



Construction Environmental Management Plan (CEMP)

Sholing Football Club Development

Project Title

Proposed Head Office, Education, Medical and Storage Facilities and Construction of 6 Covered Padel Courts with Padel Centre and Associated Parking

Site Address

The Mortgage Decisions Stadium
Portsmouth Road
Southampton
Hampshire
SO19 9PW

Planning Application References

F/26/100758

Proposed Head Office, Education, Medical and Storage Facilities

F/26/100816

Construction of 6 Covered Padel Courts, Padel Centre Including Studio, Changing Areas and Refreshments, and Associated Parking

Location Plan Ref: Location & Block Plans (8374 D100)

Applicant

Sholing Football Club

Principal Contractor

On Point Groundworks Ltd

Local Planning Authority

Date Prepared

March 2026

Estimated Construction Programme

36 Weeks

Drawing References

Drawing Title	Drawing Reference
Site Location Plan	SFC-PL-01
Proposed Site Layout	SFC-PL-02
Construction Compound & Logistics Plan	SFC-CL-03
Temporary Construction Access Plan	SFC-TM-04
Location & Block Plan (Padel)	(8374 D100)

1. Document Control

1.1 Document Details

Document Title	Construction Environmental Management Plan (CEMP)
Project	Sholing Football Club Development
Site Address	The Mortgage Decisions Stadium, Portsmouth Road, Southampton, Hampshire, SO19 9PW
Planning References	F/26/100758 and F/26/100816
Principal Contractor	On Point Groundworks Ltd
Prepared For	Sholing Football Club
Prepared By	On Point Groundworks Ltd

Date Prepared	March 2026
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1.2 Document Revision History

Version	Date	Description of Changes	Author
1.0	05.03.26	Initial CEMP prepared for planning submission	On Point Groundworks Ltd
2.0	17.03.26	Revised to include Application Ref F/26/100816	On Point Groundworks Ltd

1.3 Document Approval

Name	Role	Signature	Date
Site Manager	Principal Contractor Representative	R Barrett	17.03.26
Project Representative	Sholing Football Club		

2. Introduction

This Construction Environmental Management Plan (CEMP) has been prepared to support the proposed development works at Sholing Football Club, The Mortgage Decisions Stadium, Portsmouth Road, Southampton.

The CEMP outlines the environmental management procedures and site control measures that will be implemented during the demolition and construction phases of the development.

The purpose of this document is to ensure that construction activities are undertaken in a manner that minimises potential impacts on:

- Neighbouring residential properties
- Pedestrians and road users
- The surrounding environment

The measures set out in this plan will be implemented by the Principal Contractor, On Point Groundworks Ltd, throughout the demolition and construction period.

This CEMP has been prepared in accordance with guidance provided by Eastleigh Borough Council, together with relevant environmental legislation including the Environmental Protection Act 1990 and the Control of Pollution Act 1974.

3. CEMP Compliance Checklist

The table below identifies how the requirements set out within the Eastleigh Borough Council Construction Environmental Management Plan (CEMP) Template for Small Sites have been addressed within this document.

Eastleigh CEMP Template Requirement	Section in this CEMP
Description of development	Section 5 – Proposed Development
Site location and description	Section 4 – Site Description
Site management arrangements	Section 6 – Site Management
Site personnel responsibilities	Section 6.1 – Site Personnel
Site layout and compound arrangements	Section 6.2 – Site Layout
Site security	Section 6.3 – Site Security
Site programme	Section 6.4 – Site Programme
Communication with local residents	Section 6.5 – Communication with Local Residents
Complaints procedure	Section 6.6 – Complaints Procedure
Construction programme and phasing	Section 7 – Programme and Phasing of Works
Contractor parking arrangements	Section 8 – Contractor Parking
Delivery/waste collection arrangements	Section 8 – Deliveries/waste collection
Access and egress for vehicles and plant	Section 8 – Access and Egress
Protection of pedestrian routes	Section 8 – Pedestrian Safety
Temporary site buildings and compound	Section 8 – Temporary Buildings and Storage

