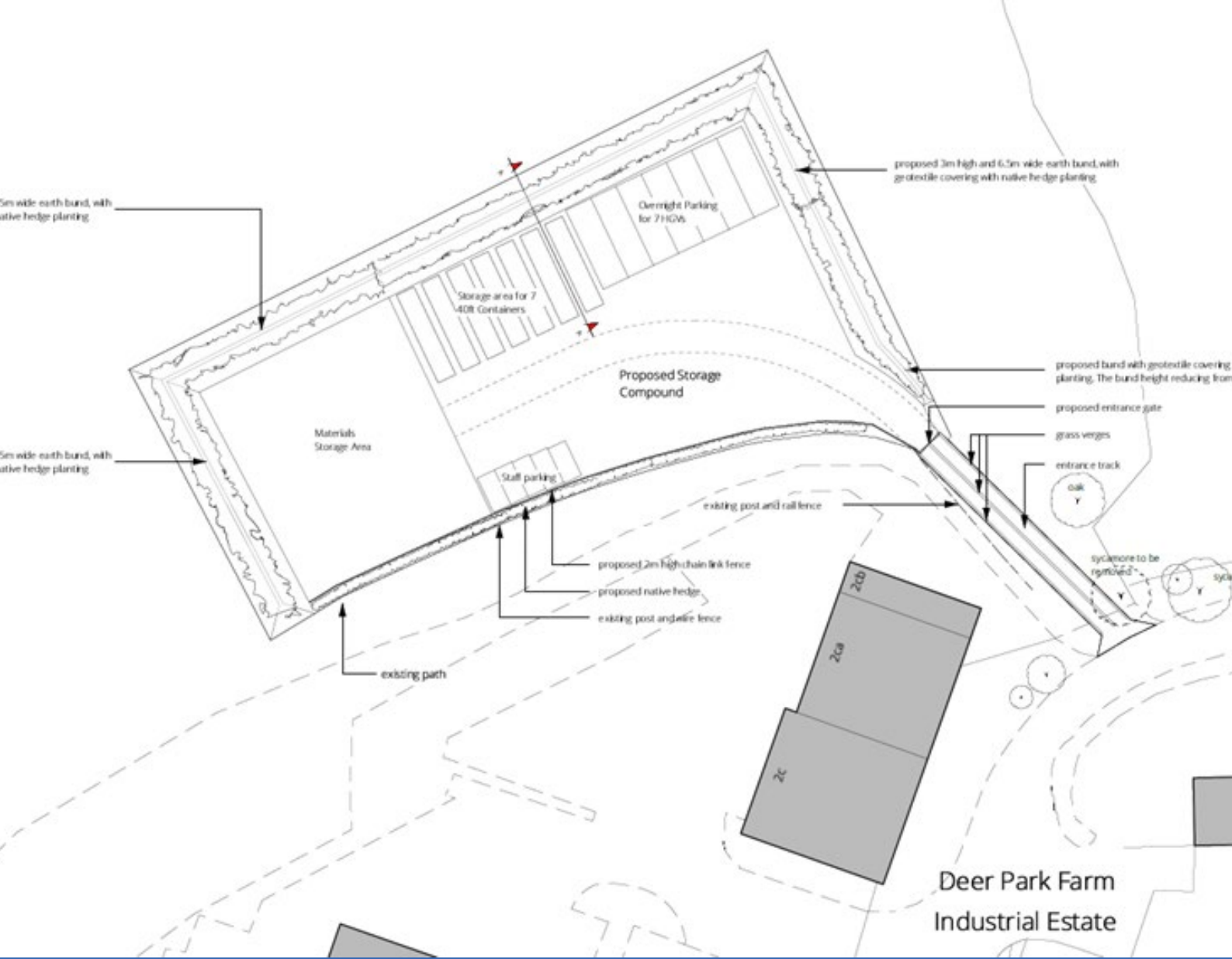




Land adjacent Unit 2CB Deer Park Farm, Knowle Lane, Fair Oak, SO50 7DZ

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

September 2023 Rev I

PREPARED ON BEHALF OF:
DMS Land Management



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SECTION I

I.0 INTRODUCTION

OVERVIEW

- I.1 DMS Landholdings Ltd has instructed Southern Planning Practice Ltd to prepare a Construction Environment Management Plan (CEMP). The document supports the application for the discharge of condition 3 of F/17/82214. This document is written jointly with David Broom of Ecological Planning, Management and Design Ltd. This document should be read alongside the Landscape Ecological Management Plan (LEMP) which is submitted under the same application for the discharge of condition 7 of the same planning reference.
- I.2 The construction phase of the development needs to be carefully planned and controlled to ensure that there are no adverse impact on protected species and watercourses. Both the client and the construction contractor have key responsibilities in ensuring that these environmental impacts are controlled adequately. Management during the construction works will be delivered through the development of a Construction Management Plan (CMP). This Statement will form part of that Plan. Due to the current stage of this development, the CMP has not been formally completed but it will detail how construction works will be undertaken and managed in accordance with the planning application, planning conditions, contractual and legislative requirements and construction industry best practice.
- I.3 The following areas are covered by this Statement to accord with the condition.
- The location of temporary site buildings, compounds, construction material and plant storage areas;
 - Location of vehicle parking for site operatives and visitors
 - Arrangements and timings for construction traffic access and deliveries, and loading / unloading of plant and materials
 - Measures to manage fuel storage to prevent water pollution;
 - Measures to control dust and dirt generated by construction;
 - Provision for storage, collection and disposal of waste;
 - Measures to prevent mud and dust on the highway;

- Details of temporary lighting;
- A precautionary method statement and timetable of works for reptile mitigation and management (including provision of fencing, refugia, trapping and site security).

I.4 The scope of the work is to construct a yard for storage of materials, storage of containers, provision of parking, installation of bund and associated landscaping. It will be carried out in accordance with the following plans and documents: -

