

Construction Environmental Management Plan (CEMP)

Planning Reference: F/23/94675

Site Address: 1 Sovereign Drive, Botley, Southampton

Applicant / Developer: Prestige Properties

Development: Construction of 1 No. detached 3-bedroom dwelling

Date: 23.01.26

1. Introduction

This Construction Environmental Management Plan (CEMP) has been prepared to discharge Condition 3 of planning approval F/23/94675, as required by Eastleigh Borough Council. It sets out the management procedures, mitigation measures, and operational controls that will be implemented to minimise environmental impact during construction.

There is no demolition involved in this project.

Construction activities will be undertaken by Prestige Properties

2. (a) Programme of Works and Phasing

The anticipated programme is:

1. Pre-commencement setup

- Install security hoarding
- Establish welfare and storage areas
- Install temporary services

2. Groundworks

- Strip foundations (no piling)
- Drainage installation
- Sub-base preparation

3. Superstructure

- External walls and roof structure
- Windows and doors

4. Internal Works

- First and second fix carpentry
- Mechanical and electrical installation
- Plastering, finishes, and decoration

5. External Works

- Driveway
- Landscaping
- Final boundary treatments

6. Completion & Handover

Construction is expected to last approximately 6–9 months.

3. (b) Location of Temporary Site Buildings and Storage Areas

- Temporary site compound will be located within the site boundary.
- Areas allocated for:
 - Material storage
 - Plant and small tool storage
 - Waste segregation
 - Welfare cabin
- Adequate separation will be maintained between storage and working areas for safety.

No plant or material will be stored on the public highway.

4. (c) Delivery Arrangements, Loading/Unloading and Protection of the Highway

- All deliveries will be pre-booked with the site manager to avoid peak traffic hours.
- Delivery vehicles will pull fully into the site to load/unload — no stopping on Sovereign Drive.
- A banksman will be present for all deliveries.
- All materials will be unloaded within the boundary to avoid obstruction.
- Any accidental damage to the highway (including verges) will be repaired at the contractor's expense.

5. (d) Routing of Lorries and Access Arrangements

- Construction vehicles will access Sovereign Drive via the main Botley road network (Winchester Street / A334).
- No construction vehicles will enter residential cul-de-sacs other than Sovereign Drive.
- Lorries will drive forwards into the site and reverse out only under supervision of a trained banksman.

6. (e) Parking of Operatives and Visitors' Vehicles

- All site operatives will park within the site boundary.
- No construction parking will occur on Sovereign Drive.
- Visitors will be directed to designated on-site parking areas.

7. (f) Control of Noise and Vibration

- No piling or high-vibration activities are planned.
- Works will comply with standard EBC hours:
 - 08:00–18:00 Monday to Friday
 - 08:00–13:00 Saturday
 - No works on Sundays or Bank Holidays
- Plant will be fitted with appropriate silencers and regularly maintained.
- Radios or amplified music are not permitted on site.
- Neighbours will be notified of any unusually noisy operations.

8. (g) Storage, Collection and Disposal of Waste

- Waste will be segregated on site (wood, metal, inert, general).
- Licensed waste carriers will remove waste.
- Skips will be:
 - Located within the site
 - Covered where necessary
 - Exchanged during working hours only
- No burning of waste is permitted at any time.

9. (h) Prevention of Mud and Debris on the Highway

To prevent the transfer of soil and debris from the site onto Sovereign Drive:

- A designated labourer will act as a wheel-wash operative using a jet wash during active groundworks.
- Hardstanding will be installed at the entrance to reduce mud transfer.
- Mechanical sweeping will be undertaken on the public highway as needed.
- Any mud tracked onto the road will be cleared immediately.

10. (i) Protection of the Public and Security Hoarding

- The site will be enclosed by:
 - 2.0m timber hoarding or
 - Heras fencing with privacy mesh where appropriate.
- Decorative panels or project information may be added if required by the LPA.
- Warning signage will be displayed:
 - “Construction Site – Keep Out”

- “Danger – Heavy Plant”
- Gates will be locked outside working hours.

11. (j) Temporary Lighting

- Temporary lighting will be directed into the site to avoid glare to neighbouring properties.
- Lighting will only be used during working hours or for security.
- Low-level LED task lighting will be used where possible.

12. (k) Wildlife Protection Measures

Although no protected species are known on site, the following precautions will be applied:

- Vegetation clearance (if required) outside of bird nesting season, or under ecological supervision.
- All open trenches will be covered overnight or provided with escape ramps.
- Materials will be stored off the ground where possible to prevent wildlife habitation.
- Any unexpected wildlife discoveries will halt works and a qualified ecologist will be consulted.

13. (l) Compliance with the Approved Plan

All demolition (none proposed) and construction works shall be carried out strictly in accordance with this Construction Environmental Management Plan and any subsequent variations approved in writing by Eastleigh Borough Council.

14. Site Contact Details

Site Manager: Marcus Preston
Company: Prestige Properties
Telephone: 07917 222074
Email: TBC

Emergency contact details will also be displayed on the site hoarding.