Prevention of mud and debris on the highway	Section 8 – Prevention of Dirt on the Highway
Noise and vibration control	Section 9 – Noise and Vibration
Dust and air quality management	Section 9 – Dust and Air Quality
Waste management	Section 9 – Waste Management
Unexpected contamination procedure	Section 9 – Unexpected Contamination
Pollution prevention measures	Section 9 – Pollution Prevention
Drainage protection	Section 9 – Drainage Protection
Site lighting	Section 9 – Site Lighting
General site safety	Section 10 – General Site Safety
Environmental monitoring and compliance	Section 11 – Environmental Monitoring
Emergency procedures	Section 12 – Emergency Procedures

4. Site Description

The development site is located within the grounds of Sholing Football Club, known as The Mortgage Decisions Stadium, situated on Portsmouth Road (A3025) in Southampton.

The wider site forms part of an established sports complex and currently accommodates a range of sporting and club facilities including:

- The main football stadium and pitch
- Spectator stands
- Football training facilities
- A cricket field located within the sports ground
- Existing club buildings and ancillary facilities
- Hardstanding and grass parking areas
- Internal access roads and circulation routes

Vehicular access to the stadium is provided via an entrance from Portsmouth Road (A3025). This entrance also provides access to the existing stadium parking areas.

The surrounding area comprises a mixture of residential properties, road infrastructure and local community uses. Residential properties are located along Portsmouth Road and within the surrounding area. Due to the proximity of residential receptors and public access routes,

demolition and construction activities will be carefully managed to minimise potential impacts relating to noise, dust, traffic movements and general construction disturbance.

5. Proposed Development

The proposed development at Sholing Football Club, The Mortgage Decisions Stadium, Portsmouth Road, Southampton comprises the demolition of an existing building and the construction of new club facilities together with the installation of a padel sports complex within the existing stadium grounds.

The development is being undertaken in accordance with the following planning applications submitted to Eastleigh Borough Council:

Planning Application Ref: F/26/100758

Proposed Head Office, Education, Medical and Storage Facilities.

Planning Application Ref: F/26/100816

Construction of 6 covered padel courts, padel centre including studio, changing areas and refreshments, together with associated parking.

5.1 Head Office, Education, Medical and Storage Facilities Ref: F/26/100758

The first element of the development involves the demolition of an existing building within the stadium site and the construction of a new facility providing improved operational infrastructure for Sholing Football Club.

The building will provide a range of facilities including:

- Club head office accommodation
- Education and training space
- Medical and treatment rooms
- Storage areas associated with football operations

These facilities will support the continued development and operation of the football club.

5.2 Padel Courts and Padel Centre Ref: F/26/100816

The second element of the development comprises the installation of a padel sports facility within the stadium grounds.

The proposed development will include:

- Six covered padel courts
- Structural court enclosures including glass panels and mesh fencing
- Canopy structures covering the courts

- A padel centre building including studio space, changing facilities and refreshment areas

The padel courts will provide additional recreational and sporting facilities within the existing sports complex and will complement the football and cricket activities already taking place at the site.

5.3 Associated External Works

The development will also include associated external works required to support the new facilities, including:

- Construction and reconfiguration of parking areas
- Installation of internal access routes and hardstanding
- Installation of drainage and services infrastructure
- Landscaping and reinstatement works where required

All demolition and construction works will be undertaken in accordance with this Construction Environmental Management Plan.

5.4 Construction Working Hours

Unless otherwise first agreed in writing by the Local Planning Authority, no demolition or construction works, including site clearance and deliveries, shall take place except between the following hours:

- **Monday to Friday:** 08:00 to 18:00
- **Saturday:** 08:00 to 13:00
- **Sundays and Bank Holidays:** No works permitted

No plant, machinery or equipment shall be operated, and no deliveries shall be taken at or dispatched from the site, outside of the above hours without the prior written consent of the Local Planning Authority.

