Plan (**submitted to discharge condition 48**), noise and vibration (**Appendix E**), landscape and visual amenity (**Appendix H**) and construction traffic (**Section 5.4**) that might impact the setting of designated and non-designated heritage assets within the Site and within 500m of the Site will be followed.

6.13.4 Construction traffic will not be routed through Blyth where several heritage assets are located.

6.14 Site Waste Management

6.14.1 All waste generated by the construction works will be stored, handled, and transported in compliance with waste legislation. Waste will be segregated and stored securely in clearly labelled receptacles and hazardous waste will be stored separately to avoid contamination and the site will be kept tidy, waste stored securely and removed regularly to prevent pests.

6.14.2 Surplus or waste materials may arise from either material imported to site or from those generated on site. This section outlines the procedures that will be put in place by the Enabling Works Contractor, to:

- Ensure methodologies are adopted that prevent environmental impacts by the mishandling and storage of waste and in compliance with duty of care requirements.
- Manage Construction Demolition and Excavation (CD&E) materials generated at worksites in accordance with the waste hierarchy to prevent, reduce, re-use, recycle, recover, and dispose of materials and within the relevant regulatory controls.

6.14.3 Control of waste is detailed in a Site Waste Management Plan (**Appendix D**).

6.15 Climate

6.15.1 All enabling work activities will consider weather forecasts to reduce delays to the construction programme and subsequent waste or reduction in quality of materials. Pouring concrete during hot and very dry weather will be avoided to prevent a reduction in lower compressive strength, plastic shrinkage and cracking.

7 Communication

7.1 Community and Stakeholder Liaison

7.1.1 The maintenance of good relations, effective communication and implementation of strategies to reduce disruption will form an important aspect of the successful management of this Project. The following action will be implemented:

- Site information which includes the relevant contact details for information which will be displaced in front of site entrance.
- An emergency number will also be displayed at the entrance to the site.
- Site working hours will be displayed on site.
- Effective communication and notices will be in place for advanced works that may cause disruption.

7.1.2 During construction, a programme of effective and sustained communication is to be incorporated into the updated CEMP. This will be in line with the Project Communications and Engagement Strategy. Communications will be managed by the QTS Community Relations Team to enable a seamless approach to the Project in this Enabling Works and other phases of work on site.

7.1.3 The Community Relations Team together with the Enabling Works Contractor will notify NCC, occupiers of nearby or affected properties, businesses and adjacent or affected parish councils a minimum of two weeks in advance of planned construction works that may affect them. Information included in the notifications will include, as appropriate:

- The location of the planned works.
- The activities to be carried out.
- The duration of the planned works and the periods within which works will be undertaken (i.e., whether during normal working hours, during the evening or overnight).
- The anticipated effects of the planned works.

- The measures to be implemented in line with the updated CEMP to mitigate the impact of the planned works.
- Enquiries and complaints procedure.

7.1.4 Local residents will be informed of the commencement and likely duration of the construction work activities through a letter drop. The letter(s) will be tailored to a specific area and reflects the works to be carried out and the duration of works. The letter will include a contact telephone number for public information. In addition, details of the works, including contact details, will be provided to the relevant community groups, such as the local parish councils and landowners before work commences.

7.1.5 The Project free-phone telephone hotline and website information will be visible on boards placed in appropriate locations where they will be visible to the public, including on local community noticeboards.

7.2 Internal Communication

7.2.1 The CEMP is a live document and should updates be required to the CEMP or any of its associated appendices, it is the responsibility of the Enabling Works Contractor to provide any proposed amendments. In addition, any environmental incidents or issues associated with the environmental monitoring throughout the works will also be communicated.

7.2.2 Effective communication of the environmental controls and construction safe practices is deemed a requirement for the successful management of this project. To ensure the above is achieved, the CEMP will be distributed to the project team, including sub-contractors, to ensure that the environmental requirements are communicated effectively. Key activities and environmentally sensitive operations will also be briefed to staff and contractors.

7.2.3 The Enabling Works Contractor will define procedures for internal and external communication. QTS may require that any communication with external parties such as environmental regulators or the public is undertaken through a nominated client representative.

7.2.4 The agreed CEMP will be published on the Project website.

7.2.5 During the construction phase, internal communication will include regular progress meetings, which should cover:

- Training undertaken
- Progress reports
- Inspections, audits and non-conformance
- Complaints received
- Visits by external bodies and the outcome or feedback from such visits
- Objective / target achievement, including reporting on environmental performance

7.2.6 Regular internal project meetings will be held and include as a minimum:

- Prestart Safety and Environmental Induction Meeting (all sub-contractors).
- Site Safety and Environmental Meeting (all sub-contractors).

7.2.7 The Construction Environmental Manager will arrange regular site environmental meetings with the

Site Supervisors and others as required. The purpose will be to:

- Continually assess compliance with environmental requirements.
- Determine liaison requirements with external authorities.
- Assess environmental competencies and training needs.
- Review environmental inspections and performance on site.
- Review the findings from internal and external environmental audits.
- Share best practice and accidents/near misses.

7.3 Complaints

7.3.1 The updated CEMP will include details on dealing with enquiries and complaints from the public. During construction, the relevant contact number, email and website addresses for contacting the QTS Community Relations Team will be displayed on signs around the construction site.

7.3.2 An enquiry and complaint handling system will be implemented by the Enabling Works Contractor and include measures to:

- Log enquiries and complaints in a register.
- Deal with enquiries and complaints appropriately, recognising that they may be due to the effect of construction works on the interests of, and impacts on persons and their properties.
- Pass on the enquiry or complaint to the correct person for review and appropriate action if the person recording it cannot do so.
- Taking appropriate action and response to enquiries or complaints.
- Outline the process to review enquiries and complaints regularly to assess the adequacy, efficiency and effectiveness of the enquiries and complaints system and the measures being taken to respond to any enquiries or complaints.

7.3.3 The extent of the action taken will depend on the nature of the complaint. All complaints will be investigated to establish the cause of the complaint and whether the works comply with the Project's environmental requirements and other relevant requirements such as legislation, standards and codes of practice.

7.3.4 The formal complaints procedure will include the following:

- Date of the complaint
- Time
- Nature of the complaint- All complaints are put into one of the following categories: Noise, Dirt and Dust. Parking, Safety, Inconsiderate Behaviour, Road Conditions and Vehicle Movements, Environmental Concerns, Pedestrian Access Obstruction, Property Damage, Site Lighting, Working Hours and Other
- Actions or investigation carried out with updates
- Communication updates with the complainant

8 Implementation

8.1 Implementation of the CEMP

8.1.1 QTS will put in place robust procedures to inform and supervise all those working on the project, including its contractors, to make sure the control measures set out in the CEMP are adopted

when undertaking Enabling Works. The main responsibility for implementing these control measures will fall to the Enabling Works Contractor.

8.1.2 The Enabling Works Contractor will brief all operatives on the specific details within the CEMP prior to the commencement of works. The briefings will be delivered by a suitably trained member of the team such as the site supervisor, Construction Manager or Environmental Manager.

8.2 Environmental Inspections

8.2.1 Regular site checks will be carried out across the project to monitor compliance with the CEMP and other associated plans. Work areas will be inspected weekly by members of the site team, with an inspection list to be agreed and included in the updated CEMP.

8.2.2 The results of inspections will be recorded in an Environmental Log. Findings will be disseminated to the wider construction team as appropriate and additional procedures put in place if required.

8.2.3 Completed inspections will be reviewed by the Construction Manager with follow-up actions addressed and checked during subsequent inspections.

8.3 Environmental Monitoring and Reporting

8.3.1 During the construction works, the required monitoring will include as a minimum:

- Routine environmental inspections;
- Daily monitoring for noise and vibration;
- Daily dust monitoring on-site;
- Supervision for vegetation clearance;
- Water usage;
- Environmental incidents;
- Communication and complaints;
- Waste and excavated material arisings, reuse on site, disposal, materials recycled content;
- Project energy consumption;
- Sub-contractor and supplier location;
- Construction traffic comprising agreed haul routes and vehicle quantities; and
- Considerate Constructors Scheme registration and scores.

8.3.2 Monitoring results will be recorded in real time and made available if requested, including any required remedial actions.

8.3.3 Arrangements will be put in place to investigate and provide reports on any potential or actual significant pollution incidents, including, as appropriate:

- A description of the pollution incident, including its location (and Ordnance Survey (OS) grid reference);
- The type and quantity of contaminant and the likely receptors;
- Contributory causes;
- Adverse effects;
- Measures implemented to mitigate adverse effects; and
- Any recommendations to reduce the risk of incidents occurring.

8.3.4 A regular report will be produced by the Enabling Works Contractor recording the monitoring results. The frequency of reporting will be agreed with NCC. The report will record monitoring results, highlight any exceedances above pre-determined trigger levels, and record any actions that were taken. The report will also record any complaints that were received and how these were dealt with.

8.4 Event Based Inspections

8.4.1 Event based checks shall be conducted by the Construction Environmental Manager/Advisor following any significant event such as rainfall of sufficient quantity to generate run off, high winds, the receipt of an environmental complaint, issue of a non-compliance report or any exceedance in monitoring results.

8.4.2 Event based checks will be recorded on a separate inspection form detailing the reasons, observations, findings and outcomes of the inspection which should then be recorded and actions closed out.

8.5 Internal Audit

8.5.1 The Enabling Works Contractor will set out in the updated CEMP an audit plan for reviewing compliance with requirements of the updated CEMP, for example auditing in compliance with ISO 14001:2015 and inspections of waste management. The implementation of the updated CEMP will be audited at three-monthly intervals during the Enabling Works. Records of these audits will be documented and maintained throughout the duration of the Enabling Works. The results of audits will be communicated to NCC in project review meetings on a regular basis as set out in the CEMP.

8.6 Non-Conformance

8.6.1 The implementation of the updated CEMP will be audited by the Construction Environmental Manager/Advisor every six months during the construction period. Control procedures will be recorded in a Non-Conformance Report. Corrective actions will be implemented to ensure that future non-conformance does not occur. Two registers will be set up prior to construction as follows:

- Non-Conformance and Corrective Action Register (which forms part of the Quality Procedures and is not exclusively for environmental issues); and
- Environmental Incidents Register.

8.6.2 The Non-Conformance and Corrective Action Register will detail:

- the date the non-conformance was identified;
- a description of the non-conformance;
- the implications of the non-conformance in terms of environmental impacts;
- a description of the elements of the environment affected by the impact (receptors);
- the corrective actions aimed at addressing the non-conformance;
- the persons responsible for implementing corrective actions; and
- the timeframe for implementation of corrective actions.

8.6.3 The Environmental Incidents Register will detail:

- the date that the environmental incident occurred;
- a description of the environmental incident situation;
- the impact of the environmental incidents;
- a description of the elements of the environment which have been subjected to impacts caused by environmental incidents (receptors);
- the actions to be implemented in response to the environmental incident;
- the person responsible for undertaking actions; and
- the timeframe for implementing actions.

8.7 Environmental Management System Review

8.7.1 The Enabling Works Contractor will periodically review its environmental management system with the objective of improving its overall environmental performance.

8.7.2 Reviews will evaluate the suitability, adequacy and effectiveness of the team's environmental performance and will focus upon:

- The results of internal audits and evaluations of compliance with applicable legal and other requirements;
- Communication from external interested parties including complaints;
- Status of corrective and preventative actions;
- Results of the evaluation of environmental aspects from planned or new developments;
- Changes in applicable statutory legislation, procedures and other requirements; and
- Lessons learned from emergency situations and incidents.

8.8 CEMP Amendments

8.8.1 The CEMP is a live document, and the Enabling Works Contractor will ensure that controls outlined in the CEMP are properly implemented and regularly monitored to ensure their effectiveness. Changes to the controls will be instigated if they are not achieving their objectives. The CEMP will be revised once new changes have been implemented to address the environmental controls set out. The aim is to ensure control set out remains consistent with environmental regulatory requirements and also meet conditions of planning approval.

8.8.2 The resulting changes would not alter any of the underlying commitments, mitigations and methodologies set out in the CEMP. An example may be where a preconstruction survey identifies that a measure already committed to is no longer required in the CEMP. In every case, consideration will be given to any changes to the outcome of the assessment of environmental effects.

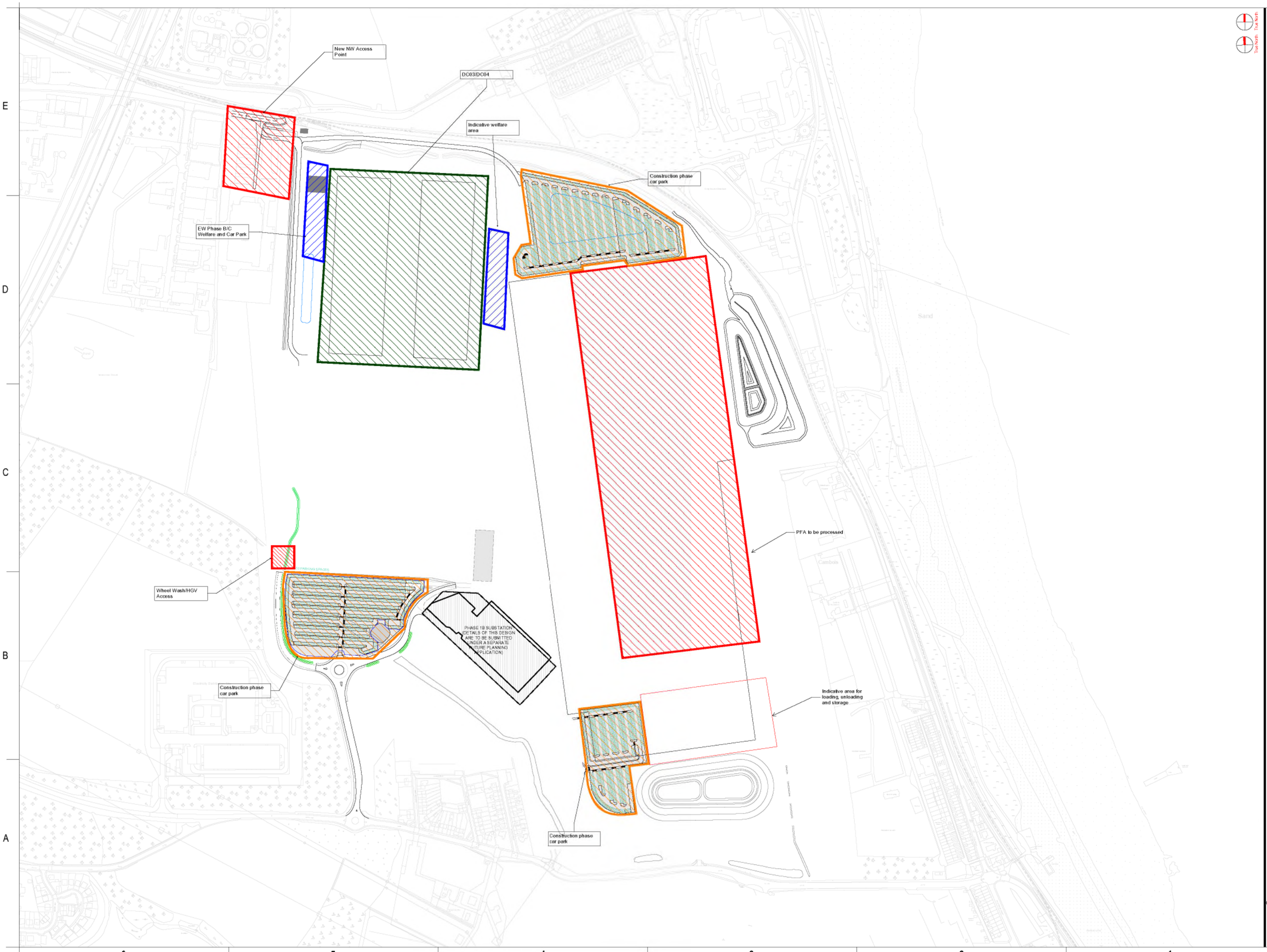
8.8.3 The following procedure is included to allow for the amendment of the CEMP:

- The Enabling Works Contractor will provide QTS with proposed amendments to the CEMP;
- QTS will then submit in writing to NCC any proposed amendment to the CEMP;
- The Council shall respond in writing to the proposal. If the Council accepts the proposal, the amendment shall be incorporated into the CEMP on receipt by QTS/ Enabling Works Contractor of the Council's written acceptance. If the Council does not accept the proposed amendment, the Council shall provide written reasons for its decision to QTS/Enabling Works Contractor;

- If the Council fails to respond to QTS/Enabling Works Contractor within 15 working days the proposed amendment shall be deemed to be accepted.