Name of Document	Reference
Block Plan Section Through Bund	E-AP-438.02 C
Site Plan to compare habitat lost and gained	E-AP-438.04 B
Surface Water Drainage Strategy Report	
Amended CEMP for Landfill Gas	
Site Location Plan	
Section Plan	
LEMP	
Appendix I to the Ecological Assessment	

I.5 Construction work shall be carried out in accordance with this Statement.

OUTLINE OF DEVELOPMENT

I.6 Implementation of the proposed development comprises the following main components:

- I. Site clearance;
- II. Site compound establishment;
- III. Construction of raised hardstanding
- IV. Implementation of landscape design scheme.

- V. This CEMP concerns the regulation of activities undertaken during the site clearance and hardstanding construction to ensure that significant ecological impacts are avoided.

ECOLOGICAL SENSITIVITIES AND RISKS

- I.7 The main ecological sensitivity and ecological impact risks associated with the proposed development concern utilisation of habitats within the development site by reptiles, and possible utilisation of the site by nesting birds. In addition, the proposed development creates the risk of indirect disturbance to the likely ecological interest of surrounding wildlife habitats.
- I.8 Broadleaved woodland, grassland and scrub habitats that surround the proposed development site are not directly impacted upon by the development. However, the ecological interest of these features is potentially sensitive to indirect effects of the site clearance and construction phases of the development. These could include:
- Harm to wildlife species that might move into the development site from adjacent habitats during site clearance and construction activities;
 - Disturbance of wildlife within adjacent habitats through noise or fugitive dust emissions from within the construction site;
 - Disturbance of crepuscular or nocturnal wildlife species within adjacent habitats through significant lightspill from within the construction site;
 - Disturbance of wildlife species within adjacent habitats by pets kept within the construction site;
 - Contamination of adjacent habitats and soils through contamination by spillage or run-off of fuel oil or other liquids from within the construction site.
- I.9 This CEMP aims to avoid the risk of these ecological risk factors arising during the site clearance and construction phases of the proposed development.

ROLES AND RESPONSIBILITIES

- I.10 Key roles and responsibilities for delivery of the Deer Park Farm CEMP are described below.