Works outside of the stated hours shall only be undertaken in the case of emergency or where otherwise approved in advance in writing by the Local Planning Authority.

The Principal Contractor shall ensure that all site operatives, subcontractors and suppliers are made aware of, and comply with, these restrictions at all times.

6. Site Management

6.1 Site Personnel

The demolition and construction works will be managed by On Point Groundworks Ltd, acting as Principal Contractor for the development.

A Site Manager will be appointed to oversee day-to-day activities on the site and ensure that works are carried out in accordance with this Construction Environmental Management Plan (CEMP).

The Site Manager will be responsible for:

- Overseeing demolition and construction activities
- Ensuring compliance with environmental control measures
- Coordinating deliveries and contractor activities
- Monitoring site safety and traffic management arrangements
- Responding to complaints or concerns raised by members of the public

All contractors working on the site will be required to comply with the procedures set out within this CEMP.

6.2 Site Layout

The layout of the construction site, including the location of the construction compound, welfare facilities, storage areas and contractor parking, is shown on **Drawing SFC-CL-03 – Construction Compound and Logistics Plan**.

The construction compound will include:

- Site office facilities
- Welfare facilities for site personnel
- Secure storage containers
- Plant and equipment storage areas
- Waste storage and recycling area
- Contractor parking

The site layout will be arranged to ensure safe movement of vehicles and personnel within the site.

6.3 Site Security

The construction site will be secured throughout the demolition and construction period to prevent unauthorised access.

Security measures will include:

- Installation of secure perimeter fencing and site hoarding
- Controlled access points to the site
- Clear warning signage around the site boundary
- Secure storage of materials and equipment when not in use

These measures will help ensure the safety of the public and site personnel.

6.4 Site Programme

The anticipated construction programme for the development is approximately **36 weeks**.

The works will include:

- Site mobilisation and compound setup
- Demolition of the existing building
- Groundworks and foundation construction
- Construction of the new head office building
- Installation of padel courts and canopy structures
- Internal fit-out works
- External works including parking and landscaping

Further details of the programme and phasing of the works are provided in Section 7 of this document.

6.5 Communication with Local Residents

Communication will be maintained with neighbouring residents and site users throughout the construction period.

Where appropriate, information regarding the construction programme and key stages of the works may be communicated to neighbouring properties.

Contact details for the Site Manager will be displayed at the site entrance so that members of the public can raise any concerns.

6.6 Complaints Procedure

Any complaints received from residents or members of the public will be recorded and investigated by the Site Manager. In accordance with the following procedures.

1. General Principles

The Principal Contractor shall take all reasonable steps to minimize disruption to local residents and businesses. A proactive approach to communication will be maintained throughout the duration of the works to ensure that any concerns are addressed promptly at a local level.

2. Point of Contact

A designated Site Manager/Liaison Officer will be appointed as the primary point of contact for the public. Their contact details (name, telephone number, and email address) will be:

- Displayed clearly on the site hoarding/noticeboard at the site entrance.
- Distributed via a "Start of Works" letter to all residents and businesses within a [e.g., 100m] radius of the site boundary.

3. Complaints Logging and Investigation

In the event of a complaint regarding noise, dust, vibration, or traffic, the following procedure will be implemented:

- **Registration:** All complaints will be recorded in a Site Log Book (or digital equivalent) within 24 hours of receipt. The log will include the date, time, nature of the complaint, and the complainant's details.
- **Investigation:** The Site Manager will immediately investigate the cause of the complaint and determine if site activities are in breach of the CEMP or EBC's permitted working hours (08:00–18:00 Mon–Fri, 08:00–13:00 Sat).
- **Action:** If a breach is identified, corrective action (e.g., dampening down dust, silencing machinery) will be taken immediately.
- **Response:** The complainant will be informed of the findings and any actions taken within [e.g., 48 hours] of the initial report.