APPENDIX A

Site Layout



A0

OWNER

QTS

MEP, STRUCTURAL, CIVIL, SECURITY, TECHNOLOGY, CONTROLS, FIRE & GEOTECHNICAL

CUNDALL

ARCHITECT

CORGAN

LANDSCAPE

ARCADIS

SHEET NOTES

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND OTHER CONSULTANTS DOCUMENTATION.
2. SOME DRAWINGS MAY NEED TO BE PRINTED IN COLOUR TO PRESERVE INFORMATION INDICATED IN COLOUR ON THE DRAWINGS.
3. DO NOT SCALE, WORK TO FIGURED DIMENSIONS ONLY.
4. ALL DIMENSIONS STATED IN mm UNLESS OTHERWISE NOTED

Rev	Description	Date	Chk'd	Apr'd
V01	RIBA 4 ISSUE	02/12/25	CDL	CDL

DRAWING ISSUES

KEY PLAN



PROJECT

GBR1 Cambois

Former Blyth Power Station
Coal Stocking Yard, Cambois,
Northumberland

DWG. TITLE

PROPOSED SITE WIDE LAYOUT

PROJECT NO: 1043152

DWG. NO: GBR1- DCZZ -CDL-XXX-XX-SK-C-0005

STATUS:	SCALE @ A0:	REV
RIBA 4 ISSUE	1:2000	

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APPENDIX B

Planning Conditions

No.	Condition	Type / Trigger	Applies to Enabling Works
1	Approval of the details of the access, layout, scale, appearance and landscaping, hereinafter called the reserved matters shall be obtained from the Local Planning Authority.	Compliance	Yes
2	Application for the approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.	Time Limit	No
3	The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.	Time Limit	No
4	The development hereby permitted shall not be carried out other than in complete accordance with the following approved plans and documents: - Location Plan CDCC-COR-ZZ-CC-DR-A 00201 Rev P01 - 4.1.1 Design Code Rev 01 (omitting the Architectural Response chapter) - 2.3 Heights Parameter Plan, Revision P03, dates 30/01/2025 - 1043152 NCL1-DCZZ-STE-UG-RP-C-00-01 Proposed Drainage Strategy Rev V02 dated 16 January 2025 by Cundall - QTS-CDL-ZZ-DR-C 14001 Outline Drainage Layout Rev P03 dated 07/01/2025 by Cundall - Environmental Statement Volume 1 - Chapter 13 Cultural Heritage - Framework Highways Operation Management Plan (HOMP) Rev 04. Document Ref. 4.20 - Environmental Statement Volume 1, Chapter 6 Transport and Access (and associated figures 6-1 and 6-2 and appendices 61. and 6.2) - Technical Assessment - Framework Travel Plan (Revision 02) Document ref. 4.19 Revision P03 - Technical Document - Transport Assessment Document ref 4.17 Revision 01 - Brock Lane Cycleway General Arrangement NCL 1 DCzz-STE-XX-SK-C-01-01 Rev P01 - Pre-Enabling Works Plan CDCC CUN ZZ XX DR G 01-02 P01 - Environmental Statement - All Chapters - Landscape Strategy (4.3) - Outline Remediation Strategy (4.12) - Outline Lighting Strategy (4.15) - Outline Waste Management Strategy (4.16)	Compliance	Yes

No.	Condition	Type / Trigger	Applies to Enabling Works
5	Prior to the new structures and elements for user safety and amenity being carried out, details of the design and treatment of new structures (footpaths, recreation space, lighting, signage, furniture, artwork) shall be submitted to and approved by the Local Planning Authority in consultation with the Conservation Team. The approved details shall be incorporated into the development thereafter.	Prior to development of new structures and elements for user safety	Yes
6	For each phase of development (as approved under Condition 13, other than any phases for just enabling works) the reserved matters to be submitted under Condition 1 shall include a detailed landscaping scheme, showing both hard and soft landscaping proposals, shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include, the planting of trees and shrubs including a planting schedule setting out species, numbers, densities and locations, the provision of screen walls or fences, the mounding of earth, the creation of areas of hardstanding, pathways, etc, areas to be seeded with grass, and other works or proposals for improving the appearance of the development. It shall show that all trees that will be removed will be replaced. The scheme shall then be carried out in accordance with the approved drawings not later than the expiry of the next planting season following commencement of the development, or within such other time as may be approved with the Local Planning Authority. The landscaped areas shall be subsequently maintained to ensure establishment of the approved scheme, including watering, weeding and the replacement of any plants, or areas of seeding or turfing comprised in the approved landscaping plans, which fail within a period up to 5 years from the completion of the development.	RMA submission for each phase	Yes
7	For each phase of development (as approved under Condition 13) the reserved matters to be submitted under Condition 1 shall include a schedule of the types and colours of all materials to be used on the external elevations of the permanent buildings in that phase. The development shall thereafter be carried out in full accordance with the approved details.	RMA submission for each phase (including permanent buildings)	Yes
8	For each phase of development (as approved under Condition 13) the reserved matters application to be submitted under condition 1 shall include a full arboricultural impact assessment, in accordance with the guidance set out in BS5837:2012 Trees in Relation to Design, Demolition and Development: Recommendations British Standards Institution, 2012, and it shall also include a tree and hedge protection plan.	Prior to commencement of each phase	Yes

No.	Condition	Type / Trigger	Applies to Enabling Works
9	Prior to first use of any building within any phase of the development hereby approved a detailed Open Space and Landscape Management and Maintenance Scheme for the maintenance and management of all areas of open space within that phase or an overall plan for the whole site, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full upon the substantial completion of the landscaping works in that phase (or as may otherwise be approved in writing by the Local Planning Authority). Details to be submitted shall include; • Details of landscape management and maintenance plans • Inspection, repair and maintenance of all hard landscaping and structures; • Establish a procedure that would be implemented in the event of any tree (or other item of soft landscaping) being removed, uprooted/ destroyed or dying which shall ensure that any soft landscaping removed, dying or becoming seriously damaged, defective or diseased within 5 years from the substantial completion of development in that phase shall be replaced within the next planting season with soft landscaping of a similar size and species to that which it is replacing. •The open space areas provided shall be retained for their intended purpose at all times thereafter unless otherwise approved in writing by the Local Planning Authority.	Prior to operation	No
10	Prior to the submission of any reserved matters application which covers design details of any buildings, a design code covering architectural elements which shall be adopted for the whole development, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the design code should include and take account of: • Suitable external materials and facing finishes for roofing and walls which help to limit the buildings prominent appearance in the landscape • Details on how locally sourced and recycled construction materials will be incorporated • Details of sustainable design and construction • Details of on site measures which show how energy efficiency is being addressed. • Details on how the local context has been taken into account • Provide reference to the character of the surrounding area and aspirations for establishing a sense of place and identity. • Details of how materials that reflect the local coastal character and ensure that materials and construction methods take account of exposure and risk of corrosion and deterioration.	Prior to submission of RMA (which covers design details of any buildings)	Yes

No.	Condition	Type / Trigger	Applies to Enabling Works
	• Any reserved matters applications for any phase (as approved under Condition 13) will then need to demonstrate full compliance with the Design Code.		
11	The reserved matters to be submitted for each phase of development (as approved under Condition 13) which includes any permanent buildings, shall include a loss of daylight/sunlight/ overshadowing assessment on any near by residential properties, in order to accurately assess the impact of the development on amenity. This shall illustrate shadow paths at winter solstice and spring/autumn equinox and include worse case scenarios.	RMA submission for each phase (including permanent buildings)	Yes
12	Before any works commence on the development of any permanent buildings full details of the land to be allocated and measures to be taken to be able to install a district heating system in the future, shall be submitted to and approved in writing by the Local Planning Authority.	Prior to commencement (including permanent buildings)	Yes
13	Before the determination of any reserved matters applications as required under Condition 1 of this permission, details of the phasing of the full development, including areas of land within each phase shown clearly on a plan, shall be submitted to and approved in writing by the Local Planning Authority. The vehicular, pedestrian and cycle access route from the Brock Lane Roundabout as defined as the "Primary Vehicle Route" and "Primary Pedestrian Footpath and Cycleway" in the approved Design Code and shown indicatively on the "Access and Movement Plan" shall form part of the first phase of the development that includes the construction of the first data centre building. The development shall thereafter be implemented in accordance with the approved Phasing Plan.	Prior to determination of RMA	Yes

No.	Condition	Type / Trigger	Applies to Enabling Works
14	Prior to the commencement of each phase as defined by the approved Phasing Plan under Condition 13 of this permission, a Construction Method Statement, together with a supporting plan, for that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement, and plan, shall be adhered to throughout the construction period of that phase and shall provide for: - Details of temporary traffic management measures, temporary accesses, construction traffic routes and the number and type of construction vehicles for that phase; - Vehicle cleaning facilities; - The parking of vehicles of site operatives and visitors for that phase; - The loading and unloading of plant and materials for that phase; - The storage of plant and materials used in constructing that phase; - Any material changes to the assessment of construction impacts, including access locations, not assessed under Volume 1, Chapter 6 of the approved Environmental Statement, setting out these changes for review under the same methodology used in the approved Environmental Statement; - The cumulative effect with any approved Construction Method Statement for a preceding phase still being constructed for that preceding phase; - Contractor Staff Travel Plan to include measures to reduce the reliance on the use of the private car to travel to and from the site and how these will be monitored and enforced during the construction period of that phase.	Prior to commencement of each phase	Yes
15	Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any other re-enacting or revoking Order with or without modification), the development shall only be used as a Data Centre as defined in the approved Planning Statement and not for any other purpose, including any other B8 Land Use.	Compliance	No
16	The proposed development shall operate the following shift patterns each day of the week as set out in the approved documents of 06:30 to 14:30, 14:30 to 22:30 and 22:30 to 06:30, for the lifetime of the development.	Compliance	Yes (operation)

No.	Condition	Type / Trigger	Applies to Enabling Works
17	The main vehicular, pedestrian and cyclist access shall be taken from the Brock Lane Roundabout only, in accordance with the approved Design Code for the "Primary Vehicle Route" and "Primary Pedestrian Footpath and Cycleway" to the development. The emergency vehicle access points to Brock Lane and Wembley Gardens to be provided in accordance with the approved Design Code shall only be used by vehicles for emergency purposes, with pedestrian and cyclist access being provided at these locations at all times.	Compliance	Yes
18	Prior to the development being brought into use, details of the vehicular, pedestrian and cyclist connection to the highway at the Brock Lane Roundabout along with the provision of a 3m shared footway/cycleway from East Sleekburn to the Brock Lane Roundabout and a TOUCAN crossing to the west of the Brock Lane Roundabout, along with all associated works, as shown in the approved Off-Site Highways Works drawing, shall be submitted to and approved in writing by the Local Planning Authority. The highways works shall then be implemented in accordance with the approved details prior to the development being brought into use.	Prior to operation	Yes
19	Prior to the development being brought into use, details of the bus stop improvements to Brock Lane as set out in the approved Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The bus stop improvements shall then be implemented in accordance with the approved details prior to the development being brought into use.	Prior to operation	Yes
20	As part of the Reserved Matters application required under Condition 1 of this permission for the phase of the development approved under Condition 13 of this permission that includes the Emergency Access and pedestrian/cycle access to Brock Lane, details of the highways works to facilitate these access points, including pedestrian/cyclist dropped kerb crossing points to Brock Lane and all associated works, shall be submitted to the Local Planning Authority. That phase of the development shall then be implemented in accordance with the approved plans prior to that phase being brought into use.	RMA submission for phase (that includes Emergency access)	Yes
21	As part of the Reserved Matters application required under Condition 1 of this permission for any phase (except for any enabling works phase) of the development approved under Condition 13 of this permission that abuts Brock Lane, details of the highways works to reinstate redundant access points from Brock Lane into the development site to full height kerbs and continuous footways and all associated works shall be submitted to the Local Planning Authority. That phase of the development shall then be implemented in accordance with the approved plans prior to that phase being brought into use.	RMA submission for phase (except enabling works) that abuts Brock Lane	Yes

No.	Condition	Type / Trigger	Applies to Enabling Works
22	As part of the Reserved Matters application required under Condition 1 of this permission for the phase of the development approved under Condition 13 of this permission that includes the Emergency Access and pedestrian/cycle access to Wembley Gardens, details of the highways works to facilitate these access points and pedestrian and cyclists connections and all associated works shall be submitted to the Local Planning Authority. That phase of the development shall then be implemented in accordance with the approved plans prior to that phase being brought into use.	RMA submission for phase (that includes Emergency, Pedestrian and Vehicle access to Wembley Gardens)	Yes
23	As part of the Reserved Matters application required under Condition 1 of this permission for each phase of the development (except for any enabling works phase) as defined by the approved Phasing Plan under Condition 13 of this permission, details of the car parking for that phase shall be submitted to the Local Planning Authority, in full accordance with the approved Design Code. The approved car parking shall be implemented in accordance with the approved details prior to that phase being brought into use and thereafter be retained in for the parking of vehicles associated with that phase.	RMA submission for each phase (except enabling works)	Yes
24	As part of the Reserved Matters application required under Condition 1 of this permission for each phase of the development (except for any enabling works phase) as defined by the approved Phasing Plan under Condition 13 of this permission, details of the cycle parking for that phase shall be submitted to the Local Planning Authority, in full accordance with the approved Design Code. The approved cycle parking shall be implemented in accordance with the approved details prior to that phase being brought into use and thereafter be retained and kept available for the parking of cycles associated with that phase at all times.	RMA submission for each phase (except enabling works)	Yes
25	Prior to any phase of the development, as defined by the approved Phasing Plan under Condition 13 of this permission that is adjacent to the public highway being brought into use, details of surface water drainage to manage run off from private land within that phase onto the public highway shall be submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme for that phase shall be implemented in accordance with the approved details before that phase of the development is occupied and thereafter maintained in accordance with the approved details.	Prior to operation (of phase adjacent to public highway)	Yes
26	The strategies, commitments, measures and details within the approved Framework Travel Plan shall be implemented in accordance with these details and timescales set out in the approved document.	Compliance	Yes

No.	Condition	Type / Trigger	Applies to Enabling Works
27	Prior to each individual building within the development being brought into use, details of the Subsidiary Travel Plan for that building and its occupiers shall be submitted to and approved in writing by the Local Planning Authority and be based upon the commitments set out in the approved Framework Travel Plan. The Subsidiary Travel Plan shall be implemented in accordance with the approved details prior to that building being brought into use until such time it falls within the annual monitoring of the Framework Travel Plan and Full Sitewide Travel Plan.	Prior to operation (of each individual building)	No
28	Twelve months after first occupation of the development, details of a Full Sitewide Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full Sitewide Travel Plan shall be implemented in accordance with the approved details. This Full Sitewide Travel Plan must include: • Details of, and results from, an initial staff travel to work survey of the whole site occupied at the point of this initial staff travel to work survey; • Clearly specified ongoing targets for staff travel mode shares for the whole site; • A plan for monitoring and reviewing the effectiveness of the Full Sitewide Travel Plan; • A scheme for providing annual monitoring reports to be submitted to the Local Planning Authority regarding the implementation of the Full Sitewide Travel Plan to include results of annual travel surveys, progress towards targets and updates on measures delivered as well as the provision of additional budget should targets not be met; • Details of how Subsidiary Travel Plans will feed into the Sitewide Travel Plan as they form part of the annual monitoring process within the Full Sitewide Travel Plan and how occupiers of each building will be required to commit to the principles and requirements of the Full Sitewide Travel Plan within their Subsidiary Travel Plan.	12 months after first occupation	No
29	Prior to the development being brought into use a Highways Operational Management Plan (HOMP) shall be submitted to and agreed in writing with the Local Planning Authority in consultation with National Highways. The HOMP shall be developed from the Framework HOMP, revision 04, dated February 2025, prepared by Arcadis (planning application document reference 4.20): • The HOMP shall include strategies to mitigate the impact of logistics, operations, visitor and staff trips on the A19/A189 Moor Farm junction during the single hour during the weekday morning peak and the single hour during the weekday evening peak with the highest recorded traffic demands. • As a minimum the strategies shall include specific shift-change times for staff and restrictions on the arrival and	Prior to operation	No