Project Manager

I.11 Responsibilities include:

- Review and approve the CEMP and any consequent operational plans;
- Monitor and control the CEMP to ensure effective implementation;
- Ensure that all personnel involved with delivery of the proposed development are adequately informed of the purpose, content and requirements of this CEMP;
- Ensure that procedures are in place to monitor and record actions against this CEMP as necessary to provide evidence of compliance;
- Provide a primary point of contact for the client, Local Planning Authority and regulatory authorities as necessary over delivery of this CEMP.

Construction Manager

I.12 Responsibilities include:

- Organise, implement and maintain a working environment and systems of work that contribute to effective delivery of this CEMP;
- Review and approve method statements and risk assessments prepared as necessary for delivery of this CEMP;
- Ensure that all contractual engagements made for implementation of the proposed development are made against adequate knowledge and understanding of this CEMP;
- Liaise with the Project Manager as necessary through record keeping and meetings to monitor, control and record delivery of this CEMP;
- Take proactive advice from the Project Manager and from Ecological Advisors as necessary to ensure effective delivery of this CEMP.

Ecological Advisors

I.13 Responsibilities include:

- Provide advice on matters of ecological impact mitigation as required by the Project Manager or Construction Manager as appropriate to support delivery of this CEMP;
- Maintain a detailed record of advice given and actions taken as a result of requests made by the Project Manager or Construction Manager;

- Provide toolbox talks or induction documents as necessary to ensure delivery of this CEMP through site instructions to operatives;
- Intervene as necessary to ensure compliance with the provisions of this CEMP and any relevant ecological legislation, planning consents and regulatory frameworks.

Contractor/Sub-contractor

1.14 Responsibilities include:

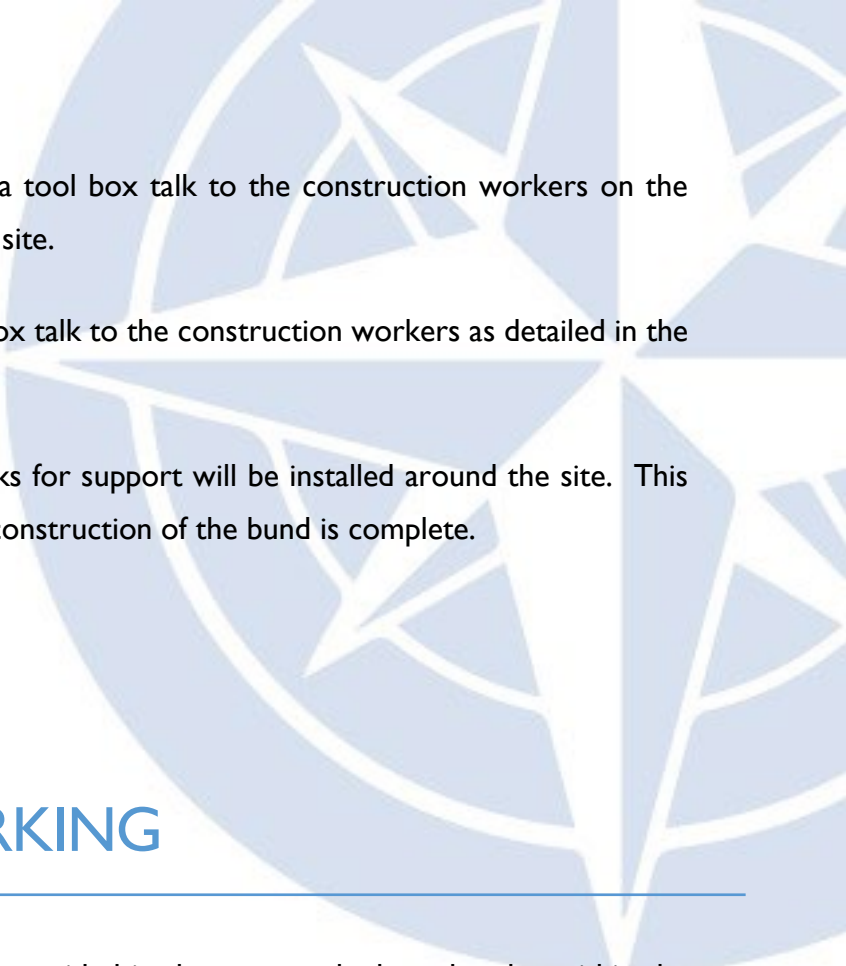
- Agree to all conditions of engagement that concern ecological protection objectives of this CEMP;
- Agree to compliance with operational requirements of this CEMP;
- Report evidence of CEMP non-compliance to Construction Manager.