4. Reporting to Eastleigh Borough Council

The Site Log Book will be made available for inspection by Eastleigh Borough Council officers upon request.

- **Major Incidents:** Any significant environmental incidents or recurring complaints that cannot be resolved locally will be reported to the **EBC Environmental Health Team** (023 8068 8000) and the **Planning Enforcement Team** via the MyEastleigh portal.
- **Monthly Summary:** A summary of all complaints and resolutions will be included in the monthly site progress report submitted to the Local Planning Authority if required by the specific planning condition.

5. Escalation

If a complainant is unsatisfied with the site-level resolution, they will be directed to Eastleigh Borough Council's formal Complaints Procedure for independent review by the Authority.

7. Programme and Phasing of Works

The demolition and construction programme for the proposed development is anticipated to last approximately **36 weeks**. Works will be undertaken in a series of phases to ensure activities are carried out safely and efficiently while minimising disruption to neighbouring properties, road users and pedestrians.

Phase 1 – Site Mobilisation (Week 1)

Initial site setup will take place prior to the commencement of demolition and construction activities. Works during this phase will include:

- Installation of perimeter fencing and site hoarding
- Establishment of the construction compound
- Installation of welfare facilities for site personnel
- Installation of wheel washing facilities
- Creation of temporary access arrangements and contractor parking areas
- Delivery of initial plant, equipment and materials

These activities will establish the infrastructure required for the safe operation of the construction site.

Phase 2 – Demolition Works (Weeks 2–4)

The existing building identified for redevelopment will be demolished to allow construction of the new head office, education, medical and storage facilities.

Works during this phase will include:

- Removal of fixtures and fittings from the existing building
- Demolition of the structure using mechanical plant
- Breaking out and removal of existing hardstanding where required
- Segregation and removal of demolition materials for recycling or appropriate disposal

Dust suppression measures will be implemented during demolition works to minimise the potential for dust generation.

Phase 3 – Groundworks and Foundations (Weeks 5–9)

Following demolition, groundworks will commence across the development site.

Works will include:

- Site clearance and excavation
- Preparation of formation levels
- Installation of foundations for the new building
- Installation of underground drainage and service infrastructure
- Preparation of formation levels for the padel courts and associated structures

Phase 4 – Structural Construction (Weeks 10–15)

The structural elements of the development will be constructed during this phase.

Works will include:

- Construction of the structural frame for the head office building
- Installation of external walls and roof structure
- Installation of doors and windows
- Installation of structural elements associated with the covered padel courts

Phase 5 – Internal Fit-Out (Weeks 15–25)

Internal works associated with the head office and padel centre facilities will be undertaken during this phase.

Works will include:

- Installation of mechanical and electrical systems
- Installation of internal partitions and finishes
- Installation of equipment and fixtures

Phase 6 – External Works and Padel Court Installation (Weeks 15–25)

External works and the installation of the padel courts will be undertaken during the latter stages of the programme.

Works will include:

- Installation of padel court bases and structural frames
- Installation of glass panels and fencing systems

- Installation of synthetic playing surfaces
- Installation of canopy structures over the courts
- Construction and reconfiguration of car parking areas
- Hard landscaping and surfacing works
- Reinstatement of disturbed areas
- Removal of the construction compound and final site clearance

8. Site Operations

8.1 Contractor Parking

Contractor parking will be provided within the site boundary to prevent overspill parking onto surrounding roads.

A designated contractor parking area will be established within the existing stadium car park area as illustrated on **Drawing SFC-CL-03 – Construction Compound and Logistics Plan**.

Parking arrangements will include:

- Designated parking areas for site personnel
- Temporary hardstanding where required
- Prohibition of contractor parking on Portsmouth Road or surrounding residential streets
- Encouragement of car sharing to reduce vehicle numbers

The Site Manager will monitor parking arrangements to ensure compliance.

8.2 Deliveries/waste collection

Construction deliveries will be coordinated through a scheduled logistics system.