No.	Condition	Type / Trigger	Applies to Enabling Works
	departure times of logistics, operations, visitor so that these trips do not need to travel through the A19/A189 Moor Farm junction during the highest trafficked weekday peak hours identified within the Framework HOMP. • The agreed HOMP shall then be fully implemented throughout the whole life time the development is in operational use and it shall only be varied if agreed in writing with the Local Planning Authority in consultation with National Highways.		
30	The Railway Shuttle Bus detailed in the approved Framework Travel Plan shall be provided in accordance with the details contained within the approved Framework Travel Plan from the development being first brought into use and retained thereafter unless otherwise agreed through the details submitted and approved in writing by the Local Planning Authority as part of Condition 28 for the Full Sitewide Travel Plan.	Prior to operation	No
31	Prior to the determination of any reserved matters application a Downstream Drainage Plan and Strategy shall be submitted to and approved by the Local Planning Authority in writing. This shall include: • A marked up plan of existing topography, confirming existing on site catchments. • Calculations demonstrating that the peak proposed runoff rate to each watercourse for the 1, 10, 30 and 100 year return period rainfall event will not exceed the greenfield runoff rate for the same event. • Plans of the receiving downstream networks, showing routes and diameters. Information on the sources for this information shall be included. The routes should be verified by dye testing. Photographs of the inlets and outlets shall be provided. • Confirmation that Northumbrian Water is willing to accept the connection and proposed discharge rates to the Cow Gut. • Sensitivity testing of the drainage model, including blockage scenarios in the downstream culverts.	Prior to determination of RMA	No
32	Prior to the determination of any reserved matters a drawing and supporting calculations shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the scheme would not have any greater risk of flooding offsite beyond existing levels and any additional water kept within the scheme's red line boundary. The development shall then be carried out in accordance with these agreed details throughout the operational lifetime of the buildings.	Prior to determination of any RMA	Yes

No.	Condition	Type / Trigger	Applies to Enabling Works
33	Prior to commencement, including site set up works, a plan shall be submitted to and approved by the Local Planning Authority in writing that details the drainage phasing plan, including a build order shall be provided. The development shall then be carried out in accordance with these agreed details.	Prior to commencement	Yes
34	Prior to commencement of development, including clearance works, a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority in writing. This scheme shall: A. Restrict discharge from the development to the Cow Gut and to the Maw Burn as per section 5.6 of Document 1043152 NCL1-DCZZ-STE-UG-RP-C-00-01 P rev V02 by Cundall for all rainfall events up to and including the 1 in 100 year + climate change storm event, unless otherwise agreed by LLFA and the Local Planning Authority. B. Provide details of attenuation on site for the 1 in 100 year plus climate change event, at the time of submission of the reserved matters. C. Provide cross sections of all SuDS features D. Provide a cross section of the flow control E. Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a 3 viability assessment in the event vegetated sustainable drainage systems are not proposed. F. Provide full hydraulic modelling calculations G. Provide an exceedance flow route plan H. Confirm how the basins will be accessed for maintenance	Prior to commencement	Yes
35	Once the Surface Water Drainage System has been approved under condition 34 the approved scheme shall be constructed in accordance with the approved details and retain as such in perpetuity.	Compliance	No
36	Prior to first operation, details of rainwater harvesting within the development shall be submitted to and agreed with the local planning authority in writing. The development shall then be carried out in accordance with these agreed details throughout the operational lifetime of the buildings.	Prior to operation	No

No.	Condition	Type / Trigger	Applies to Enabling Works
37	The building shall not come into first use (in any phase) until a management and maintenance plan for the lifetime of the development Is submitted to and approved by the Local Planning Authority in writing, this document shall include the following: • Maintenance regimes for each drainage asset • Confirmation of who will be undertaking the works including the adoption party contact details • A maintenance schedule and log • The management and maintenance of the drainage features shall then be undertaken in accordance with these approved details.	Prior to operation	No
38	The buildings shall not come into use unless and until a verification report carried out by a qualified drainage professional is submitted to and approved by the Local Planning Authority in writing, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include: • As built drawings for all drainage components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc); • Construction details (component drawings, materials, vegetation); • Health and Safety file; • Photos of all inlets and outfalls into the basins, swales, flow controls, permeable parking areas • Details of ownership organisation/adoption details	Prior to operation	No
39	Prior to commencement of any works on site, including clearance works, details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority in writing. The development shall then be carried out in accordance with these agreed details throughout the construction phase.	Prior to commencement	Yes
40	Prior to commencement of any works on site, including clearance works, details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority in writing. The development shall then be carried out in accordance with these agreed details throughout the construction phase.	Prior to commencement	Yes

No.	Condition	Type / Trigger	Applies to Enabling Works
41	Prior to the development being brought into use or continuing in use the applicant shall submit a verification report prepared by a competent person* to the Local Planning Authority for its written approval. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved remediation strategy. Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met. *"Competent Person" has the same definition as defined within the National Planning Policy Framework (NPPF).	Prior to operation	No
42	If during development contamination (including ground gases) not previously considered is identified, then an additional written remediation strategy prepared by a competent person* shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition. *"Competent Person" has the same definition as defined within the National Planning Policy Framework (NPPF).	Compliance	No
43	No foundation works shall be commenced until a report detailing the proposed protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the standard required in BS8485:2015+A1:2019 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), or to a minimum of Characteristic Situation 2 level of protection, has been submitted to and approved in writing by the Local Planning Authority. The report shall specify to the LPA's satisfaction how the annulus of service ducts will be sealed to prevent gas ingress into the working space of the dwelling. The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)	Prior to foundation works	Yes
44	No building shall be brought into use or occupied until the applicant has submitted a verification report to the approved methodology in Condition 43. The verification report shall be approved in writing by the LPA. *in this list of conditions	Prior to operation	No
45	Prior to the occupation of any building, the applicant shall submit to the Local Planning Authority for approval in writing, a statement with evidence of how the service ducts were sealed.	Prior to operation	No

No.	Condition	Type / Trigger	Applies to Enabling Works
46	The rating level of sound emitted from fixed plant and/or machinery (excluding emergency operations) associated with the development shall not exceed the background sound level (LA90) by more than: • 5 dB LAeq (1 hour) between 0700 - 2300 hours, and; • 5 dB LAeq (15 mins) between 2300-0700 hours These upper limits shall be met at the set of receptor locations used by the applicant in the Environmental Statement Volume 1, Chapter 8 Noise and Vibration (Document Ref. 3.1.8). All measurements shall be made in accordance with the methodology of BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound.	Compliance	No
47	No foundation works shall commence until an assessment of vibration from piling works has been submitted for written approval by the LPA. The assessment shall predict vibration levels at receptor locations following the guidance in Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 2: Vibration (or any other relevant standards).	Prior to foundation works	Yes
48	No development shall commence, until a dust management plan has been submitted and approved in writing by the Local Planning Authority. The agreed plan shall be implemented for the duration of the site demolition/construction works and shall include measures for the control and reduction of dust emissions associated with demolition, earthworks, construction, dealing with complaints of dust and arrangements for monitoring air quality during construction. The development shall be carried out in accordance with the agreed plan and shall not be altered without the prior written approval of the local planning authority.	Prior to relevant works (foundations)	Yes
49	Prior to the fixing of any external lighting associated with the development, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include: • Include the specific location of all external lighting units; only light if it is needed and what is needed. • Install at the lowest possible height to achieve lighting levels, if attached to buildings then show them on elevation plans. • Design of all lighting units - exact lighting designs should be provided. Check against good examples of fully shielded lights • Details of beam orientation and lux levels; fully shielded and targeted, no brighter than necessary (3000 kelvin, ideally less than 2700k) and avoid blue and cool LEDS. Lamps of 500 lumens and less are appropriate for most domestic purposes.	Prior to fixing any external lighting	Yes

No.	Condition	Type / Trigger	Applies to Enabling Works
	• Include any proposed measures such as motion sensors and timers that will be used on lighting units. Only light when it is needed. Avoid dusk to dawn sensors. Any approved lighting shall be installed in accordance with the approved details and shall be maintained as such during the operation of the development, unless removed.		
50	During the construction period (including deliveries and collections), there should be no noisy activity from mobile plant, pneumatic equipment, power tools etc. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: • Monday to Friday - 0800 to 1800 • Saturday - 0800 to 1300	Compliance	Yes
51	Deliveries to and collections from the construction phase of the development should only occur between the hours: • Monday to Friday - 0800 to 1800 • Saturday - 0800 to 1300	Compliance	Yes
52	No enabling works or development shall commence until a Non-native Invasive Species Method Statement that includes methods to eliminate Japanese knotweed, Japanese rose, New Zealand pigmyweed, pirri-pirri bur, Himalayan balsam, Buddleia, garden lady's mantle and sea buckthorn has been submitted to and approved by the LPA. The Method Statement shall be fully implemented as approved.	Prior to development	Yes
53	No pre enabling works or any other works in any phase of development (as agreed under Condition 13) shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, in consultation with the County Ecologist and Environmental Protection team. It shall include the employment of an Ecological Clerk of Works and strategies to avoid harm to nesting birds and include measures to minimise noise from Non-Road Mobile Machinery (NRMM). The approved CEMP shall then be fully implemented though out all phases of development and the pre-enabling works phase.	Prior to commencement	Yes

No.	Condition	Type / Trigger	Applies to Enabling Works
54	A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site-Specific Requirements document (dated 14/01/25). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged. a) No development or archaeological mitigation shall commence on site, within the identified ridge and furrow area (identified as 'site 8' on Fig 2 of the Cultural Heritage Desk-based Assessment), until a written scheme of investigation based on NCCCT Standards and Site-Specific Requirements documents has been submitted to and approved in writing by the Local Planning Authority. b) The archaeological recording scheme required by NCCCT Standards and Site-Specific Requirements documents must be completed in accordance with the approved written scheme of investigation. c) The programme of analysis, reporting, publication and archiving if required by NCCCT Standards and Site-Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.	Prior to commencement	Yes
55	Prior to the completion of the construction and installation of the HVDC infrastructure associated with Berwick Bank Wind Farm (outline planning permission Ref. 23/04110/OUT) or any subsequent amendments to that outline planning permission approved by Northumberland County Council, no new permanent above ground structures or buildings, tree planting or level changes shall be undertaken within the 'SSER Area' identified on the Land Use Parameter Plan Rev. P02 without the prior written approval of Northumberland County Council in consultation with Berwick Bank Wind Farm Limited. Such approval should not be unreasonably withheld or delayed. Thereafter, following the completion of the installation of the HVDC infrastructure associated with Berwick Bank Wind Farm, no new permanent above ground structures or buildings, tree planting or level changes shall be undertaken within 20m either side of the HVDC infrastructure without the prior written approval of Northumberland County Council in consultation with Berwick Bank Wind Farm Limited. Such approval should not be unreasonably withheld or delayed.	Compliance	Yes
56	No action should be taken to disturb the path surface of Public Footpaths No. 59 and 62 without prior consent from the Highway Authority. No action should be taken to obstruct the path or in any way, prevent or deter public use without either the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided. A Permanent Footpath Diversion Order (TCPA 1990 s257) is required if it is necessary to	Compliance	Yes

No.	Condition	Type / Trigger	Applies to Enabling Works
	permanently divert any part of any path to allow the development to go ahead. Any permanent alteration proposed to any public footpaths, including any permanent alteration to its surface or alignment, shall not be carried out until details which show a specification for the path, and its route and a timetable for its completion, has been agreed in writing by the Local Planning Authority in consultation with the Highway Authority and Countryside/ Rights of Way Officer. Any alterations to the public footpath shall then be carried out in accordance with the agreed details and within the timescale agreed.'		
57	Where abnormal loads or HGVs associated with the construction work at the site will be using routes that include any Network Rail assets (e.g. Bridges and level crossings), Network Rail shall be notified to confirm that the proposed route is viable and to agree a strategy to protect the assets of Network Rail from potential damage caused by abnormal loads.	Compliance	Yes
58	Development shall not commence on any phase adjacent to Network Rail Assets until details of and confirmation that a construction methodology has been agreed in writing with the Asset Protection Project Manager at Network Rail, has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved construction methodology.	Prior to commencement (on phase adjacent to Network Rail Assets)	Yes
59	The preparation and implementation of a surface water drainage strategy shall address the following Network Rail requirements: • Surface water must flow away from the railway, there must be no ponding of water adjacent to the boundary and any attenuation scheme within 30m of the railway boundary must be approved by Network Rail in advance. • There must be no connection to existing railway drainage assets without prior agreement with Network Rail. Please note, further detail on Network Rail • Further information relating to drainage and works in proximity to the railway infrastructure is within the informative.	RMA submission	Yes
60	Prior to the occupation of the development in any phase, the developer shall provide a suitable trespass proof fence adjacent to Network Rail's boundary (approx. 1.8m high) and make provision for its future renewal and maintenance. Network Rail's existing fencing/wall must not be removed or damaged.	Prior to operation	No

No.	Condition	Type / Trigger	Applies to Enabling Works
61	Prior to any development in any phase of development which includes land that covers or is next to the railway, details showing the design and location of and installation details of suitable vehicle incursion measures (an Armco or similar barrier) which should be located in positions where vehicles may be in a position to drive into or roll onto the railway or damage the lineside fencing, shall be submitted to and approved in writing by the local planning authority, in consultation with Network Rail. The development shall then be carried out in accordance with these agreed details before construction works start.	Prior to commencement (on phase adjacent to railway)	Yes
62	Landscaping details for each phase of development (not including phases for only enabling works) next to Network Rail Assets shall be submitted to and approved in writing by the local planning authority, in consultation with Network Rail (see informatives for details of acceptable species for planting in proximity to the railway boundary). The development shall the be carried out in accordance with these agreed details.	Prior to commencement, excluding enabling works (on phase adjacent to Network Rail Assets)	Yes
63	A glint and glare study, from glazing and reflective surfaces on any permanent building, to ascertain the effect the proposal will have on the operation of the adjacent railway particularly in terms of signal sighting and driver distraction, shall be submitted with each reserved matters for each phase of the development that includes any permanent buildings.	RMA submission for each phase (that includes permanent buildings)	Yes
64	Notwithstanding the details submitted with this application, prior to the construction of any buildings, an updated WLCA (whole life carbon Assessment) and scheme to demonstrate how the development will minimise resource use, mitigate climate change and ensure proposals are adaptable to a changing climate to achieve sustainable design and construction in the design of the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Climate Change team. As part of this it shall include a commitment that where feasible that low embodied carbon materials are used and sourced from local supply chains and that suppliers will be selected who are committed to net zero carbon. The development and measures shall thereafter be implemented in accordance with the approved details, prior to the buildings being brought into use, and shall be retained thereafter.	Prior to construction of buildings	No
65	For each phase of development (as approved under Condition 13) the reserved matters application to be submitted under condition 1 shall include full details of the specification of the generators to be used in that phase.	RMA submission in each phase (including generators)	Yes