Emergency and Incident Preparedness

- 1.15** Should an ecological incident occur, this should be reported immediately to the Construction Manager and then to the Project Manager. Appropriate advice and action will be taken to ensure adequate incident management, supported by incident management record keeping and reporting to the Project Manager.
- 1.16** To minimise the risk of disturbance to sensitive ecological receptors, Contractors and Sub-contractors must ensure that all operatives understand the ecological risks associated with their work activity. They must also ensure that they understand the purpose of control measures described within this CEMP to eliminate or reduce the risk of significant negative ecological impacts.

2.0 WORKS UNDERTAKEN PRIOR TO DEVELOPMENT

- 2.1** Installation of drift fencing, bird nesting checks and reptile trap and translocation, site clearance will be carried out in accordance with the requirements set out in Section 9 of this Statement.

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- 2.2 A suitably qualified ecologist will give a tool box talk to the construction workers on the ecology and conservation status of the site.
 - 2.3 A Competent person will give a tool box talk to the construction workers as detailed in the CEMP for Landfill Gas.
 - 2.4 Herris fencing placed in concrete blocks for support will be installed around the site. This will remain in place until work on the construction of the bund is complete.

SECTION 3

3.0 CONTRACTOR PARKING

- 3.1 Contractor and visitor parking will be provided in the area marked on the plan within the designated parking areas of the site compound.

SECTION 4

4.0 DELIVERY ARRANGEMENTS

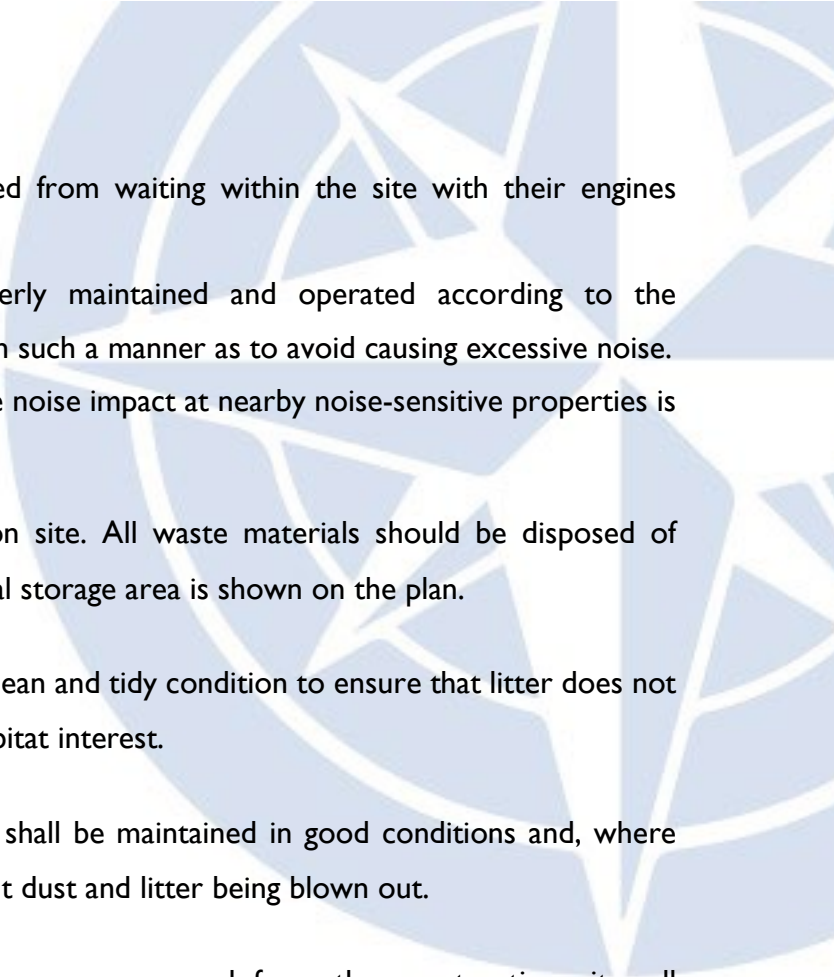
- 4.1 Normal site hours will be 07:30 to 18:00 Monday to Friday and 07:30 to 13:00 Saturdays. Deliveries will be expected to take place during these hours but, where possible, outside of peak traffic times.
- 4.2 Site-specific requirements for access and egress including deliveries of plant and materials shall be notified to all delivery drivers prior to their arrival on site as well as to all site operatives during their induction. This will include a commitment to access and egress the site from the northern end of Knowle Lane only, and ensure that access and egress vehicle movements avoid encroachment upon wildlife habitats adjacent to the construction site;