Delivery procedures will include:

- Deliveries/waste collection being pre-booked with the Site Manager
- Deliveries scheduled to avoid peak traffic periods where possible
- Large vehicles guided by trained banksmen during entry and exit from the site

Vehicles will not be permitted to queue on Portsmouth Road.

8.3 Access and Egress

Construction vehicles and plant will access the site via the existing entrance from Portsmouth Road (A3025).

Traffic management measures will include:

- Clearly marked entry and exit routes within the site
- Banksmen controlling vehicle movements
- Internal vehicle routes segregated from pedestrian areas where practicable
- Temporary warning signage installed where necessary

All construction traffic will follow the route plan shown on **Drawing SFC-TM-04 – Temporary Construction Access Plan**.

8.4 Protection of Pedestrian Routes

Pedestrian safety will be maintained throughout the construction period.

Measures will include:

- Installation of secure hoarding along the site boundary
- Maintenance of unobstructed pedestrian footways along Portsmouth Road
- Temporary pedestrian barriers where required
- Deployment of banksmen when construction vehicles enter or exit the site
- Provision of adequate lighting where works occur adjacent to pedestrian routes

Regular inspections will ensure pedestrian routes remain safe and accessible.

8.5 Temporary Site Buildings and Storage

A construction compound will be established within the stadium grounds as illustrated on **Drawing SFC-CL-03**.

Facilities within the compound will include:

- Site office facilities
- Welfare facilities including canteen, toilets and drying areas
- Secure storage containers for equipment and materials
- Waste storage and recycling areas
- Plant storage areas
- Contractor parking

Construction materials will be stored in designated areas to prevent obstruction of access routes.

Hazardous materials will be stored in bunded containers in accordance with environmental regulations.

8.6 Prevention of Dirt Transfer onto the Highway

Measures will be implemented to prevent mud and debris being transferred from the site onto Portsmouth Road.

Wheel washing facilities will be installed at the site exit and all construction vehicles will pass through the wheel wash prior to leaving the site.

Additional control measures will include:

- Installation of hardstanding at the site entrance
- Monitoring of vehicle movements during wet weather
- Regular inspection of the site entrance area
- Installation of wheel washing facilities
- All construction vehicles will pass through the wheel wash prior to leaving the site.
- The system will be inspected daily.

If mud or debris is deposited onto the highway, immediate cleaning will be undertaken and mechanical road sweepers will be deployed where required. Street cleaning will be undertaken where necessary to ensure the public highway remains free from mud and debris.

9. Environmental Management

9.1 Noise and Vibration

Demolition and construction activities have the potential to generate noise and vibration which may affect nearby residential properties and surrounding site users.

All works will therefore be carried out in accordance with best practice guidance including **BS 5228:2009+A1:2014 – Code of Practice for Noise and Vibration Control on Construction and Open Sites**.

Measures implemented to minimise noise and vibration will include:

- Avoiding unnecessary revving of engines
- Limiting noisy activities to appropriate working hours
- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.

- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available AND/OR in compliance with health & safety requirements) and shall be maintained in good and efficient working order.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- No stereos or similar amplified devices shall be audible beyond the site boundary.

Construction activities will generally take place between 08:00am–18:00pm Monday to Friday and 08:00am–13:00pm on Saturdays, with no construction works on Sundays or Bank Holidays unless otherwise agreed with the Local Planning Authority.

Plant and Equipment to be used in the demolition of the existing clubhouse, and construction of the new Head office and Padel Court complex to include:

5 tonne Excavator – (Pecker/Poker Breaker attachment)

3 Tonne Dumper

Hydraulic Breakers – Manually operated

Small Crane – Lifting equipment

14m Telehandler

Powered Tools

Petrol or Diesel Generator Generator

Compressor

Manual Tools – Sledgehammers, Pry Bars and shovels

Fine Mist Sprayers

9.2 Dust and Air Quality

Construction activities such as demolition, excavation and vehicle movements can generate dust if not properly controlled.