No.	Condition	Type / Trigger	Applies to Enabling Works
66	Any temporary and/or mobile lighting should be used considerately and should only illuminate the area(s) required to be lit and not overspill onto any neighbouring properties.	Compliance	Yes
67	Prior to any development commencing in any phase of development a Communications and Engagement Strategy reflecting the assets and needs of the local community in Cambois, shall be submitted to and approved in writing by the local planning authority, in consultation with the Public Health team. As part of this it shall include but not be limited to the following: - Confirmation of how and details which will be sent out to residents - to include dates of commencement of works, details of any unusual work of note such as piling, contact details of site managers/ point of contact, applicants customer service team - Details of face to face forums with residents that will be held The development shall then be carried out in accordance with these agreed details.	Prior to commencement of each phase	Yes
68	Prior to any development commencing in any phase of development a Healthy Workplace Strategy shall be submitted to and approved in writing by the local planning authority, in consultation with the Public Health team. The development shall then be carried out in accordance with these agreed details during the construction phase, and during the operational phase.	Prior to commencement of each phase	Yes
69	Before any building is brought into use details of the testing of all the emergency generators for all buildings, including frequency, time of testing and length of time of testing shall be submitted to and approved in writing by the Local planning authority in consultation with the Environmental Protection team. The testing of the emergency generators shall then be carried out in accordance with these agreed details, in perpetuity, unless other wise agreed in writing by the local planning authority. The testing shall not occur at weekends, bank holidays or during the night	Prior to operation	No
70	The air quality effects of emissions from backup diesel generators will be minimised through the implementation of Best Available Techniques (BAT).	Compliance	No
71	Before any building is brought into use details of the air cooling system including specification and noise output, shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with these agreed details.	Prior to operation	No

No.	Condition	Type / Trigger	Applies to Enabling Works
72	Details of all external plant to be used in each phase of development shall be submitted with the reserved matters application for that phase.	RMA submission of each phase (including external plants)	Yes
73	Throughout the period of the pre-enabling of works identified as the “Scope of Works” within the approved “pre-enabling and works plan”, the following shall be adhered to at all times throughout this period of pre-enabling works: • All traffic leaving and enter the site shall do so from the existing access at the Brock Lane Roundabout and travelling to/from the A189 via Brock Lane to the west of the Brock Lane Roundabout only; • All parking for site operatives and visitors shall occur on the existing hardstanding areas within the site beyond the access route from the Brock Lane roundabout; • All storage, loading and unloading of plant and materials shall occur on the existing hardstanding areas within the site beyond the access route from the Brock Lane roundabout;	Compliance	No

APPENDIX C

Legislation

Policy	
National Planning Policy Framework (December 2024)	The National Planning Policy Framework (NPPF) (December 2024) sets out the Government's planning policy framework for the whole of England, including the Government's expectation for content and quality of planning applications and local plan policy. The NPPF sets out policies for development and how these should be implemented but makes specific reference to the Government's policy for sustainable use of minerals and waste. Paragraphs 4, 8c) and 20b) are relevant to waste management. The NPPF includes relevant policies to material assets assessment, including the importance of the use of secondary and recycled materials and minerals, to maintain minerals landbanks and to minimise waste generation.
Planning Practice Guidance (PPG) – Flood Risk and Coastal Change (Ministry of Housing, Communities and Local Government, August 2022), PPG – Climate Change and PPG – Water supply, wastewater, and water quality.	These accompany the above NPPF, setting out Government policy on development and flood risk. It aims are to ensure that flood risk is taken into account at all stages of the planning process, to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is exceptionally necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.
Waste Management Plan for England (December 2021) incorporating the waste hierarchy	The Department for Environment, Food & Rural Affairs (Defra) published the latest Waste Management Plan for England in January 2021, superseding the 2013 version. provides an overview of waste management in England. It outlines the waste hierarchy as a guide to sustainable waste management and sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.
Waste Prevention Programme for England – 2023	The key goals for the Waste Prevention Programme includes designing out waste, system and services to include collection and take-back services, encouraging reuse, repair, leasing business and facilities, data and information including materials databases, product passport and voluntary corporate reporting.
North East Transport Plan (NETP) (2021-2035)	Sets out the objectives and policies that are aimed at creating a modern transport network that protects the environment by the use of sustainable fuels and carbon neutral transport options.
Northumberland Local Plan (2016-2036) (adopted in 2022)	Policy ECN 2 - Blyth Estuary Strategic Employment Area Policy TRA 7 (1b) - Aerodrome Safeguarding Areas

Policy	
	Policy MIN 4 - Safeguarding Mineral Resources Policy INF 5 - Open Space Policy ENV 2 - Biodiversity and Geodiversity Policy STP 1 - Spatial strategy (Strategic Policy) Policy STP 2 - Presumption in favour of sustainable development (Strategic Policy) Policy STP 3 - Principles of sustainable development (Strategic Policy) Policy STP 4 - Climate change mitigation and adaptation (Strategic Policy) Policy STP 5 - Health and wellbeing (Strategic Policy) Policy STP 6 - Green infrastructure (Strategic Policy) Policy TRA 1 - Promoting sustainable connections (Strategic Policy) Policy TRA 2 - The effects of development on the transport network Policy TRA 4 - Parking provision in new development Policy TRA 7 - Aerodrome Safeguarding Areas Policy ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy) Policy ENV 2 - Biodiversity and geodiversity Policy ENV 3 - Landscape Policy ENV 7 - Historic environment and heritage assets Policy WAT 1 - Water quality Policy WAT 2 - Water supply and sewerage Policy WAT 3 – Flooding Policy WAT 4 - Sustainable Drainage Systems Policy WAT 5 - Coastal Change Management Area Policy POL 1 - Unstable and contaminated land Policy POL 2 - Pollution and air, soil and water quality Policy MIN 4 - Safeguarding mineral resources (Strategic Policy) Policy MIN 6 - Safeguarding Minerals Infrastructure Policy WAS 3 - Waste Disposal Policy INF 5 - Protected Open Space Policy INF 6 - Planning Obligations

Policy	
Our Waste, Our Resources: A Strategy for England, 2018	The strategy is guided by two overarching objectives, which have been taken into the account for this assessment, to maximise the value of resource use and to minimise waste and its impact on the environment. The strategy will be delivered through policies, actions and commitments, and it will contribute to the delivery of the following strategic ambitions and targets.
Northumberland Local Transport Plan (2011-2026)	Sets out the local authorities' plans for improving the highways and transportation sector of Northumberland over a 15-year period from 2011-2026. The key goals and objectives set out in the Local Transport Plan are as follows: • "Supporting economic growth by improving the performance of the existing transport networks in those places that show signs of increasing congestion; • Reducing carbon emissions by delivering sustainable low carbon travel choices; • Safer and healthier travel by improving safety of the transport network; • Improving access to services by reducing the need and distance to travel to access services; and • Improving quality of life by improving streetscapes and the urban environment.
Biodiversity Action Plan (BAP) (Northumberland Biodiversity Partnership, 2008)	Lists 24 habitats and 22 species, selected on their level of protection, current threatened status and local knowledge for their extent and condition in Northumberland.
Noise Policy Statement for England (NPSE) (Defra, 15 March 2010).	Paragraph 1.6 Vision Statement: "Promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development." Paragraph 1.7 Aims: "Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development: – avoid significant adverse impacts on health and quality of life; – mitigate and minimise adverse impacts on health and quality of life; and – where possible, contribute to the improvement of health and quality of life
Northumberland County Council Climate Action Plan (2024-2026)	NCC pledges to work with the Government to make Northumberland carbon neutral (in relation to carbon dioxide emissions) by 2030 and to achieve net zero for all greenhouse gases for the county of Northumberland by 2040.

Legislation / regulation	
Directive 1999/31/EC Landfill Directive	Whilst the UK has left the EU, the EU Landfill Directive is still relevant to the UK and establishes a framework for the management of waste across the European Community. It also defines certain terms, such as 'waste', 'recovery' and 'disposal', to ensure that a uniform approach is taken across the EU. The Landfill Directive aims to prevent, or reduce as far as possible, negative effects on the environment from the landfilling of waste.
Directive 2008/98/EC on Waste (Waste Framework Directive)	The Waste Framework Directive (Directive 2008/98/EC on waste) contains the definition of waste. This definition is used to establish whether a material is a waste or not and defines when waste ceases to be waste and becomes a secondary raw material (so called end-of-waste criteria), and how to distinguish between waste and by-products. The Waste Framework Directive sets out a five-step waste hierarchy as to how waste should be managed which applies to anyone who produces or manages waste. The five steps are prevention, preparing for reuse, recycling, other recovery and disposal (as a last resort). The Waste Framework Directive stipulates the requirement for Member States to reuse, recycle or recover a minimum of 70 percent of non-hazardous construction and demolition (C&D) waste by weight by 2020 and beyond.
Environmental Protection Act 1990 (Part II)	The EPA 1990 outlines the basic provisions for the management of all waste, which includes details on the definition of waste and outlines Duty of Care placed on those involved in managing wastes.
The Clean Neighbourhoods and Environment Act, 2005	It is the responsibility of everyone working in the construction industry to ensure that all waste is disposed of properly, as per the Clean Neighbourhoods and Environment Act (2005). All employees need to be made aware that if they are tasked with waste disposal this must be carried out in accordance with the law, or they risk being fined.
European Union (Withdrawal) Act 2018	The European Union (Withdrawal) Act introduces the concept of retained EU law. The Act ensures that the whole body of existing EU environmental law continues to have effect in UK law. Essentially any EU regulation or decision addressed to the UK in operation before the date of exit from EU will remain a part of the UK law. This includes the Landfill Directive.
Environment Act 2021	The Environment Act 2021 makes provision about plans and policies for improving the natural environment; for statements and reports about environmental protection. The Environment Act contains several provisions in Part 3 relating to waste which include producer responsibility obligations, producer responsibility for disposal cost,

Legislation / regulation	
	managing waste by separation of waste for domestic collection, managing hazardous waste and electronic waste tracking.
Conservation of Habitats and Species Regulations 2017 (as amended) ('Habitats Regulations')	The Regulations require authorities on behalf of the Secretary of State to maintain a list of sites which are important for either habitats or species (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)) and to provide protection for these sites through designation, planning, and other controls. The Regulations make it an offence (subject to exceptions) to deliberately, kill, injure, disturb, capture, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licences by the appropriate authorities (Natural England in England). Licences may be granted for several purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on the favourable conservation status of the species concerned.
The Wildlife and Countryside Act 1981, as amended	The Act is the main mechanism for legislative protection of wildlife in England. It gives protection to native species (particularly threatened species), their resting places and places of shelter by making it an offence to kill, injure, take, damage, destroy, sell, or possess them (with exceptions). The Act gives protection to certain species of wild plants and safeguards important habitats by making it an offence to damage or destroy certain types of designated habitats, such as Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs). This Act also prohibits the spread and release of certain non-native species into the wild.
Protection of Badgers Act 1992	Badger (Meles meles) and their setts are protected under the Protection of Badgers Act (1992). This protects by badgers and their setts by making it an offence to: • Wilfully kill, injure, or take a badger • Damage a badger sett or any part of it • Destroy a badger sett • Obstruct access to, or any entrance of, a badger sett • Disturb a badger when it is occupying a badger sett A licence from Natural England is required for any activity that would result in obstruction, disturbance, or closure (temporarily or permanently) of an active sett. If a main sett requires closure, mitigation must be

Legislation / regulation	
	provided by the construction of an artificial sett along with proof of uptake by badgers.
Countryside and Rights of Way Act 2000	The Act places a duty on government departments to have regard to the conservation of biodiversity and maintain lists of species and habitats for which conservation steps should be taken or promoted, in accordance with the Convention on Biological Diversity (this duty was strengthened in the Natural Environment and Rural Communities (Act). It also strengthens legal protection for species considered to be threatened under the WCA and increases powers for the protection and management of SSSIs.
The Invasive Alien Species Enforcement and Permitting) Order 2019 (the Invasive Species Order')	This order strengthens the legislation in relation to widely spread species of European Union concern; requiring effective management measures to be put in place to minimise their impacts. A person who plants or otherwise causes to grow in the wild any specimen which is of a species of plant which is included in Part 2 of Schedule 2 is guilty of an offence.
Marine and Coastal Access Act 2009	The Act provides a system of marine management and established the Marine Management Organisation (MMO). It includes a marine planning system with provisions for the Government's general policies for the marine environment, and for marine plans. It also changed the system of marine licensing, and modified the way licensing, conservation and fisheries rules are enforced, while providing for the designation of conservation zones and an Exclusive Economic Zone for England and Wales. The system for managing migratory and freshwater fish was amended by this Act and it enabled recreational access to the English coast.
Air Quality Standards Regulations 2010 (as amended)	These regulations implement EU Directive (2008/50/EC) on ambient air quality and cleaner air for Europe (EU, 2008) and remain in force in domestic law following UK's withdrawal from the EU as 'retained EU law'. EU Directive 2008/50/EC on ambient air quality and cleaner air for Europe set legally binding limits for concentrations of specific air pollutants. It merged, consolidated and replaced the majority of previous EU air quality legislation, and incorporated the Fourth Daughter Directive. The Air Quality Standards Regulations 2010 include critical levels to protect vegetation and ecosystems.
Air Quality (Amendment of Domestic Regulations) (EU Exit) Regulations 2019	These regulations amend the Air Quality Standards Regulations 2010 to reflect the UK's departure from the EU.

Legislation / regulation	
Air Quality (England) Regulations 2000 / Air Quality (England) (Amendment) Regulations 2002	These set national air quality objective levels for local authorities to meet in England.
Part IV of the Environment Act 1995	This contains provisions for protecting air quality in the UK and for local air quality management. It requires the UK Government to produce a national Air Quality Strategy (AQS), which contains standards, objectives and measures for improving ambient air quality, and defines Local Air Quality Management (LAQM). It introduced an obligation on local authorities to issue, where the air quality standards are not being met, an order designating an Air Quality Management Area (AQMA)
Environmental Noise Regulations, 2006	These regulations relate to the assessment, management and control of environmental noise and applies to environmental noise to which humans are exposed to within built-up areas, public parks or other quiet areas in an agglomeration, in proximity to schools, hospitals and other noise-sensitive buildings and areas. The Regulations do not apply to noise that is caused by the exposed person, noise from domestic activities, neighbour noise, noise at work, noise inside vehicles or due to military activities in military areas.
Water Environment (Water Framework Directive) (England and Wales) Regulations (2017) (as amended by The Floods and Water (EU Exit) Regulations 2019)	The 2019 regulations, specifically regulation 20, specify that the substance of the Water Framework Directive regime that applied pre-EU Exit will continue to apply with only relatively minor amendments
Land Drainage Act 199	The Act provides for the Environment Agency to prevent the obstruction of any main river through the construction of flow control structures, culverts, or any other structure in a main river. Where culverting or other works have a potential to affect the flow regime of ordinary watercourses, consent is required from the Lead Local Flood Authority (LLFA) under the Flood and Water Management Act 2010 which provides for more comprehensive management of flood risk for people, homes, and businesses.
Environmental Permitting (England and Wales) Regulations 2016	Impose certain controls in relation to the placing of structures and the carrying out of works affecting main rivers and other watercourses.
Transport Management Act 2004	This includes ‘measures to create a more integrated transport system’ with the aim of improving local passenger transport services and traffic management, alongside reducing congestion and pollution, and enhancing road safety. The act makes ‘provision in relation to the management of road networks; to make new provision for regulating the carrying out of works and other activities in the street’. It acknowledges