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- 4.3 Banksman will be employed where appropriate to direct and guide any large vehicles to and from the site.
 - 4.4 Parking for delivery vehicles will be allowed by strict approval of the Construction Manager to avoid encroachment upon adjacent wildlife habitats.

SECTION 5

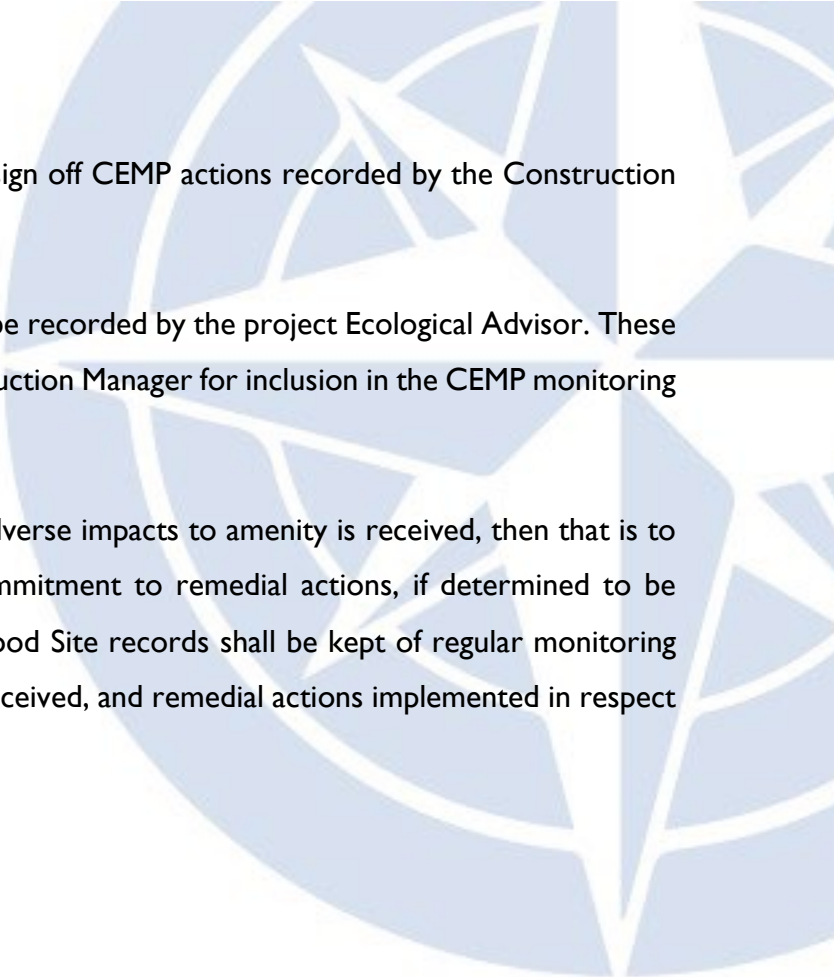
WORKING ARRANGEMENTS

- 5.1 The areas for material storage are shown in the attached plan. These are positioned at the near end of the site from the access to allow the laying above ground of the yard base in accordance with the amended CEMP for Landfill Gas.
- 5.2 The site office, chemical WC and car parking for site operatives and visitors are located adjacent, near the access.
- 5.3 All staff and visitors must sign in and out.
- 5.4 Appropriate signage will be deployed.
- 5.5 The materials used in the course of construction are inert and therefore do not require any special pollution control measures.
- 5.6 Loading and unloading of plant and materials shall take place only within the boundaries of the construction site and at a location as far as possible from the edge of adjacent wildlife habitats.
- 5.7 There will be no fuel storage on site. Refuelling of plant will take place off site. All plant and construction vehicles will be checked prior to use for leakages.
- 5.8 A road sweeper will be deployed when appropriate to sweep any excess mud and debris from the road. A pressure washer will be used to clean wheels of vehicles and plant prior to leaving the site to remove unwanted debris spreading onto the highway. The wheel wash will not use any chemicals or detergents to remove debris.
- 5.9 Construction noise will be minimised using the following measures where appropriate: -
- Deliveries will be programmed to arrive during daytime hours only.
 - Care will be taken when unloading vehicles to minimise disturbance to local residents

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- Delivery vehicles will be prohibited from waiting within the site with their engines running.
 - All plant items should be properly maintained and operated according to the manufacturers' recommendations in such a manner as to avoid causing excessive noise.
 - All plant should be sited so that the noise impact at nearby noise-sensitive properties is minimised.
- 5.10 No waste materials shall be burned on site. All waste materials should be disposed of properly. The temporary waste material storage area is shown on the plan.