These measures will help ensure that dust generation is minimised during demolition and construction works.

Dust suppression measures will include:

All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.

- Any equipment used to cut paving blocks, kerbs, flagstones etc. shall be operated with a water suppression attachment or a dust filter.
 - Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
 - Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.
 - Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
 - Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.
 - Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.
 - Use of wheel washing facilities to prevent dust and mud being carried onto the highway
 - All vehicles carrying dusty materials shall be securely covered. Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate).
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9.3 Waste Management

Waste generated during demolition and construction activities will be managed responsibly and in accordance with the **Environmental Protection Act 1990** and the **Duty of Care regulations**.

Waste management procedures will include:

- Segregation of waste materials on site where practicable.
- Recycling of suitable materials where possible
- Storage of waste in designated containers or skips
- Removal of waste by licensed waste carriers
- The skips will be emptied at regular intervals to prevent overfilling. Toolbox talks will be undertaken with all site personnel to ensure full understanding of waste procedures
- Waste soil and subsoils will be re-used wherever possible.

All waste transfer documentation will be retained in accordance with regulatory requirements.

Site personnel will be informed of procedures within the site induction.

Recycling Off-Site:

- soils – recycled at licensed/permitted facility;
- aggregates - recycled at licensed/permitted facility;
- wood - recycled at licensed/permitted facility;
- metals - recycled at licensed/permitted facility;
- plastic packaging – where suitable, recycled at licensed/permitted facility; and
- paper and cardboard – recycled at licensed/permitted facility.

Disposal of Non-Hazardous Waste

All non-hazardous waste will be removed from site within strict adherence to all waste legislation requirements, including the Waste duty of care: code of practice (Section 34(9) of the Environmental Protection Act 1990.) Prior to any agreed use of hauliers or waste disposal sites, the appropriate licenses will be thoroughly checked to ensure that particular waste streams can be accepted and carrier licenses are valid.

No waste will leave site without appropriate waste transfer notes.

Disposal of Hazardous Waste

No hazardous waste must leave site without the correctly completed consignment note. The consignment notes must contain all necessary information including waste description. Any carriers removing hazardous waste must have appropriate licenses and disposal sites must be verified to be able to accept waste being sent.

These checks and signing of consignment notes can only be undertaken by authorised personnel. All hazardous waste must be stored on site in appropriate, covered or locked skips. No mixing of hazardous and non-hazardous waste will take place. Any hazardous waste will be disposed of in accordance with the Hazardous Waste Regulations 2005 and the Waste duty of care: code of practice.

Waste Reporting and Records

All waste transfer and consignment notes will be held on site throughout the duration of construction. Each waste transfer will be fully documented and updated accordingly.

9.4 Unexpected Contamination

If unexpected contamination is encountered during excavation or construction activities, works in the affected area will cease immediately.

The Site Manager will be notified, and appropriate measures will be taken to investigate and manage the contamination.

Where necessary, Eastleigh Borough Council will be informed, and further actions will be undertaken in accordance with environmental regulations.

Procedure for identification and management of unexpected contamination encountered during construction.

1. Immediate Actions

- **Stop Work:** Cease all ground-disturbing activities in the affected area immediately to prevent the spread of contamination.
- **Identify Indicators:** Common signs of unexpected contamination include:
 - Buried drums, tanks, pipework, or containers.
 - Soil or water with unusual colours or strong odours.
 - Non-natural materials and waste.
 - Iridescent sheens (like oil or diesel) on soil or water.
- **Secure the Area:** Use appropriate fencing or bunding to prevent unauthorized access and stop contaminants from leaching into the ground or nearby watercourses

2. Reporting Requirements

- **Notify the Council:** You must report the find in writing immediately to the Eastleigh Borough Council Local Planning Authority (LPA).

