

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR THE DEVELOPMENT AT LAND WEST OF ALLINGTON BUSINESS CENTRE, ALLINGTON LANE, WEST END, HAMPSHIRE, SO50 7DE.

FINAL v1.0

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REMAIN ON SITE AT ALL TIMES DURING
DEVELOPMENT**

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1 Introduction

1.1 Background

Following the submission of a retrospective application for a change of use of land west of Allington Business Centre, Allington Lane, West End, Hampshire, SO50 7DE the Local Planning Authority (LPA), Eastleigh Borough Council, have requested a Construction Environmental Management Plan (CEMP) is delivered in line with the recommendations made in the Ecological Impact Assessment (EclA) document¹.

The requirement for the CEMP is as follows:

The EclA proposes a CEMP to outline full mitigation measures to ensure that pollution risks to the watercourse and nearby sites will be minimised. Since much of the site has already been developed and habitat damage and pollution have already taken place, a detailed CEMP must be provided for any remaining work and approved before determination, rather than conditioned.

H2Ogeo was commissioned to provide this CEMP report.

This CEMP describes the techniques and controls required for successful environmental management during what remains of the construction phase of the development.

It presents the mitigation measures to be adopted to ensure compliance with the Local Planning Authority, to meet the requirements of relevant Environmental Regulations and minimise the impact during the construction period on the surrounding amenities.

The CEMP is divided into the following sections:

- General Site Information;
- Environmental & Site-Specific Sensitivities;
- Construction Environmental Management Plan, including Mitigation Measures; and
- Monitoring.

It is a dynamic live document and must be updated when additional site-specific information becomes available. It must be kept on site during the development and undergo a review every three months during the project to identify changes.

Table 1 CEMP Review Schedule

Next Review Date	Review Date Undertaken	Comments/Revisions to CEMP
3 months from project commencement		

¹ Ecological Impact Assessment, Land West of Allington Business Centre, Darwin Ecology, November 2023

2 General Site Information

The following section outlines the site location, general overview and relevant contact details.

2.1 Site Setting & Location

The site is located at:

Land West of Allington Business Centre
Allington Lane
West End
Hampshire
SO50 7DE

The site is centred on National Grid Reference SU47323 17330, (Easting: 447323, Northing: 117330), presented in Figure 1.

2.2 Overview of Development

The application was for the retrospective change of use of land for the creation of 10 Gypsy/Traveller pitches comprising the siting of 10 mobile homes, 20 touring caravans, the erection of 10 day rooms, 12 timber outbuildings, boundary treatment and associated development.

The approved plans for the development are presented in Annex A.

2.2.1 Remaining Works

It is reported that much of the works have been completed on site and the only remaining construction relates to the laying of block pavers on site.

2.3 Working Hours

Construction work and associated activities, other than internal works, not audible outside the site boundary, will be carried out between 08:00 and 18:00 Monday to Friday and 08:00 and 13:00 on Saturdays.

There will be no work on Sundays or public holidays without the prior written permission from the Local Planning Authority.

If construction activities are required for reasons of engineering practicability, season, weather and/or safety, the associated extended working hours will be agreed with Eastleigh borough Council Local Planning Authority (LPA) in advance.

Any works required in an emergency or, if not completed would be considered an environmental risk or unsafe, will be carried out with the LPA being informed as soon as feasibly possible with the reasons for the unforeseen activity and anticipated duration of remedial works.

3 Contact Details

The contact details for relevant personnel and organisations are shown below:

Applicant: Mr. Cole

Planning Agent: Mr. Tony White

Company: White Planning Ltd

Address: Wey Bank Alton Road, Farnham, Surrey, GU10 5EL

Local Planning Authority: Eastleigh Borough Council

Address: Eastleigh Borough Council, Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Telephone: 023 8068 8000

Email: customerservicecentre@eastleigh.gov.uk

Environment Agency Incident Hotline: 0800 80 70 60

4 Environmental & Site-Specific Sensitivities

The following section outlines environmental and site-specific sensitivities.

4.1 Geology and Hydrogeology

The site lies on Alluvium Superficial Deposits overlying the Wittering Formation Bedrock.

Alluvium is a general term for clay, silt, sand and gravel. It is the unconsolidated detrital material deposited by a river, stream or other body of running water as a sorted or semi-sorted sediment in the bed of the stream or on its floodplain or delta, or as a cone or fan at the base of a mountain slope. Synonym: alluvial deposits. Normally soft to firm consolidated, compressible silty clay, but can contain layers of silt, sand, peat and basal gravel. A stronger, desiccated surface zone may be present².

The Wittering Formation is described as Greyish brown laminated clay; wavy- to lenticular-bedded sand interbedded with clay in equal proportions; and fine- to medium-grained sparsely glauconitic sand³.