- 5.11 The construction site will be kept in a clean and tidy condition to ensure that litter does not contaminate adjacent land of wildlife habitat interest.
- 5.12 Waste storage of containers and skips shall be maintained in good conditions and, where required, measures employed to prevent dust and litter being blown out.
- 5.13 Before waste and site clearance arisings are removed from the construction site, all subcontractors and waste contractors must provide the Construction Manager with legible copies of waste transfer notes, ecological permits and certification as necessary.
- 5.14 The site will operate a no-smoking policy.
- 5.15 No working will take place outside of daylight hours. No lighting is proposed since operations will only occur during hours of daylight.
- 5.16 The site will be checked daily to check for any environmental problems and ensure compliance with this Statement, the amended CEMP for Landfill Gas and the CMP.
- 5.17 No specific mitigation will be applied with regard to air quality other than adopting best construction practices, including dampening of soil with a fine water mist to prevent dust.

CEMP MONITORING AND REPORT

- 5.18 A full, contemporaneous record shall be maintained of specific actions taken to deliver the requirements of this CEMP. Responsibility for maintaining a record of CEMP actions lies with the Construction Manager.

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- 5.19 The Project Manager will monitor and sign off CEMP actions recorded by the Construction Manager.
- 5.20 Where appropriate, CEMP actions will be recorded by the project Ecological Advisor. These records will be submitted to the Construction Manager for inclusion in the CEMP monitoring report.
- 5.21 When a complaint about nuisance or adverse impacts to amenity is received, then that is to be appropriately investigated; and a commitment to remedial actions, if determined to be necessary, be put in place promptly. Good Site records shall be kept of regular monitoring and an audit of the works, complaints received, and remedial actions implemented in respect of these.

SECTION 6

6.0 ECOLOGICAL MANAGEMENT

SITE CLEARANCE AND CONSTRUCTION ACTIVITIES

General Provisions

- 6.1 No personnel involved with implementation of the Deer Park Farm development will keep any pets or other domesticated animals without permission of the Construction Manager at the construction site to avoid the risk of disturbance to notable and protected wildlife within wildlife habitats adjacent to the proposed development site.