Legislation / regulation	
	that highways may be occupied due to construction activities and identifies appropriate changes levied for any extended occupation.
Highways Act 1980	This is the primary legislation in the United Kingdom which sets out policies and regulations surrounding the highway network/roads and how these are managed and operated. The Act covers a multitude of topics such as highways maintenance, traffic regulation and controls, public rights of way, liability and compensation.
Fleet Operator Recognition Scheme (FORS) (2008)	This is a voluntary scheme that recognises high quality fleet operators. The FORS Vehicle Safety Guide sets out the requirements vehicles must meet for them to be classified as conducting 'Sustainable Operations'. The main requirement for these vehicles is: 'To progress further to reduce the environmental, safety and congestion impacts on the road network.' The vehicle must comply with the bronze and silver vehicle standards which are: – Blind spot warning signage – Side under-run protection – Class V and VI close-proximity mirrors – An audible warning system that alerts other road users of left-turn and reversing manoeuvres – Blind spot vision aids that provide the driver with a full view of the near-side vehicle blind spot and alert the driver of other road users in the near-side blind spot They also must meet the gold requirements which are: – A camera system that monitors the nearside vehicle blind spot – An in-cab display screen to provide the driver with a view of the near-side blind spot
Road Vehicles (Authorisation of Special Types) (General) Order (2003)	This is currently under amendment; it sets out the restrictions and requirements of vehicles on the road. It sets out different restrictions and standards for vehicles dependant on their use. The document sets out the required standards for dimensions and loads of vehicles for construction, excavation and agricultural purposes. Further to this, it sets out the regulations surrounding abnormal loads and the restrictions of vehicles on the highway. Physical restrictions which may be experienced is also highlighted in this document. The intervention of other bodies such as the police is a key point highlighted under certain circumstances.
Waste (England and Wales) Regulations 2011 (as amended)	The Waste Regulations transpose the WFD into English and Welsh law. The Regulations require businesses to confirm that they have applied the waste management hierarchy, introduce a new waste hierarchy

Legislation / regulation	
	permit condition and a two-tier system for waste carrier and broker registration. WMPs are no longer mandatory for developments commencing after 1 December 2013. They are, however, recommended as best practice.
Controlled Waste (England and Wales) Regulations 2012 (SI 2012/811)	These regulations came into force in April 2012, replacing the Controlled Waste Regulations 1992. They define household, industrial and commercial waste for environmental permitting purposes. The regulations specify that waste from construction or demolition works, including preparatory works, should be *"treated as household waste for the purposes of section 34(2) and (2A) of the EPA 1990 only (disapplication of section 34(1) and duty on the occupier of domestic property to transfer household waste only to an authorised person or for authorised transport purposes)"*.
Waste Electrical and Electronic Equipment (England and Wales) Regulations, 2013	The Waste Electrical and Electronic Equipment (WEEE) Regulations 2013 apply to all electrical and electronic equipment placed on the market in the UK covered by the scope of the regulations.
Hazardous Waste (Miscellaneous Amendments) Regulations 2015	The Hazardous Waste (England and Wales) Regulations necessitate the production of a Hazardous Waste Consignment Note for each consignment of hazardous waste removed from site.
Environmental Permitting (England and Wales) Regulations 2016 (as amended)	The Environmental Permitting (England and Wales) Regulations (EPR) were created to standardise environmental permitting and compliance in England and Wales to protect human health and the environment. It is an offence to operate a regulated facility except under and in accordance with an environmental permit. Permits are required for certain activities involving the storage, treatment, use or disposal of waste.
The Waste and Environmental Permitting etc. (Legislative Functions and Amendment etc.) (EU Exit) Regulations	These regulations were laid before Parliament on 16 December 2020 and are made in exercise of powers in section 8(1) of the European Union (Withdrawal) Act 2018 in order to ensure that the waste and environmental permitting regimes continue to operate effectively as of the 1 January 2021.
The Waste (Circular Economy) (Amendment) Regulations 2020	The Waste (Circular Economy) Regulations specify details on waste prevention programmes, waste management plans and the duties of waste producers and operators in relation to waste management and improved use of waste as a resource. English and Welsh law was updated on 1 October 2020 to include changes to the Waste Framework Directive (WFD) made in 2018. This was applied through the Waste (Circular Economy) (Amendment) Regulations 2020.
The Environmental Targets (Residual Waste) (England) Regulations 2023	The long-term target related to waste refers to residual waste per capita being less than 287 kilograms per capita by the end of 2042.

Legislation / regulation	
The Separation of Waste (England) Regulations 2024	These regulations set out six recyclable waste streams to be separately collected including plastic, paper and card, glass, metal, food waste and garden waste. These streams are required to be collected separately from residual ('black bin-bag') waste from households. Non household producers of waste will be required to to arrange for the collection of a consistent set of recyclable materials for recycling or composting.
Paris Agreement (2015): Adopted in 2015 and enforced in November 2016	The Paris Agreement (United Nations, 2023) is a global climate accord designed to restrict the rise in global temperatures to well below 2° Celsius (C), and to pursue efforts to limit to 1.5°C above pre-industrial levels. This international treaty aims to meet the climate targets first introduced in the 1997 Kyoto Protocol. Its overarching objectives include enhancing adaptability to the impacts of climate change and bolstering climate resilience for communities, livelihoods, and ecosystems. There is a requirement to ensure Parties reach global peak of GHG emissions as soon as possible by employing means that allow pathways toward low greenhouse gas emissions and Climate-resilient development.
Climate Change Act 2008 (2019 amendment)	The amended Climate Change Act establishes a framework for the UK to achieve its long-term objective of reducing GHG emissions by 100% from a 1990 baseline by 2050. This is facilitated through interim targets set by the UK Carbon Budgets. The series of sequential carbon budgets, with each budget providing a five-year statutory cap on total GHG emissions, are in place to meet the UK's emission reduction commitments. The Climate Change Committee (CCC) set the sixth carbon budget at 965 MtCO2e from 2033 to 2037 (CCC, 2020). The seventh carbon budget is expected to be set in 2025.
Planning (Listed Building and Conservation Areas) Act, 1990	The Act provides specific protection for buildings and areas of special architectural or historic interest. It governs the assignment and regulations regarding Listed Buildings and Conservation areas within the planning system. The Act specifically notes in section 66 (1) that "In considering whether to grant planning permission for development which affects a Listed Building or its setting, the LPA or, as the case maybe Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special aesthetic or historic value which it possesses". The Act also states in Section 72 (1) that in exercise of planning functions in relation to Conservation Areas "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".
Hedgerow Regulations, 1997	The Hedgerow Regulations contain specific criteria for determining "important" hedgerows in an archaeological and historical context. The regulations apply to hedges of more than 20m in length and less than 5m in width. A hedgerow meets the Regulations if it, or the hedgerow of which it is a stretch, has existed for 30 years or more and satisfies at least one of the criteria in Part II of Schedule 1 to the Regulations.

Legislation / regulation	
	Decisions on removal or retention of hedgerows to which the Regulations apply are made by the LPA. If a qualifying hedgerow or part of a hedgerow is proposed for removal, unless an exemption applies, for example to carry out development for which planning permission has been granted, a removal notice must be served to the LPA.
Health and Safety at Work etc. Act 1974 (HSWA)	Establishes the framework for ensuring workplace health and safety.
Control of Major Accident Hazards (COMAH) Regulations 2015	These regulations aim to prevent major accidents involving dangerous substances and to limit the consequences to people and the environment if such accidents do occur.

APPENDIX D

Site Waste Management Plan

1 Introduction

1.1.1 This Site Waste Management Plan (SWMP) to accompany a reserved matters planning application (RMA) and submission of details to discharge the relevant conditions for **Enabling Works** at the Land at the former Power Station Site on the Northern Side of Cambois, Cambois, Northumberland, NE22 7BL.

1.1.2 The RMA seeks approval of reserved matters (access) for development comprising Enabling Works including site preparation, earthworks, piling and other works required prior to the construction and operation of the data centre campus, pursuant to the outline planning permission ('OPP') (NCC reference. 24/04112/OUTES) obtained in April 2025 for:

> *"Outline planning application, with all matters reserved, for the erection of up to ten data centre buildings of Class B8 use totalling up to 540,000 square metres (sqm) gross internal area (GIA) in addition to ancillary structures, substation, emergency generators and other associated works".*

1.1.3 This SWMP has been prepared to ensure that the environmental protection measures described in the Construction Environmental Management Plan (CEMP) are delivered for the Enabling Works.

1.1.4 This document should be read in conjunction with the following documents;

- Outline Remediation Strategy (Outline Planning Permission (OPP) **Document Ref. 4.12**).
- Ground Conditions Summary Report (NCL1-DCZZ-XXX-UG-RP-B-00-01) (Cundall) April 2025.
- Enabling Works Invasive Non-Native Species Method Statement (**submitted to discharge condition 51**).

2 Purpose of the Site Waste Management Plan

2.1.1 The purpose of this SWMP is to set out the principles and procedures by which waste will be managed by the Client, Designer and General Contractor during the Enabling Works. The SWMP also outlines the necessary procedures for ensuring legal compliance and contractual obligations. Although, there is no longer a mandatory requirement for construction projects to produce SWMPs following the repeal of the Site Waste Management Regulations 2008 in December 2013, doing so is considered best practice within the industry.

2.1.2 The SWMP is a live document and should be periodically reviewed during the design and construction phases or as and when new or revised information becomes available. This ensures continual improvement and compliance. The SWMP should be read in conjunction with the Enabling Works Phase B and Phase C Construction Method Statement (**submitted to discharge condition 14**) also submitted as part of the RMA.

2.1.3 Once the facility is operational, the quantities of waste generated are not expected to increase to

a level which would impact local waste facilities and would be manageable under an operational site plan.

2.1.4 The aim of this SWMP is to:

- Identify key waste streams and expected volumes to be produced during the Enabling Works;
- Summarise opportunities for waste minimisation;
- Summarise possible options for material efficiency during Enabling Works;
- Summarise options for maximising material reuse / recycling (where possible) within the site boundary during the Enabling Works; and
- Consider appropriate site practices including how materials will be segregated.

3 Legal Requirements

3.1 Summary of legislation and guidance

3.1.1 This SWMP has been written in conjunction with the following:

- Waste Framework Directive (Directive 2008/98/EC on waste)
- Environmental Protection Act 1990 (as amended)
- Control of Pollution (Amendment) Act 1989 (as amended)
- The Waste (Circular Economy) (Amendment) Regulations 2020
- The Separation of Waste (England) Regulations 2024
- Waste (England and Wales) Regulations 2011 (as amended)
- Waste Management Licensing Regulations 1994 (as amended)
- Pollution Prevention and Control (England and Wales) Regulations 2000
- The Hazardous Waste (England and Wales) Regulations 2005
- Environmental Protection (Duty of Care) Regulations 1991
- The Control of Substances Hazardous to Health Regulations 2002 (as amended)
- Waste Management Plan for England (2021)
- Waste Classification Technical Guidance WM3 (Guidance on the classification and assessment of waste (1st edition, 2015)

3.1.2 The General Contractor will comply with all statutory and regulatory requirements for waste management including compliance with the relevant UK legislation and EA regulation, a brief summary of which is contained in **Appendix C of the CEMP**.

3.2 Duty of Care

3.2.1 The General Contractor has a duty of care to ensure that waste arising from the site is managed in line with Section 34 of the Environmental Protection Act 1990 (as amended), the Waste Duty of Care Code of Practice (2016), the Waste (England and Wales) Regulations (2011, as amended) and the waste hierarchy as included in the Waste Management Plan for England (2021).

4 Waste Hierarchy

4.1.1 The General Contractor will manage waste in accordance with the waste hierarchy shown in Figure 4-1. The waste hierarchy gives the highest priority to preventing waste from arising and shall be incorporated by the Client, Designer and General Contractor where practical into all stages of Enabling Works.

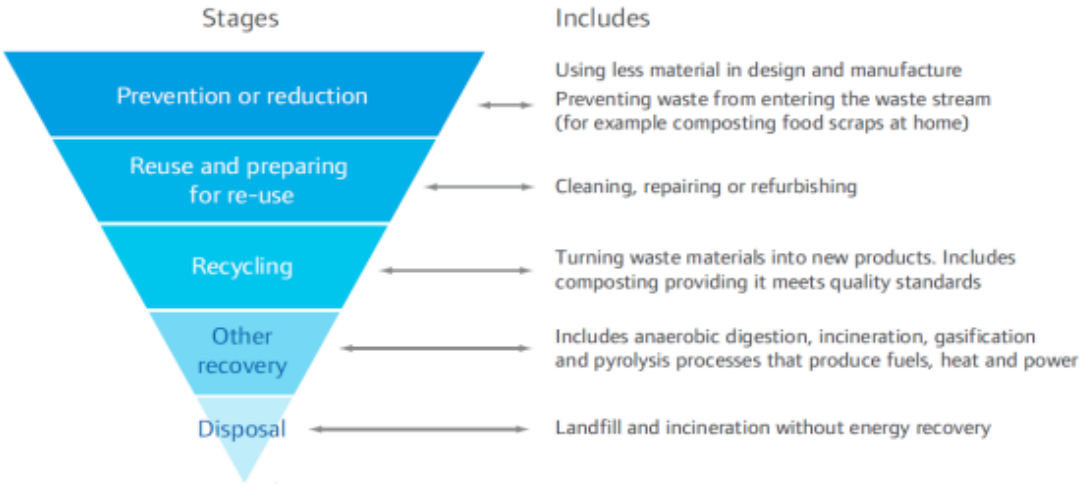


Figure 4-1 Waste Hierarchy

5 Key Performance Indicators

5.1 Waste Prevention

5.1.1 Waste minimisation and prevention is at the top of the waste hierarchy and is concerned with avoiding the production of waste in the first place. The General Contractor is expected to adopt waste minimisation practices to prevent and minimise waste as far as possible throughout the construction phase. This would ensure that the overall quantity of materials not beneficially used within the project boundary is kept to a minimum, assuming that waste arisings are identified as non-hazardous.

5.2 Waste Recovery Targets

5.2.1 Recovery of waste means any operation where the principal result is waste serves a useful purpose; by replacing other materials that would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy. Annex II of the Waste Framework Directive sets out a non-exhaustive list of recovery operations. The differentiation between the terms reuse, recycling and recovery is important for the understanding and application of the targets stated in waste legislation.

5.2.2 Best practice targets for excavation and construction waste are shown in Table 5-1 with example opportunities for waste recovery given in Table 5-2.

Table 5-1 Suggested Waste Recovery Key Performance Indicators (KPIs)

Waste Recovery KPI	Target
Waste recovery (Construction)	80%
Waste recovery (Demolition)	80%
Waste recovery (Excavation – non-hazardous)	80%

Table 5-2 Example opportunities for waste recovery

Waste Recovery KPI	Target
Preparing for reuse	• Retaining existing elements, such as street furniture, lighting columns and fencing, for reuse within the site boundary • Retaining and reusing offcuts such as metal and timber for reuse elsewhere within the site boundary • Ensuring that materials are ordered in line with programme requirements and stored to prevent damage, thus allowing them to be used and avoid becoming waste • Retaining packaging materials and returning to the supplier for reuse
Recycling	• Crushing and reusing concrete and inert materials for use in permanent or temporary works • Identifying third-party recovery opportunities for excavated material such as a reclamation project if non hazardous. • Identifying offsite opportunities for reuse of construction waste materials, e.g., in community projects
Other recovery	• Waste sent for energy recovery (e.g., reuse as fuel)

5.3 Waste Disposal

5.3.1 Waste disposal is the least-preferable form of waste management at the bottom of the waste hierarchy. The General Contractor is expected to divert waste away from disposal and into recovery, so as to avoid impacting finite landfill capacity and work towards delivering a circular economy.

5.4 Hazardous Waste

5.4.1 Due to the nature of the existing ground conditions (a former Power Station) and the required excavation to facilitate construction of the Cambois Data Centre Campus, there is the potential for hazardous waste to be generated.

5.4.2 The Site is a brownfield, having previously been occupied by the Blyth Power Station. Evidence of contamination within the Made Ground and deeper deposits was found on the site and to the

north of the site.

5.4.3 The Outline Remediation Strategy will be followed by the General Contractor (**OPP Document Ref. 4.12**).

5.5 Pulverised Fuel Ash

5.5.1 There are quantities of pulverised fuel ash (PFA) present within the Enabling Works Phase C site boundary, information on which is presented in the Outline Remediation Strategy (**OPP Document Ref. 4.12**). Prior to the Enabling Works Phase C site commencement, any further information on the management of PFA during the works will be provided within an updated CEMP.

5.6 Project Completion

5.6.1 The final quantities of waste produced as part of Enabling Works should be recorded as an appendix to future versions of the SWMP.

