



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks
and adjoining land, Bedford

Appendix – B Description of the CEMP Works and Arrangements for Site Welfare, Fencing and Construction Equipment

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1 INTRODUCTION – THE CEMP WORKS

The CEMP Works outlined in this Appendix include the following activities. To help distinguish between the works outlined in **CEMP4.1- UDX - C12- Mass Grading (WV) CEMP - Rev 01**, the CEMP Works presented in this Appendix are in reference to those associated with the **CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP**:

Activity	Description of Works	Duration of Works
Topsoil stripping	Stripping of topsoil within the West Gateway Zone and Western boundary of Core Zone, anticipated to be approximately 300 mm depth, with topsoil managed for reuse where suitable or removed from the Order land where surplus to requirements.	Permanent
Mass grading	Earthworks and regrading of the West Gateway Zone, including development plots and associated level adjustments required to support future construction activities. Permanent landscaping, topsoil reinstatement, and permanent planting do not form part of this endorsement.	Permanent
Surface water management infrastructure	Construction of permanent and temporary surface water management features, including attenuation ponds, swales, carrier drains, outfall ditches, and associated drainage infrastructure.	Permanent and Temporary (Temporary CEMP Works elements removed/ reinstated by end 2029)
Existing drainage ditch amendments	Works to existing field ditches and existing IDB drainage assets required to facilitate the surface water management strategy for the West Gateway Zone.	Permanent
Culverts and buried drainage elements	Construction of concrete culverts, chambers, headwalls, and other buried drainage elements required for surface water management.	Permanent
Haul roads and temporary works	Construction and use of haul roads and enabling temporary works necessary to facilitate the delivery of the CEMP Works.	Temporary (CEMP Works elements removed/ reinstated by end 2029)
Temporary compound support infrastructure	Construction, installation, use, maintenance and removal of temporary compound support infrastructure required for the CEMP Works, including temporary hardstanding, generator bases / pads, welfare servicing areas, plant support areas, access surfaces, fuel / equipment storage areas, and other temporary surfaces required to support the compounds, welfare facilities, generators, construction equipment and plant. These features will be located within the CEMP Land and shown on the relevant Appendix B compound / layout plans where applicable.	Temporary (CEMP Works elements removed / reinstated by end 2029)

Activity	Description of Works	Duration of Works
Temporary bridge construction	Construction of a temporary bridge over Elstow Brook to provide construction access to the parcel of the West Gateway Zone located between Elstow Brook and the Marston Vale Railway. The temporary bridge will be installed at the location of the existing farm access bridge crossing. The bridge will have an approximate span of 27m and will remain at broadly existing crossing levels.	Temporary (CEMP Works elements to be superseded by permanent road alignment by end 2031, under a separate CEMP)
Ground improvement	Installation of Controlled Modulus Columns (CMC)/rigid inclusions and associated working platforms within the ground improvement areas shown on Appendix B(5) – Ground Improvement/CMC Extent Plan . These works enhance ground bearing capacity and control settlement. The CMC/rigid inclusion works comprise low-vibration, non-percussive ground improvement and do not comprise driven or percussive piling. Appendix B(5) defines the maximum geographical extent of CMC/rigid inclusion works for this CEMP.	Permanent
Utilities Diversions	<p>Utility diversion, protection, and temporary management works will be undertaken within the West Gateway Zone and Core Zone where required to facilitate the CEMP Works and maintain continuity of services. This includes works in the vicinity of Broadmead Road and Woburn Road where applicable, the 33kV and 11kV power diversions, and any associated temporary or secondary diversions required to enable permanent diversion routes. Works include service detection, trial holes, exposure of existing services, localised excavation, ducting, cable pulling, service protection, temporary disconnection/reconnection, backfilling, reinstatement, and associated traffic management.</p> <p>Excavations will be limited to the depth and extent required for the relevant utility works and will remain within the CEMP Land, comprising the West Gateway Zone and the relevant western part of the Core Zone described in this CEMP.</p>	Permanent

All CEMP Works and associated facilities are located within the CEMP Land. The CEMP Works Boundary and its location in relation to the rest of the Order Land is shown in **Appendix A: CEMP Land Boundary (OS Plan)**. **Section 2** of this Appendix sets out the arrangements for welfare, fencing, construction equipment, and associated compound/working-area layouts relevant to the CEMP Works.

Permanent surface water management features, including attenuation basins, swales, culverts, carrier drains and ditch amendments, will be constructed in phases alongside the mass grading works (see **Section L** of the CEMP Main Body). Where these features are used to manage surface water during the CEMP Period, they will be inspected, maintained and, where required, rehabilitated at the end of the relevant construction phase.

All detail relating to construction traffic management, including construction routing, logistics, road and footpath closures, is presented in **Section Q** of the CEMP Main Body.

The approach to health and safety on the CEMP Land and measures to prevent and respond to accidents and injuries to construction workers during the CEMP Period are described in **Section A** of the CEMP Main Body.

Preliminary works do not form part of the CEMP Works and are therefore not addressed within the Main Body CEMP or its appendices. Preliminary works include site clearance, vegetation removal and other enabling activities undertaken to facilitate the CEMP Works.

2 DESCRIPTION OF THE CEMP WORKS

- 2.1.1. This Appendix also identifies the relevant plans and layouts showing the CEMP Works arrangements for compounds, access/haul routes, storage areas, temporary water management features, and protected/retained features within the CEMP Land. The controlling requirements for welfare, fencing, plant, logistics and temporary surface water management are set out in the CEMP Main Body.
- 2.1.2. The location of compounds, access/haul routes, storage areas and protected/retained features are shown on the relevant Appendix B layout plans, including **Appendix B(1) – Stage 1 Broadmead Compound** and **Appendix B(2) – Stage 2 Broadmead Compound**, which also identify wheel cleaning facilities, and contained washout /washdown areas for the applicable phase of the CEMP.
- 2.1.3. The Stage 1 compound layout is an existing compound as part of the preliminary works on the CEMP Land that will be utilised for the initial commencement of the CEMP Works. As the works progress, the compound will be reconfigured to the Stage 2 layout to complete the CEMP works.
- 2.1.4. The detailed soil handling, stockpiling, stripping, and reinstatement arrangements for the CEMP Works are set out in **Appendix I – Soil Management Plan** and in **Section G** of the CEMP Main Body. This Appendix does not create additional soil-management controls.
- 2.1.5. Detail of retained vegetation within the CEMP Land is detailed in **Appendix B(3) - Vegetation Removal and Retention Plan**.
- 2.1.6. The locations of temporary attenuation and silt management ponds are shown on **Appendix B(4) – Surface Water Management Plan**. The controlling requirements for temporary surface water management, flood emergency arrangements and drainage pathway principles are set out in **Section L** of the CEMP Main Body and **Appendix M – Flood Emergency Plan**.