Reptile Trap and Translocation

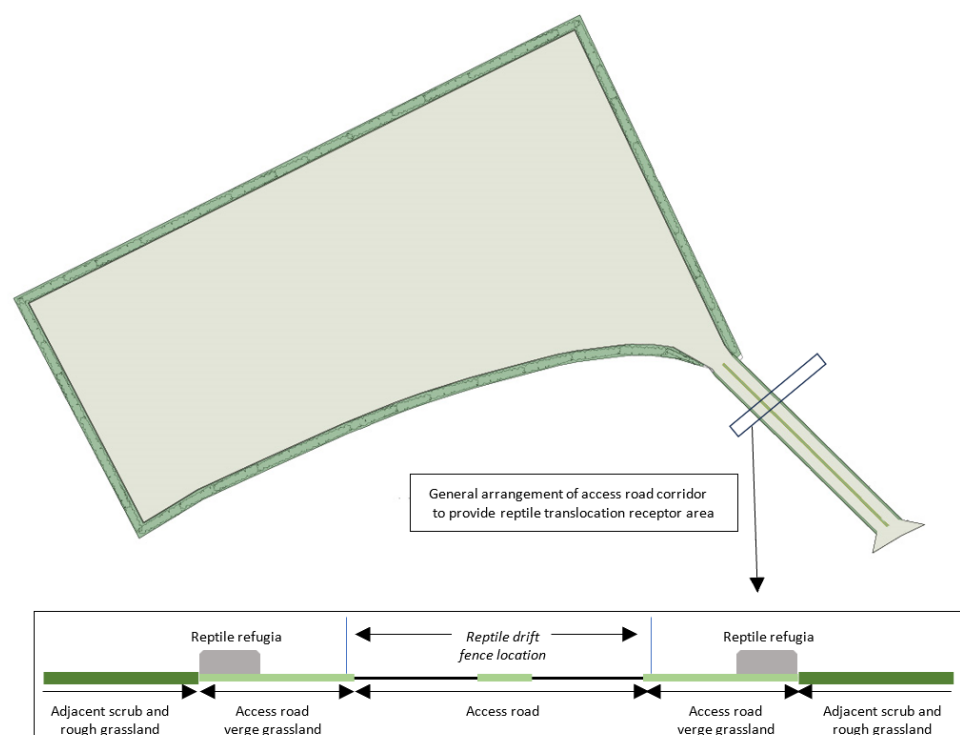
- 6.2 To ensure that any reptiles present within the proposed development site are removed prior to site clearance the following procedure would be implemented:

- Reptile drift fencing would be installed during early spring to coincide with the onset of reptile emergence from hibernation;
- Reptile drift fencing would be installed as shown below, a minimum of two months prior to commencement of site clearance activities;
- Artificial refugia sheets would be placed at the approximate locations indicated overleaf;
- Existing vegetation within the proposed development site would be cut and arisings removed prior to installation of drift fencing and placement of artificial refugia sheets;
- Regular inspection of the drift fencing would be carried out to ensure that the fencing remains intact, and to ensure that repairs are undertaken to any damage to the drift fencing;
- Artificial refugia sheets would be inspected on regular occasions during a pre-site clearance monitoring period of at least two months;



- Any reptiles found during refugia checks would be translocated alive and unharmed from the proposed development site to suitable habitat within the site access corridor;
- In the event that reptiles are trapped and translocated to the site access corridor, reptile exclusion fencing would be installed along the site access corridor and maintained for the duration of site clearance and construction activities to exclude translocated reptiles from adjacent areas of the construction site;

- In preparation for its potential use as a reptile translocation receptor area, the site access corridor verges would be arranged to provide suitable reptile receptor habitat. Reptile basking and refugia habitat comprising log piles and rubble patches would be placed along the access road corridor grass verge margins, abutting adjacent scrub and rough grassland vegetation. This arrangement is shown below
- In the event that arrangements for a reptile translocation receptor area within the access road corridor are required, these arrangements shall be maintained until a suitable reptile habitat (grassland, hedgerow, refugia and hibernacula) is established along the perimeter of the proposed development site.
- Regular inspection of the reptile exclusion fencing would be carried out to ensure that the fencing remains intact, and to ensure that repairs are undertaken to any damage to the fencing;
- All aspects of the reptile trap and translocation process would be directly supervised by the Project Ecological Advisor.