6 Resource Efficiency

6.1 Designing Out Waste

6.1.1 Designing out construction waste allows the application of the circular economy as it is one of the key tenets of the circular economy principles. It allows projects to review resource efficiency during the early design stage by identifying opportunities to remove material requirements, and where this is not feasible, influences the choice and use of materials to be as efficient as possible.

6.1.2 Construction, due to its heavy reliance on resources has a huge potential for circular economy intervention. Designing out waste requires a collaborative approach with different actions placed on contractors, clients, engineers, architects and designers.

6.1.3 There are five key principles around designing out waste:

- Design for waste-efficiency procurement
- Design for material optimisation
- Design for off-site construction
- Design for reuse and recovery
- Design for deconstruction and flexibility

6.1.4 Designers are increasingly seen as instrumental in driving sustainable change in construction. Furthermore, clients are making construction waste reduction a priority.

6.1.5 It is recommended that Designing out Waste workshops are held at appropriate times during the design and construction programme to ensure all opportunities for reducing waste are identified and implemented, where practical.

6.2 Future Opportunities for Waste Reduction and/or Recovery

6.2.1 During Enabling Works, robust recycling programs for recycling of construction waste will be employed; Environmentally sensitive and sustainable design practices, material selection, procurement and construction methods will be employed.

7 Roles and Responsibilities

7.1.1 For the SWMP to be implemented successfully, it is vital that key roles and responsibilities for waste management are defined, documented and communicated. The roles suggested for the project are outlined in Table 7-1.

Table 7-1 Project roles and responsibilities

Responsibility	Action
Applicant (Client) / Project Manager	• Instruct the Design Team to initiate a suitable SWMP/ data to be collated at tender stage. • Instruct the General Contractor for the project. • Review and approve targets suggested by the General Contractor. • Sign off of the works once completed in conjunction with the General Contractor.
Construction Manager (General Contractor)	• Coordinate the estimation of total volumes of waste expected to be generated by the project with the Site Materials and Waste Manager. • Identify key SWMP related issues, including information required to complete the site waste matrix.
Site Materials and Waste Manager (General Contractor)	• Effective relay of the SWMP to the Construction Manager to enable successful implementation of the SWMP on site. • Estimation of the total volumes of waste expected to be generated by the project with the Construction Manager, and the setting of targets relating to reuse, recycling, and disposal of wastes on and off site prior to approval by the Environmental Manager/Advisor. • Ensuring suitable resources are made available during the construction phase in relation to working towards the requirements of the SWMP. • Ensuring the implementation and ongoing monitoring of the SWMP. • Ensuring, so far as is reasonably practicable, that waste produced during construction is reused, recycled or other form of recovery. • The production and issue of the site waste matrix and implementation of the Site Waste Policy. • Signing Waste Transfer Notes and assigning responsibility for this to nominated persons on site in their absence. • The identification and support of a suitable waste champion who will deal with the ongoing monitoring and enforcement of the SWMP at an operational level.

Responsibility	Action
	• Ensuring the collation of data relating to waste management and the input of data into the nominated monitoring tool. • The sign off of the project once completed with the Client. • So far as is reasonably practicable, ensure coordination of the work and cooperation amongst contractors at work during the construction phase. • Must ensure so far as is reasonably practicable that every worker carrying out the construction work is provided with: • A suitable site induction including delivery of toolbox talks • Any further information and training needed for the particular work to be carried out within the terms of the SWMP. • Must make and maintain arrangements that will enable the workers engaged in the construction work to cooperate effectively in promoting and developing measures to ensure that any waste arising on site is managed within the terms of the SWMP and in checking the effectiveness of such measures. • Effective communication of the SWMP to site operatives
Construction Environmental Manager/Advisor	• Responsible for ensuring the project complies with all environmental legislation, consents, objectives, targets and other environmental commitments identified throughout construction.

7.1.2 Table 7-2 will require completion once the General Contractor is appointed to allow waste to be managed in line with this SWMP. The table provides a framework to be developed by the General Contractor to allocate responsibility to individuals/organisations for different elements of the work.

Table 7-2 Primary Waste Streams

Primary Waste Stream	Waste Stream	EWC Code*	Waste Management Responsibility
Concrete	Inert	17 01 01	General Contractor
Electrical and electronic equipment (non-hazardous)	Inert	16 02 16 17 04 11	General Contractor
Hazardous waste	TBC	TBC	General Contractor
Liquids	TBC	TBC	General Contractor
Metals	Inert	TBC	General Contractor
Mixed and/or Construction & Demolition Waste	Potentially hazardous	17 09 04	General Contractor
Packaging materials	Inert	TBC	General Contractor
Soils and stones	Inert	20 02 02	General Contractor

* European Waste Catalogue

8 Site Waste Management Guidance

8.1.1 The following guidance is relevant to all parties involved in waste management within the context of the project.

8.2 Classification of Waste

8.2.1 The overarching requirement of classifying waste is to ensure that it is adequately described such that it can be treated or disposed of at the appropriate facilities. The responsibility for classification of waste resides with the producer of the waste, this could be classed as the Client or the General Contractor and will depend upon the specific circumstance.

8.2.2 Waste Transfer Notes (WTN) and Hazardous Waste Consignment Notes will contain a written description of the waste and also a specific six figure code from the European Waste Catalogue (EWC) (implemented by the Waste Management Licensing (England and Wales) Regulations 1994 (as amended)) The EWC is a list of wastes divided into 20 chapters. Chapter 17 is the most relevant section for classifying waste produced on construction sites.

8.2.3 The requirement of the Waste (England and Wales) Regulations 2011 (as amended) require that disposal sites are classified into one of three categories dependent on the chemical composition of the material. These are:

- Inert
- Non-hazardous
- Hazardous (including non-reactive hazardous waste)

8.3 Inert Waste

8.3.1 Inert Waste is waste that does not:

- Undergo any significant physical, chemical or biological transformations
- Dissolve burn or otherwise physically or chemically react
- Biodegrade or adversely affect other matter with which it comes into contact
- Its leachability is insignificant
- Examples include: Glass, concrete, bricks, tiles, and soil arisings excluding peat and topsoil

8.3.2 Any stable non-reactive inert waste arisings that may be generated are proposed to be taken to the Cowpen Bewley Landfill Site, Seal Sands Road, Billingham, Stockton-on-Tees, Cleveland, TS23 4HS approximately 44 miles south of the Site.

8.4 Non-hazardous Waste

8.4.1 Non-hazardous waste is defined as waste that is not hazardous waste, which does not feature on the list of hazardous waste in the EWC. Examples include general mixed construction waste.

8.5 Hazardous Waste

8.5.1 Waste is generally considered to be hazardous waste if it (or material or substances it contains) could cause harm to humans or the environment (e.g., asbestos, batteries and solvents).

8.5.2 Where hazardous waste is produced or held, the following steps will be followed:

- Waste will be classified to check if it is special.
- Waste will be separated and stored safely.
- Authorised businesses will be used to collect, recycle and dispose of the waste (check that waste carriers are registered, and waste sites have environmental permits).
- Fill in the applicable parts of a Waste Consignment Note (WCN).
- Keep a register for 3 years at the premises that produced or stored the waste.

8.5.3 Each movement of hazardous waste must be accompanied by a Hazardous Waste Consignment note. These will be uniquely referenced but otherwise contain the same information as a standard WTN. The Hazardous Waste Consignment Note requires a Standard Industrial Classification (SIC code (2007) describing the business activity that produced the waste and the Waste Classification Code referred to as LoW (List of Waste) or WC (European Waste Catalogue) code which describes the waste.

8.5.4 Guidance on determining whether material is special is provided in Guidance on the classification and assessment of waste (1st edition 2015) Technical Guidance WM3 and in the Consigning Special Waste Guidance published by the environmental regulatory bodies of the UK. It outlines the methodology for assessing wastes, determination of dangerous substances within waste and provides a special waste assessment methodology. Prior to disposal, if a material is deemed hazardous, it must be pre-treated to meet the Waste Acceptance Criteria of the accepting waste management facility.

8.5.5 Further stipulations on disposal of waste include:

- Higher engineering and operating standards to be followed.
- Hazardous liquids, flammable, corrosive, explosive, oxidising and infectious wastes have been banned from landfill since July 2002.
- Non-hazardous liquids have been banned since 2007.
- Co-disposal has been banned since 16 July 2004.
- Whole tyres were banned from 2003, and shredded tyres have been banned since 2006.
- Waste will be required to be pre-treated prior to landfilling.

8.5.6 Any hazardous waste arisings that may be generated are proposed to be taken to the Augean Hazardous Waste Landfill Site at Huntsman Drive, Port Clarance TS2 1UE, approximately 46 miles south of the Site.

8.6 Invasive Non-Native Species (INNS)

8.6.1 A variety of invasive non-native species (INNS) has been identified on site and a method statement has been produced as part of the RMA, providing an overview of how the INNS within the Site could be managed. A specialist INNS contractor will be procured to the Project prior to Enabling Works commencing and their specific method statement for control, eradication and

disposal of INNS within the site will be referenced within the updated SWMP.

8.7 Waste Acceptance Criteria

8.7.1 Should waste removal be required off site, and before waste can be accepted by a landfill, the landfill operator will be required to show that waste can be accepted in accordance with its Waste Acceptance Criteria (WAC). Under this regime, it is the waste producer that has the responsibility for basic characterisation which uses a standard suite of leachate testing to ascertain the potential for the wastes to cause water pollution. There are published maximum leachate criteria for the following categories of waste:

- Hazardous waste (numerical limits for leachable substances and organic content, along with standards for physical stability).
- Non-reactive special waste.
- Non-hazardous waste (no numerical limits for non-hazardous waste).
- Inert waste.

8.7.2 Certain materials meet the definition of inert waste without the need for further analysis or need for testing to show they meet the WAC for inert landfill sites. These are listed in Table 8-1.

Table 8-1 Inert materials

Description	Exclusion	EWC code
Waste glass	Inert	10 11 12
Waste glass based fibrous materials	Inert	10 11 03
Glass packaging	TBC	15 11 07
Concrete	TBC	17 01 01
Bricks	Inert	17 01 02
Tiles and ceramics	Potentially hazardous	17 01 03
Glass	Inert	17 02 02
Soil and stones	Inert	20 02 02
Soil and stones occurring naturally	Inert	17 05 04

8.7.3 All other waste needs to meet the total chemical concentration and leachability levels of the WAC and therefore will need to be tested. It should be noted that individual landfill sites may have additional acceptance criteria to the standard WAC and consequently operators should be consulted before finalising the decision on disposal site.

9 Training and Communication

9.1 Communication

9.1.1 Copies of the SWMP will be made available to all parties involved in Enabling Works.

9.1.2 The SWMP will also assist in defining terms and conditions through the implementation and monitoring of this plan relating to waste management on site.

9.1.3 A waste planning meeting will be scheduled for all key project team members pre-construction to formulate a waste management strategy to optimise best practice waste management during Enabling Works.

9.2 Action Log

9.2.1 An Action Log provides a framework for recording the outcome of project meetings on waste management. An Action Log helps to maintain a record of agreed actions throughout the project and informs waste forecasts and should be updated regularly throughout the project planning and construction phases.

9.3 Training

9.3.1 Training and communication of this SWMP will be made by the following means:

- Within the General Contractor's site induction.
- Formal training course on waste management.
- The delivery of Toolbox Talks by General Contractor/Subcontractor or waste champion.

9.3.2 Training and communication will be provided to all personnel working on the project. This will be implemented in order to highlight the importance of the SWMP and individual responsibility in ensuring effective waste minimisation and management on site.

9.4 Distribution

9.4.1 The General Contractor is responsible for the distribution of the latest version of the SWMP to all parties on the distribution list. Each will be responsible for distributing updated versions and removing superseded copies (hard and electronic format) in their particular work field. The General Contractor will ensure that every sub-contractor knows where the SWMP is kept and will make it available to any contractor carrying out work described in the plan.

9.4.2 A copy of the latest version of the SWMP will be displayed in a prominent location on site including the site office and the signing in area (if applicable). This should be updated regularly to ensure the basic project information and key individuals involved are up to date.

10 Forecasting Waste Production

10.1.1 Waste forecasting is an essential part of the SWMP and allows a clear strategy to be established to effectively manage the waste. Project waste streams should be sub divided by material type (inert, non-hazardous and special waste) and project phase.

10.1.2 The SWMP will be updated with all likely waste streams with the potential to be generated from this project, approximate volumes of material and assigned relevant targets. Targets will set by the General Contractor (with final approval by the Environmental Manager/Waste Champion) and

will go beyond the UK industry standards to maximise reuse and recycling of material both on and offsite, and opportunities for both financial savings and environmental sustainability.

10.1.3 Table 10-1 has been provisionally completed with anticipated waste streams, percentage targets and method of treatment. Updates should be made by the General Contractor when new or updated information becomes available.

10.1.4 Future versions of the table will include site generated wastes (e.g., arisings and construction specific waste such as concrete break out/re-bar) and imported waste materials (e.g., imported secondary aggregates soils from other Client or third-party construction/demolition sites).

10.1.5 The General Contractor will ensure the principles of the waste hierarchy are applied to the SWMP to enable best practice onsite, and to improve the overall sustainability of the project. It is intended that the SWMP should evolve during the course of the project. Regular monitoring and reviews will be undertaken to ensure continual improvement, legal compliance and that cost-effective solutions are in place.

Table 10-1 Proposed targets and method of treatment

Waste category	Type of Material	Percentage Target	Method of treatment / disposal
Imported material	Soils and Stones	96% - 99%	Reuse (if not contaminated)
Excavated material	Soils and Stones	80% - 100%	Recycling (if not contaminated)
Haul roads	Soil and Stones	80% - 100%	Recycling, Disposal for non-recycling
Concrete	Concrete	80% - 100%	Reuse/recycling
Track Ballast	Stones	80% - 100%	Reuse/recycling
Rail track	Metal	80% - 100%	Reuse/recycling
Wood	Wood	80% - 100%	Reuse/recycling/recovery
Packaging	Plastic (non recyclable)	0%	Disposal
Plastic	Plastic	TBC	Reuse/recycling
Metals	Metals	80% - 100%	Reuse/recycling
Paper/Cardboard	Paper, cardboard	80% - 100%	Reuse/recycling

11 Waste Storage and Management Options

11.1.1 Suitable waste storage facilities/arrangements will be made onsite to ensure effective segregation of wastes onsite to aid higher rates of recovery (e.g., through recycling or reuse initiatives).

11.1.2 The placing of waste management contracts to reuse, recycle, transport or dispose of waste will, where possible, consider the implications of long-distance travel in terms of health and safety risk, commercial terms and increased emissions from vehicles. Wherever possible, contracts will be

awarded as locally as possible.

11.1.3 It is essential that the construction work is carried out closely with the waste management contractors, in order to determine the best techniques for managing waste and to ensure a high level of recovery of materials for recycling is achieved.

11.1.4 A specific area will be laid out and labelled to facilitate the separation of materials for potential recycling, salvage, reuse and return. Recycling and waste bins are to be kept clean and clearly marked in order to avoid contamination of materials.

11.1.5 Skips for segregation of waste identified currently are:

- Metal (e.g. copper and iron)
- Inert (e.g. inert plastics, concrete and rubble)
- Hazardous waste (e.g. asbestos, Poly Chlorinated Bi-phenols, contaminated materials)
- Mixed non-hazardous (biodegradable waste)
- Waste Electrical and Electronic Equipment (WEEE)

11.1.6 Where potentially hazardous waste material is to be stored, the stockpiles will be constructed and maintained in accordance with industry best practice to minimise the risk of contaminants leaching out and entering soil, groundwater and surface water.

11.1.7 This is to be updated regularly with any additional service providers, changes in destination sites or additional waste streams being generated. The responsibility for ensuring the register is completed and kept up to date is with the General s Contractor.

11.1.8 Both the Client and General Contractor will take reasonable steps to ensure site security measures are in place to prevent illegal disposal of waste at the site.