- **Pollution Incidents:** For serious spills, such as oil or chemicals, follow the procedures in your site's **Pollution Incident Control Plan** and notify the council's Environmental Health team

3. Management and Remediation

- **Investigation and Risk Assessment:** A specialist must carry out an intrusive investigation and risk assessment to determine the nature and extent of the contamination.
- **Remediation Scheme:** If risks are identified, you must submit a remediation scheme to the LPA for written approval. This scheme should outline how the contamination will be treated or removed (e.g., excavation and disposal or containment).
- **Implementation:** Carry out the approved remediation measures. Any contaminated materials excavated must be stored separately from clean soil and disposed of at a licensed facility.

4. Verification and Occupation

- **Verification Report:** After completing remediation, submit a verification report to the LPA. This report must demonstrate that the measures were effective and the land is safe for its intended use.
- **Approval Prior to Occupation:** Development should not be occupied until the LPA has approved the verification report in writing.

9.5 Pollution Prevention

Measures will be implemented to prevent pollution of soil, groundwater or surface water during construction activities.

These measures will include:

- Storage of fuels, oils and chemicals in bunded containers
- Refuelling of plant and machinery in designated areas
- Availability of spill kits on site
- Regular inspection of plant and equipment for leaks

Any accidental spillages will be contained and cleaned up immediately.

9.6 Drainage Protection

Existing drainage systems within and adjacent to the site will be protected during demolition and construction works.

Measures will include:

- Prevention of debris entering surface water drains
- Use of appropriate drainage protection measures where required
- Careful management of water from excavations

These controls will help prevent contamination of local drainage systems.

9.7 Site Lighting

Temporary lighting may be required during certain stages of construction to ensure safe working conditions.

Where temporary lighting is used:

- Lighting will be directed towards working areas only
- Lighting will be positioned to minimise light spill onto neighbouring properties
- Lighting will be switched off when not required

These measures will reduce potential disturbance to surrounding properties.

10. Environmental Risk and Mitigation

The table below identifies the key construction activities associated with the development together with the potential environmental impacts and the mitigation measures that will be implemented to control those impacts.

Construction Activity	Potential Environmental Impact	Mitigation Measures
Site mobilisation and compound setup	Minor disturbance, vehicle movements	Establish secure compound area, clear signage and controlled access routes
Demolition of existing building	Noise, vibration and dust generation	Works undertaken in accordance with BS5228 guidance, use of modern plant and water suppression where required
Excavation and groundworks	Dust generation and disturbance of soils	Damping down of exposed surfaces during dry weather and minimising stockpiles

Movement of construction vehicles	Mud and debris on public highway, traffic disturbance	Wheel washing facilities installed and regular inspection of site entrance
Delivery of materials	Traffic congestion and noise	Deliveries scheduled and coordinated by Site Manager
Storage of materials	Wind-blown debris or obstruction of access routes	Materials stored within designated areas of the construction compound
Use of plant and machinery	Noise and vibration	Well-maintained plant used and engines switched off when not in use
Construction activities	Dust emissions	Water suppression where required and covering of loose materials
Waste generation	Environmental pollution if unmanaged	Waste segregated and removed by licensed waste carriers
Fuel and chemical storage	Risk of soil or water contamination	Storage within bunded containers and use of spill kits
Surface water drainage	Potential contamination of drainage systems	Drainage protection measures implemented
Site lighting	Light spill affecting neighbouring properties	Lighting directed towards working areas and switched off when not required
Site completion and clearance	Waste materials and disturbance	Removal of compound and reinstatement of disturbed areas

11. Environmental Responsibilities

The Principal Contractor will be responsible for ensuring that the environmental control measures outlined within this Construction Environmental Management Plan are implemented throughout the demolition and construction period.

The table below identifies the key responsibilities associated with environmental management during the construction works.