Bird Nesting Check

6.3 To ensure that any nesting birds present within the proposed development site are protected from disturbance by site clearance activities the following procedure would be implemented:

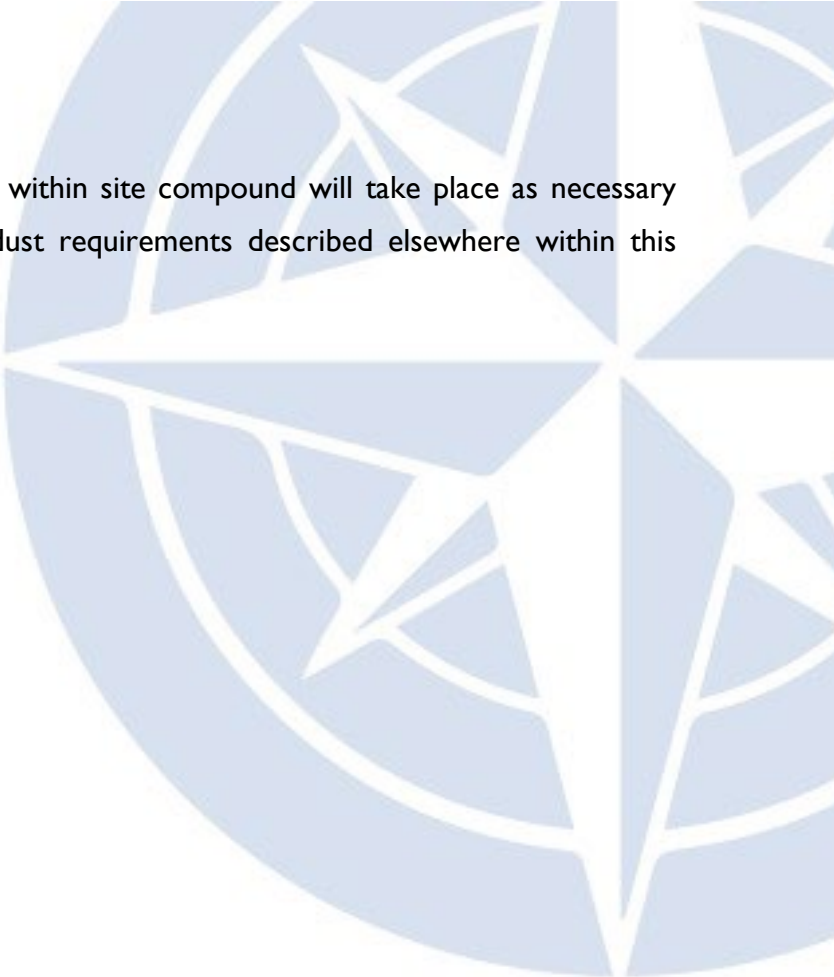
- Site clearance during the bird nesting season (March to August) would be avoided if possible;
- Where site clearance during the bird nesting season is unavoidable, all parts of the proposed development site would be inspected to identify evidence indicating the presence of nesting birds;
- The inspection would be carried out no more than 48 hours prior to commencement of site clearance activities;
- In the event that evidence of bird nesting is observed, all site clearance activities will be suspended until further inspections are able to confirm that bird nesting is complete and that nests have become unoccupied;
- All aspects of the site clearance bird nesting check would be directly supervised by the Project Ecological Advisor.

Site Clearance

6.4 Following completion of reptile trap and translocation and bird nesting assessments, pre-development site clearance would proceed in accordance with the following considerations:

- All aspects of site clearance works shall follow the requirements of this CEMP;
- Specific CEMP provisions shall be followed that concern the protection of locations of wildlife habitat interest adjacent to the proposed development site from encroachment by any vehicle movements, storage of site clearance arisings or any other activity associated with site clearance activities;
- The movement of site clearance arisings must use sheeted lorries and covered skips;
- The risk of fugitive dust emissions from site clearance should be kept under constant review. Where necessary, dust suppression measures will be used.

6.5 The establishment of a site compound concerned with site clearance and construction works will proceed in accordance with the following considerations:

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- 6.6 Soil strip and removal of arisings from within site compound will take place as necessary ensuring compliance with noise, and dust requirements described elsewhere within this CEMP.