11.1.9 As part of the development of the SWMP the General Contractor will review and agree upon initiatives to reduce the amount of waste produced in the first instance and assisting in the recycling and reuse of waste as an alternative to offsite disposal. Some examples of recycling and reuse initiatives are:

- Recycling offsite
- Plastic packaging returns
- Paper and cardboard
- Metal
- Reuse onsite

12 Movement of Waste Off Site, Permits and Exemptions

12.1.1 This section documents the tracking of waste carriers and waste destinations, which are mandatory to comply with the Environmental Protection Act 1990. The Waste Management Licensing Regulations 1994 (as amended) require that disposal sites are classified into one of three categories dependent on the chemical composition of the material; these are special waste (hazardous), non-hazardous and inert.

12.2 Transfer of Waste

12.2.1 When removing waste from site, a waste transfer note (or consignment note for hazardous wastes) will be completed prior or at the point of removal from any site as specified in The Hazardous Waste (England and Wales) Regulations 2005 and Waste (England and Wales) Regulations 2011) (as amended) for non-hazardous wastes. These documents are completed in three parts and include details for the following three parties: waste producer; waste carrier; and receiving site. The following details will be included on all Waste Transfer Notes:

- Producer site address
- Written description of waste and EWC code
- The quantity of waste and how it is contained (e.g., 8-yard skip)
- Waste carrier details and licence number
- Receiving site address and licence number

12.2.2 However, if the waste composition changes (e.g., degree of contamination, or different type of waste), or it is to be sent to a different site, or moved by a different carrier, then a new Waste Transfer Note has to be completed.

12.3 Pre-treatment

12.3.1 If the material is non-hazardous and it is destined for disposal directly to landfill, pre-treatment will have been applied and a declaration detailing the treatment applied attached to the Waste Transfer Note.

12.3.2 All hazardous and non-hazardous wastes will be pre-treated prior to disposal to landfill. The methods of pre-treatment will enable the waste to meet the ‘three-point test’ as follows:

- It will be a physical, thermal, chemical or biological process (including sorting)
- It will change the characteristic of the waste. It will do so in order to:
  - Reduce its volume
  - Reduce its special waste nature
  - Facilitate its handling
  - Enhance its recovery

12.3.3 Source segregation is seen as a pre-treatment option. This can be applied to waste generation on site, including general waste and arisings.

12.3.4 A declaration stating the pre-treatment method applied to the waste will be attached to any WTN for non-hazardous waste being disposed of to a landfill, the General Contractor Manager will ensure this accompanies the WTN.

12.4 Hazardous Waste Consignment Notes

12.4.1 Hazardous Waste Consignment Notes will contain all the information identified above for standard Waste Transfer Notes. In addition, they will also contain the following:

- Hazardous Waste Producer Premise Code
- Details of the material makes the consignment note special

- Percentage concentration of contaminant
- The relevant hazard code (H1-H14)

12.5 Environmental Permit Exemptions

12.5.1 Environmental permit exemptions are detailed in Schedule 1 of the Waste (England and Wales) Regulations 2011 (as amended). These have been developed to promote the recovery of waste and avoid disposal to landfill. The application needs to be submitted by the General Contractor to the Environment Agency.

12.6 Landfill Tax

12.6.1 At the time of writing, the standard rate for 'active waste for the 2025/2026 tax year, is £126.15 per tonne and the lower rate for 'inactive waste' (or 'inert waste') is £4.05 per tonne.

13 Monitoring and Measurement

13.1 Monitoring

13.1.1 The effectiveness of the SWMP will depend upon the enforcement of its requirements on site and include monitoring to be made by the Waste Champion and Construction/Site Manager on site. Responsibility for the formal recording of all waste movements will be with the Site Manager and is to be recorded on a weekly basis using an approved nominated system (e.g., weekly monitoring sheet). It is the responsibility of the General Contractor to ensure the data is collated and that this is inputted into the nominated monitoring tool, and that all waste transfer notes/ special waste consignment notes are forwarded to the waste champion weekly.

13.1.2 A 'spot check' will be made by the Construction/Site Manager in relation to the completeness of the weekly monitoring sheet and any waste transfer /consignment note. This will ensure the accuracy of data entered into the monitoring tool.

13.1.3 Material storage stockpiles or skips will be monitored to ensure that cross-contamination of segregated waste does not occur. This will be covered in the toolbox talks –reviewing how the onsite waste management system is working and point out the extra costs associated with contamination. The General Contractor will continually review the type of surplus materials being produced and change the site set up to maximise on reuse or recycling and the use of landfill will be the last option.

13.1.4 If any problems are identified during the lifetime of the project in relation to exceeding the expected SWMP waste stream volumes, failure to meet stated targets or issues relating to cost effective and legal transfer of waste materials, then they are to be escalated to the Project Manager for further discussion on the best solution. This may trigger a review of the SWMP in relation to adjustment of targets, however, any change would need to be documented and justified.

13.1.5 The SWMP will be reviewed at least monthly (or as and when updated information becomes available) during the lifetime of the project by the Project Manager and the General Contractor to

ensure that estimated targets are being achieved and that realistic solutions are provided for unplanned events or abnormal wastes.

13.2 Actual Waste - Measurement

13.2.1 Actual waste quantities will be obtained from the monthly reports, allowing a comparison with earlier estimates and waste generated. These will be spot checked against waste transfer or hazardous waste consignment notes.

13.2.2 Environmental Protection (Duty of Care) Regulations 1991 (as amended) also require that waste is described by European Waste Catalogue (EWC) codes on Transfer Notes required under the Duty of Care Regulations. The EWC categorises wastes into 20 main groups and approximately 900 codes. The EWC also identifies Hazardous Wastes, many of which are dealt with by the Hazardous Waste (England and Wales) Regulations, but some of which are not, such as fluorescent tubes, certain batteries and cathode ray tubes.

14 Implementation

14.1.1 Table 14-1 provides a checklist to ensure that the necessary arrangements have been made to ensure effective SWMP implementation on site. This includes additional tasks outlined in the SWMP Regulations 2008 to ensure the effective operation, monitoring and reporting of the SWMP.

14.1.2 Prior to implementation of the SWMP, the Construction/Site Manager(s) should complete all necessary checks as outlined in the worksheet below, and any others deemed pertinent during the tender stage/detailed design. The checklist covers recommended best practice actions.

14.1.3 The checklist should be signed off by the Client and General Contractor every time the SWMP is updated.

Table 14-1 Checklist

Item	Yes	No
Client checks		
The Client should give reasonable directions to any contractor to enable the General Contractor to complete the SWMP.		
General Contractor Checks		
The General Contractor should ensure that so far as reasonably practical coordination of the work and cooperation among contractors at work during the construction phase.		
The General Contractor should ensure that so far as reasonably practical every worker carrying out construction work is provided with a suitable site induction.		
The General Contractor should ensure that so far as reasonably practical every worker carrying out construction work is provided with any further information and training needed for the particular work to be carried out within the terms of the SWMP.		
The General Contractor should make and maintain arrangements which will enable the General Contractor and workers to engage in construction work to cooperate effectively in promoting and		

Item	Yes	No
developing measures to ensure any waste arising on site is managed within the terms of the SWMP and in checking the effectiveness of such measures.		
The General Contractor should ensure so far as reasonably practical that waste produced during demolition/construction is reused, recycled or recovered.		
Have terms and commercial rates been agreed with waste management contractors?		
Have data reporting procedures been agreed with waste management contractors?		
For offsite waste management or disposal- Are all the waste destination details verified?		
Has a waste segregation/collection area been prepared?		
Has the waste management area been adequately sign posted?		
Has a waste management planning meeting been set?		
Has the waste management document control/ filing system been set up?		
Have all necessary staff and contractors read and signed the SWMP?		
Have the waste management targets/ KPIs been set?		
Has the SWMP been approved by the Project Manager?		
Client and General Contractor Checks		
Have the Client and General Contractor reviewed, revised and refined the SWMP as necessary, and ensured that any changes in respective roles and responsibilities are clearly communicated to those affected?		
Have the Client and General Contractor taken reasonable steps to ensure sufficient site security measures are in place to prevent the illegal disposal of waste?		

APPENDIX E

Noise and Vibration Mitigation Measures

The Enabling Works Contractor will be required to prepare noise and vibration mitigation for inclusion in the updated CEMP in line with the Noise Impact Assessment (**submitted to discharge condition 47**).

As a minimum Best Practicable Means (BPM) will be adopted to minimise construction noise and vibration levels to the lowest levels possible across the enabling works programme.

Mitigating measures associated with BPM would include (but would not be limited to) the following:

- Working hours for noisy activities will be restricted to core hours:
  - Monday to Friday 08:00-18:00
  - Saturday 08:00 to13:00
  - Sundays & Bank Holidays on special circumstance only.
  - An hour either side of the above core hours will be used for preparatory movements of plant only.
- Careful selection of plant and construction methods. Only plant conforming to relevant national, European Union or international standards, directives and recommendations on noise and vibration emissions will be used. The contractor will ensure that each item of plant used on the Project complies with the noise limits quoted in the Noise Emissions in the Environment by Equipment for Use Outdoors Regulations. The contractor will maintain a register of plant and equipment and statutory certification.
- Noisy activities will be staggered in time and space where practicably feasible.
- Design and use of localised acoustic screening measures where practicable and necessary. Acoustic screening measures may include acoustic barriers, acoustic enclosures, acoustic housing for plant and considered location of temporary stockpiles. Such measures can be particularly appropriate for stationary or near-stationary plant including generators and compressors. Any such barriers should be located as close to the plant as possible and, in order to provide adequate attenuation, must have a mass per unit area of at least 10kg/m2 with no gaps at joints. The greater the mass per unit area, the greater the attenuation achieved through the barrier. The Contractor would need to select the most appropriate acoustic screening for the proposed works, taking into consideration the noise levels generated by the plant in use and the proximity to receptors.
- All vehicles and mechanical plant used for the purpose of the work will be fitted with effective exhaust silencers and will be maintained in good and efficient working order and operated to minimise noise emissions.
- All compressors and generators will be "sound reduced" models fitted with properly lined and sealed acoustic covers which will be kept closed whenever the machines are in use, and all pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers.
- All machines in intermittent use will be shut down in the intervening periods between works or throttled down to a minimum. Lorry engines will be switched off when vehicles are stationary. Noise emitting equipment which is required to run continuously will be housed in a suitable acoustic enclosure, where practicable.
- Plant and equipment liable to create noise and/or vibration whilst in operation will, as far as reasonably practicable, be located away from sensitive receptors and away from walls which could reflect noise towards sensitive receptors.

- Where reasonably practicable, fixed items of construction plant will be electrically powered in preference to diesel or petrol driven.
- Road vehicles will not wait or queue on the public highway with engines idling.
- Only designated access routes to the Main Compound will be used.
- Reversing alarms incorporating one of more of the features listed below or any other comparable system will be used where reasonably practicable:
  - highly directional sounders.
  - use of broad band signals.
  - self-adjusting output sounders.
  - flashing warning lights; and,
  - reversing alarms will be set to the minimum output noise level required for health and safety compliance.
- Direct communication with residents predicted to experience an adverse effect explaining what can be expected, its duration and identifying a person to contact with any direct concerns can result in reduced public response to works.
- All site personnel will receive training appropriate to the nature of their roles and responsibility. The training will include specific information in relation to noise and vibration management. If their work activities are assessed as being particularly noise/vibration emission prone, all staff will receive induction training that will incorporate environmental awareness training, plus additional training in relation to noise and vibration.

Control at source and the implementation of BPM as detailed above are considered the most appropriate methods of noise and vibration control, combined with active management of noise and vibration levels through compliance surveys. Specific measures and protocols should be used to control noise and vibration from construction activities as indicated above, based on a clear:

- RISK based assessment of activities and control measures.
- A protocol for compliance noise (and where necessary vibration) monitoring for construction activities; and,
- A complaint procedure linked to a communication plan to engage with the surrounding communities and ensure lines of communication to the Community Relations Team.

The Table below provides an initial RISK based assessment which provides BPM mitigation options for the general activities identified within this report which have the potential to generate noise and/or vibration; and provides details of appropriate control measures that could be implemented where appropriate.

The list of control measures outlined in the Table is linked to the provision of BPM; other options should be considered as necessary.

Construction Noise and Vibration Risk Based Assessment

Hazard	Source Operations	General control measures (Best Available Technique)
Hazard: Shouting, PA systems and amplified noise **Notes on hazard:** Nuisance caused by shouting, any PA systems and audio radios on site at nearby receptors	• Shouting between operatives on site to relay instructions. • Audible levels of amplified music on site at workstations and within cabs (with open doors/windows); and, • CB Radio noise between staff and within cabs (with open doors/windows) if volumes are set too high.	• Personnel will be instructed on best practice measures to reduce noise and vibration as part of their site induction training. • Shouting and raised voices will be kept to a minimum e.g. in cases where warnings of danger must be given. • Use of audio radios in the open environment will be prohibited except where two-way radios are required for reasons of safety and communication. • Control of noise introduced into site induction/Toolbox Talks to ensure that all operators on site, including contractors, are working in such a way to minimise noise; and, • Compliance monitoring of noise to ensure limits are being met.

Hazard:
Unacceptable “out of hours” noise
Notes on hazard:
Nuisance caused by audible noise at the closest residential receptors during unsociable hours
	• Noisy operations being undertaken during unsociable hours for safety reasons or emergency situations or requirements.	• Construction hours for noisy activities will be limited to:
		  • Monday - Friday 08:00 -18:00
		  • Saturday - 08:00 -13:00
		  • Sundays & Bank Holidays on special circumstance only.
		  • An hour either side of the above core hours will be used for preparatory movements of plant only.
		• No out of hours vehicle movements unless agreed in advance due to highways limitations or reasons.
		• Prior liaison with the Local Planning Authority regarding any requirements for out of hours work for Health and Safety, or emergency reasons.
		• Appropriate complaint procedure to ensure complaints are logged, investigated and resolved; and,
		• Control of noise introduced into site induction to ensure that all operators on site, including contractors, are working in such a way to minimise noise.

Hazard	Source Operations	General control measures (Best Available Technique)
Hazard: Activity noise levels (allowable hours) **Notes on hazard:** Nuisance caused by the audible level of noisy activities on site at the nearest Sensitive Receptors	• Noise generated by careless material movement and management on site. • Noise generated by careless loading and unloading of road lorries/ dump trucks. • Noise generated by activities involving mechanical plant and equipment. • Noise associated with falling/dropped material on site; and, • Manual noise including hammering, breaking out of concrete etc.	• Where appropriate and possible burning equipment or hydraulic cutting will be used in preference to cold cutting techniques. • All materials will be handled, stored and used in a manner that minimises noise, this include the preclusion of dropping material which would be placed in all instances. • Routes and programming for the transportation associated with the works will be carefully considered in order to minimise the overall noise impact generated by these movements and will conform to the operational hours of the works. • Provision of temporary acoustic barriers (or other means) for use when operations are exposed or are identified as problem activities. • Compliance monitoring of noise to ensure appropriate limits are being met. • Appropriate complaint procedure to ensure complaints are logged, investigated and resolved; and, • Control of noise introduced into site induction to ensure that all operators on site, including contractors, are working in such a way to minimise noise.
Hazard: Plant and equipment noise levels (allowable hours) **Notes on hazard:** Nuisance caused by the audible level of noisy plant on site at the nearest Sensitive Receptors.	• Increased noise levels as a result of general wear and tear. • Use of noisy equipment. • Use of generators for power supply. • Increased noise levels due to incorrect operation of equipment. • Engine idling noise when not in use. • Increased noise levels as a result of lack of appropriate lubrication; and, • Rattling noises from older equipment.	• Where possible modern, silenced and well-maintained plant will be used at all times, conforming to standards set out in EU Directives. • Equipment including vehicles will be shut down when not in use. • Engine compartments will be closed when equipment is in use and the resonance of body panels and cover plates should be reduced by the addition of suitable dampening materials. • Any rattling noise will be addressed by the tightening of loose parts or the addition of resilient materials if appropriate. • Semi-static equipment will be sited and orientated as far as is reasonably practicable away from noise-sensitive receptors and to have localised screening if deemed necessary. • Generators and water pumps required for 24-hour operation will be super-silenced or screened/located as appropriate to reduce noise.