Responsibility	Role Responsible	Key Duties
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Overall environmental compliance	Site Manager - On Point Groundworks Ltd	Ensure all works are undertaken in accordance with this CEMP
Environmental monitoring	Site Manager	Conduct regular site inspections to ensure environmental controls are implemented
Noise and vibration control	Site Manager / Supervisors	Ensure plant and equipment operate in accordance with BS5228 guidance
Dust and air quality control	Site Manager / Site Operatives	Implement water suppression and other dust control measures
Waste management	Site Manager	Ensure waste is segregated and removed by licensed waste carriers
Pollution prevention	Site Manager	Ensure fuels, oils and chemicals are stored correctly within bunded containers
Drainage protection	Site Manager	Protect surface water drainage systems from contamination
Complaints handling	Site Manager	Record and respond to complaints from local residents or members of the public
Health and safety compliance	Site Manager	Ensure safe working practices are followed in accordance with CDM Regulations

12. Environmental Monitoring and Inspection Schedule

Regular inspections will be carried out during the demolition and construction phases to ensure that the environmental control measures outlined in this Construction Environmental Management Plan are implemented effectively.

The Site Manager will be responsible for carrying out inspections and ensuring that any issues identified are addressed promptly.

Activity to be Monitored	Monitoring Method	Frequency	Responsible Person
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Dust generation	Visual inspection and water suppression where required	Daily during dry conditions	Site Manager
Noise and vibration	Monitoring of plant operation and working hours compliance	Regularly during works	Site Manager
Mud on highway	Inspection of site entrance and wheel wash facilities	Daily	Site Manager
Waste segregation	Inspection of waste skips and storage areas	Weekly	Site Manager
Fuel and chemical storage	Inspection of bunded storage areas	Weekly	Site Manager
Drainage protection	Inspection of drainage systems and protection measures	Weekly	Site Manager
Site lighting	Inspection of lighting direction and operation	As required	Site Manager
Site security	Inspection of fencing, hoarding and access points	Daily	Site Manager

Where issues are identified during inspections, appropriate corrective actions will be implemented to ensure compliance with the requirements of this CEMP.

13. General Site Safety

All demolition and construction activities associated with the development will be undertaken in accordance with the Construction (Design and Management) Regulations 2015 (CDM 2015) and relevant health and safety legislation.

The Principal Contractor, On Point Groundworks Ltd, will be responsible for ensuring that safe working practices are implemented throughout the demolition and construction works.

Measures implemented to maintain site safety will include:

- Secure perimeter fencing and hoarding around the construction site
- Controlled access points to prevent unauthorised entry
- Use of appropriate personal protective equipment (PPE) by all site personnel
- Segregation of vehicle and pedestrian routes within the site where practicable
- Use of trained banksmen to control vehicle movements where required

All site personnel and contractors will receive a site induction prior to commencing work. The induction will include information on site safety procedures, environmental protection measures and emergency arrangements.

These measures will help ensure the safety of site personnel, visitors and members of the public during the construction period.

14. Emergency Procedures

Emergency procedures will be implemented to respond to any incidents that may occur during the demolition and construction works.

In the event of an incident such as a fuel spill, fire, accident or environmental incident, the following procedures will be followed:

1. Works in the affected area will be stopped immediately.
2. The Site Manager will be informed.
3. Appropriate containment or control measures will be implemented.
4. Emergency services will be contacted where necessary.
5. Relevant authorities will be notified if required.

Emergency contact information will be clearly displayed within the site office and communicated to all site personnel during site inductions.

Spill kits and fire extinguishers will be available on site to allow for the prompt management of minor incidents.

All incidents will be recorded and investigated to prevent recurrence.

15. Compliance Statement

All demolition and construction works associated with the development will be undertaken in accordance with the procedures and environmental control measures outlined within this Construction Environmental Management Plan (CEMP).

The Principal Contractor, On Point Groundworks Ltd, will be responsible for ensuring that all site activities are carried out in accordance with this plan.

No significant deviations from the measures outlined within this CEMP will take place without prior agreement with Eastleigh Borough Council where required.

This plan will remain in place for the duration of the demolition and construction works associated with the development.