Hazard	Source Operations	General control measures (Best Available Technique)
		• Crane spindles, pulley wheels, telescopic sections and moving parts of working platforms will be adequately lubricated in order to prevent undue screeching and squealing; and, • Where possible mains electricity will be used rather than generators.
Hazard: Materials handling generating vibration (allowable hours) **Notes on hazard:** Damage or Nuisance caused by the level of generated Vibration from material handling in close proximity to receptors	• Vibration generated by inappropriate material handling on site including dropping and careless placement. • Vibration generated by falling unsecured material and items; and, • Vibration generated by toppling of inappropriately stacked materials.	• Careful consideration of material placement and handling. • No dropping of material from uncontrolled heights. • Appropriate training with regard to material handling and operational techniques so as to minimise vibration generation. • Control of vibration introduced into site induction to ensure that all operators on site are working in such a way to minimise vibration; and, • Appropriate complaint procedure to ensure complaints are logged, investigated and resolved.
Hazard: Operational plant generated vibration. **Notes on hazard:** Damage or Nuisance caused by the level of generated Vibration	• Vibration generated by fixed and mobile plant operational on site;	• Isolation of pumps and generators when positioned in close proximity to sensitive receptors to prevent direct vibration transfer. • Selection of appropriate equipment for the task required. • No use of hydraulic percussive breaking equipment. • Appropriate training with regard to plant operational techniques so as to minimise vibration generation. • Control of vibration introduced into site induction to ensure that all operators on site are working in such a way to minimise vibration; and, • Appropriate complaint procedure to ensure complaints are logged, investigated and resolved.

In accordance with the recommendations of BS5228 controlled trial measurements should be made during the first use of particularly noisy equipment and whenever there are significant changes to noise generating locations.

The following RAG controls are recommended based on these trials. In addition, it is recommended that for any evening or night-time use of noisy equipment should be considered and evaluated within the scope of the CEMP or any CoPA Section 61 agreement when the detailed construction information becomes available.

Noise Control and Actions Criteria

Category	Noise level at location representing sensitive receptor LAeq (15 mins)	Time Period	Action
Red	>75.0 dB	Daytime (07:00 – 19:00 Monday to Friday and Saturdays 07:00 – 13:00)	Stop all noise generating works and equipment. Investigate mitigation methods / alternative equipment to achieve less than the criteria
	>65.0 dB	Night (23:00 – 07:00)	
	>55.0 dB	Evening and Weekends Time periods not captured above	
Amber	65.0 –75.0 dB	Daytime (07:00 – 19:00 Monday to Friday and Saturdays 07:00 – 13:00)	Inform nearby residents regarding the works and undertake regular monitoring to ensure that levels do not exceed the criteria
	55.0 - 65.0 dB	Night (23:00 – 07:00)	
	45.0 - 55.0 dB	Evening and Weekends Time periods not captured above	
Green	<65.0 dB	Daytime (07:00 – 19:00 Monday to Friday and Saturdays 07:00 – 13:00)	No further action required
	<55.0 dB	Night (23:00 – 07:00)	
	<45.0 dB	Evening and Weekends Time periods not captured above	

In accordance with the recommendations of BS5228 2 :2009 sections 3.5.3.1 and 9.2.6 controlled trial measurements should be made during the first use of the piling and whenever there are significant changes to piling locations, use of vibration causing equipment or discovery of solid or continuous ground conditions, to establish measured vibration levels.

The following RAG controls are recommended based on these trials. In addition it is recommended that for any evening or night-time use of ground borne vibration producing equipment this should be considered and evaluated within the scope of the CEMP or any CoPA Section 61 agreement when the detailed construction information becomes available.

Vibration Control and Actions Criteria

Category	Vibration level at location representing sensitive receptor Maximum PPV mmsec-1	Action
Red	>5.00	Stop all vibration generating works and equipment. Investigate mitigation methods / alternative equipment to achieve less than 5.00 PPV $mmsec^{-1}$
Amber	1.00 - 4.99	Inform nearby residents regarding the works and undertake regular monitoring to ensure that levels do not exceed 5.00 PPV $mmsec^{-1}$
Green	0 - 0.99	No further action required

APPENDIX F

Water Resources and Flood Risk Mitigation Measures

The Enabling Works Contractor will document best practice construction methodologies to ensure the quality of the water environment does not deteriorate during construction, such as those described in CIRIA C532 (CIRIA, 2001) and procedures for the management of environmental impacts during construction.

Examples include:

- Avoiding the storage of any potentially polluting materials in close proximity to any waterbodies, including stockpiles of soil, to reduce potential for sedimentation. Where this is not possible works will be undertaken in accordance with approved method statements and in accordance with environmental permitting requirements/restrictions in order to safeguard the water environment.
- Soil stripping managed to ensure the minimum area of exposed soil at any one time.
- Fuels and chemicals will be stored, and refuelling will take place within bunded areas to prevent leakage, and these will be located away from waterbodies. Drainage from these areas will incorporate an isolation facility such that the outlet could be sealed in the event of a spill.
- Provision made for water treatment to remove sediment before discharge to a surface water feature.
- Concrete will be laid only following the suitable preparation of the ground surface and temporary shuttering used to contain potential leaks.
- Designated washing out areas will be set up for concrete lorries with impermeable liners to protect the soil and groundwater below.
- Wastewater generated from the construction compound(s) will be disposed of via appropriate means, for example pumped out and removed from site by tanker.

The updated CEMP will also detail protocols to be followed during an emergency pollution event, triggered for example by adverse weather conditions or an accidental spillage. Measures to be implemented to prevent pollutants infiltrating into the soils beneath the Site and reaching surface water receptors will be documented. Appropriate equipment (e.g. absorption mats) will also be made easily accessible on site to deal with accidental spillages and details of communication channels with the EA in the event of an accidental pollution incident will be included. Should any pollution incidents occur, the EA incident hotline (0300 065 3000) will be called immediately in tandem with dealing with any spillages.

To promote the sustainable use of water resources during construction, measures will be implemented to promote general water use efficiency and particularly to reduce the use of potable water. Examples include rainwater harvesting to provide water supply for the construction welfare facilities and for use in dust suppression and the collection of greywater for use in wheel washing facilities and leakage prevention.

APPENDIX G

Ecology Mitigation Measures

Measures must be taken to prevent the spread of Invasive Non Native Species (INNS) in accordance with the Invasive Non-Native Species (INNS) Management Plan (**submitted to discharge condition 52**). Appropriate exclusion zones will be demarcated and enforced around any areas of INNS to avoid spread or propagation. If/where necessary, eradication methods and appropriate biosecurity measures will be documented in a method statement and implemented during construction to prevent the spread of INNS.

Construction Exclusion Zones (CEZ) will be established prior to construction to define working areas and to protect retained habitats within and adjacent to the Site boundary throughout development. British Standard 5837:2012 guidelines will be followed when working close to trees and shrubs and appropriate root protection zones will be demarcated and protected with suitable barriers or other measures as appropriate, as detailed within the proposed Tree Retention Plan during construction;

The works will be undertaken in accordance with the relevant BNG Assessment and Habitat Management and Monitoring Plan (HMMP).

Vegetation clearance will be timed to avoid the most sensitive time periods for identified protected and notable species. Due to the complex interfacing of these species, the likely best time for the bulk of vegetation clearance is either side of hibernation periods (March/April and September/October) and these activities would commence under the watching brief of an Ecological Clerk of Works (ECoW).

A nesting bird check undertaken by the ECoW or another suitably qualified Ecologist under the supervision of the ECoW no more than 48 hours before works commence, should any works extend into previously undisturbed areas of the site between the 1 March and 31 August.

Nesting bird checks to be undertaken at least weekly by the ECoW or another suitably qualified Ecologist under the supervision of the ECoW in and adjacent to all areas of the site where work is in progress or could be subject to disturbance between 1 March and 31 August.

Should nesting birds be found, actions should be taken to prevent damage or destruction of the nest including additional actions to prevent disturbance for Schedule 1 species. An exclusion zone will be placed around the nest where no works will take place until the chicks have fledged the nest. The size of the exclusion zone will depend on the nesting species and its location within the development. Typically, Schedule 1 species will require larger exclusion zones to avoid impacts from disturbance. The ECoW will advise as to the size of exclusion zones required and will confirm the nest is empty before the exclusion zone can be removed.

Pre-works checks should be made to confirm the absence of protected species such as bats and badgers:

- Since bats are known to move around various roosts throughout the year, they could potentially be present within a PRF where they were not found previously. As such, any tree with an identified PRF-M should be inspected immediately prior to felling under the supervision of a licenced bat ecologist. These inspections should be completed via aerial PRF inspection survey (tree climbing or the use of mobile elevating working platforms (MEWPs)) or, if the tree is unsafe to survey, a dawn re-entry survey the morning before felling.
- If a bat roost is identified during these pre-fell inspections, further surveys may be required to classify the type of roost and species present and a licence from Natural England will be required for the works

to commence in the immediate vicinity.

- Pre-works survey for the presence of badger setts, no more than 48 hours in advance of the works.
  - If a sett is found within any area to be impacted by works, further surveys may be required to classify the sett and its level of activity, and a licence from Natural England may need to be sought prior to the works commencing within the area of impact.

An ECoW will supervise the soft-felling of trees with PRF-I features.

The drain-down of existing ponds to be lost will be supervised by an ECoW. A filter will be used during drainage to ensure amphibians are captured and any individuals can be moved into the retained areas of vegetation.

Vegetation removal and site clearance should be sensitive and phased to displace any potential animals and make habitats less suitable for them. Best practice is to undertake this work in phases:

- First cut any trees, scrub and other tall vegetation to a height of c.150mm to 250mm with all arisings removed.
- Following a minimum 24hrs later the remaining vegetation should be cut to ground. This second phase should be undertaken in a directional manner, moving towards suitable areas of retained habitat, with arisings removed from the Site.
- The directional manner of clearance has been designed to displace animals into retained habitats that will subsequently be connected to the new habitats created as part of the Project.
- Soil/substrate stripping should proceed a minimum of 24 hours after the second phase of vegetation clearance, again working towards retained habitat areas.
- Once the soil/substrate strip has been undertaken the areas should be maintained as bare earth to minimise the likelihood of recolonisation during the construction period.
- Handling of any animals present within these habitats is thus anticipated to be minimal; however, should the capture of less mobile and nocturnal species may be necessary.
- Method statements in the event protected species are encountered.

Information on how additional survey requirements would be accommodated in the programme.

Briefing all personnel involved in the construction works on the ecological mitigation strategy and relevant wildlife legislation.

Reducing the risk of pollution incidents by adhering to current EA guidelines, for example, exclusion zones around watercourses, silt fencing, cut-off ditches and silt mats, will be proactively installed to prevent sediment run-off and silt dispersal into watercourses/ponds from construction areas, exposed ground, material stockpiles and newly reinstated ground.

Plant and machinery will be stored on top of drip trays and/or plant nappies when not in use. Chemicals and fuels will be stored in secure containers located away from retained habitats. Spill kits will be available.

Appropriate storage of fuel, oil and other chemicals in appropriate impervious containers. Leaking and empty containers will be removed from the Site immediately.

Clear definition for the piling of soil or storage of materials associated with the development.

Any trenches/pits created during the construction process will either be covered over at night or will include a means of escape to prevent animals becoming trapped in them.

Any new or temporary lighting scheme implemented on the Site will follow Bat Conservation Trust advice on wildlife sensitive lighting and will avoid directly illuminating any areas of retained vegetation immediately

adjacent to the Site.

The Enabling Works Contractor is required to ensure that all existing features of ecological value surrounding the Site boundary are adequately protected from damage during clearance, site preparation and construction activities.

The Enabling Works Contractor will nominate an internal ‘Biodiversity Champion’ to influence site activities and ensure that detrimental impacts on biodiversity surrounding the site are minimised in line with the recommendations of a suitably qualified ecologist.

The Enabling Works Contractor must train the site workforce on how to protect ecological receptors identified within and adjacent to the site during the project. Specific training must be carried out for the entire site workforce to ensure they are aware of how to avoid damaging ecology during operations on site. Training should be based on the findings and recommendations for protection of ecological features highlighted within a report prepared by a suitably qualified ecologist.

The Enabling Works Contractor will record actions taken to protect biodiversity and monitor their effectiveness throughout key stages of the construction process. The requirement commits the Enabling Works Contractor to make such records available where publicly requested. Any ecological mitigation suggested as a result of further ecological surveys will be included in the updated CEMP.

APPENDIX H

Landscape and Visual Amenity Mitigation Measures

The updated CEMP will document best practice construction methodologies and describe procedures for the management of environmental impacts during construction including a 'landscape and ecology management plan', to safeguard the visual amenity of visual receptors identified during the construction phase. The Enabling Works Contractor shall ensure the following measures are implemented to mitigate the impact of the development on the landscape and visual resource.

- Planting and other landscape measures shall be implemented as early as is reasonably practicable, where there is no conflict with construction activities or other requirements of the project;
- A record of how the implementation of the works meets control measures, relevant to protection of the landscape and key landscape features, shall be maintained and regularly reviewed;
- When positioning site access and egress points and any haul routes through the Site, potential impacts upon retained trees or other mature vegetation shall be considered, to minimise impacts;
- Excavated material (especially topsoil) shall be handled in an appropriate manner to ensure its viability for reuse. The quality of excavated material (topsoil/subsoil) shall be tested by a suitability qualified specialist for its suitability to be used for either structural embankments, landscaping (particularly in relation to suitability for open mosaic habitat creation), or agreed third party use;
- Appropriate best practice in handling all site-won material shall be implemented;
- The sourcing, testing, stripping, handling, storage and spreading of site-won and imported topsoil shall comply with *BS 6031: Code of practice for earthworks*;
- Imported topsoil shall comply with the *BS 3882: Specification for topsoil and requirements for use*;
- Maximise the retention and protection of existing trees and vegetation, whether statutorily protected or not, within or in the vicinity of the site, in accordance with *BS 5837: 'Trees in relation to design, demolition and construction*;
- Well-maintained fencing and hoardings shall be used to provide noise attenuation, visual screening, and site security where required. This shall include the use of different types of fencing and hoarding to minimise visual intrusion, as appropriate;
- Hoardings facing away from the site, should be painted and keep free of posters and graffiti;
- Construction compounds should be located away from sensitive receptors as far as is reasonably practicable;
- The Site and its environs shall be maintained in a clean and tidy state, using wheel washes, road sweepers and other appropriate methods.

Construction phase lighting should be designed and placed such that it minimises unnecessary light spill, utilising Passive infra Red (PIR) controlled switches where possible to ensure that areas of the Site are only lit when they are in use. To ensure that adverse impacts of lighting associated with the construction of the project are minimised, the following mitigation may be included in the updated CEMP:

- Use of only appropriately designed luminaires for the task at hand.
- Minimisation light break-out above the horizontal (using 'low cut-off' and 'full cut-off' lighting systems).
- Use of louvres and shields to prevent undesirable light break-out.
- Use of visual screening, such as on-site spoil, hoardings, between more sensitive visual receptors and construction light sources.

- Reducing lighting levels outside working hours to suitable levels for safety and security. Lighting will be reduced when not required for safety purposes. Security lighting will be kept at the minimum level needed for visual and security protection.
- Use of automated devices to switch lights on and off according to activity / ambient light levels. If appropriate, to reduce the need for fixed visible lighting outside working hours, the use of infrared floodlighting and CCTV systems will be considered for security.
- Construction lighting will be directed so it does not intrude outside of the immediate working area. All lighting related to the works will be designed and fitted to minimise light intrusion onto any sensitive habitat such as hedgerows, mature trees and woodland.
- Sufficient lighting units used to avoid the need for tall, wide beam lighting units to illuminate large areas.

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