The site lies on a Secondary A Aquifer, the following table outlines the aquifer designations on site:

Table 2 Aquifer Definitions

Designation	Description	Geology
Principal	Principal aquifers provide significant quantities of drinking water, and water for business needs. They may also support rivers, lakes and wetlands.	NA
Secondary A	Comprise permeable layers that can support local water supplies, and may form an important source of base flow to rivers.	Alluvium and Wittering Formation
Secondary B	Mainly lower permeability layers that may store and yield limited amounts of groundwater through characteristics like thin cracks (called fissures) and openings or eroded layers.	NA
Secondary Undifferentiated	Secondary undifferentiated are aquifers where it is not possible to apply either a Secondary A or B definition because of the variable characteristics of the rock type. These have only a minor value.	NA
Unproductive Strata	Unproductive strata are largely unable to provide usable water supplies and are unlikely to have surface water and wetland ecosystems dependent on them.	NA

The site does not lie in a Source Protection Zone.

4.2 Hydrology

The site falls within the Test and Itchen Management Catchment and the River Itchen Operational Catchment (GB10742022580).

The closest Main River is a tributary to the River Itchen in the north of the site within the red line boundary of the application.

The River Itchen is fed by three major tributaries in its upper reaches; the Candover Stream, River Alre and the Cheriton Stream. The river flows through many Hampshire villages before

² <https://webapps.bgs.ac.uk/lexicon/lexicon.cfm?pub=ALV>

³ <https://webapps.bgs.ac.uk/lexicon/lexicon.cfm?pub=WTT>

entering the city of Winchester, from where it heads south, through a series of water meadows, before reaching the northern suburbs of Southampton at Mansbridge. Here it is joined by the Monks Brook just above its tidal limit before flowing into Southampton Water at Woodmill. The section between Winchester and Southampton also includes the Itchen Navigation - a disused 18th century canal system linking Winchester to the sea⁴.

4.3 Statutory Environmental Designations

The site is located within 500m of three statutory designations:

- Site of Special Scientific Interest;
- Special Area of Conservation; and
- Nitrate Vulnerable Zone.

The River Itchen Site of Special Scientific Interest (SSSI) with the tributary of the River Itchen passing through the northern portion of the site itself.

The River Itchen has been notified for classic chalk stream and river, fen meadow, flood pasture and swamp habitats, particularly formations of in-channel vegetation dominated by water crowfoot *Ranunculus* spp, riparian vegetation communities (including wet woodlands) and side channels, runnels and ditches associated with the main river and former water meadows.

The site is also notified for significant populations of the nationally-rare southern damselfly *Coenagrion mercuriale* and assemblages of nationally-rare and scarce freshwater and riparian invertebrates, including the white-clawed crayfish *Austropotamobius pallipes*.

This site is notified for otter *Lutra lutra*, water vole *Arvicola terrestris*, freshwater fishes including bullhead *Cottus gobbo*, brook lamprey *Lampetra planeri* and Atlantic salmon *Salmo salar*, and the assemblage of breeding birds including tufted duck *Aythya fuligula*, pochard *A. ferina* and shoveler *Anas clypeata*, the waders lapwing *Vanellus vanellus*, redshank *Tringa totanus* and snipe *Gallinago gallinago*, and wetland passerines including sedge warbler *Acrocephalus schoenobaenus*, reed warbler *A. scirpaceus* and Cetti's warbler *Cettia cettia*⁵.

The River Itchen is also designated a Special Area of Conservation (SAC) for its Annex I habitats as a classic example of a sub-type 1 chalk river.

The third statutory designation relates to the Nitrate Vulnerable Zone that covers most of the aquifers in the country. Nitrate Vulnerable Zones (NVZs) are areas designated as being at risk from agricultural nitrate pollution.

The designations are made in accordance with the Nitrate Pollution Prevention Regulations 2015⁶.

⁴ <https://environment.data.gov.uk/catchment-planning/OperationalCatchment/3237>

⁵ <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/2000227.pdf>

⁶ <https://www.data.gov.uk/dataset/e156a108-f8c2-498e-aa3f-11ff78f40eee/nitrate-vulnerable-zones-nvz-2017-combined-final-designations>

5 Construction Environmental Management Plan (CEMP)

The following section outlines the proposed approach to construction identifying the mitigation required to reduce and, where possible, remove the environmental impact of the construction and the impact on the amenities, environment and neighbouring residents.

This CEMP has been divided into the following sections:

- Housekeeping;
- Traffic;
- Dust Management;
- Control of Noise and Vibration;
- Lighting; and
- Communications.

The site layout is presented in Figure 2, this is likely to be subject to change as completion of the works progresses.

ALL STAFF WORKING ON SITE MUST BE MADE AWARE OF THE MITIGATION MEASURES IDENTIFIED IN THIS CEMP.

5.1 Housekeeping, Materials Storage & Pollution Incident Control

5.1.1 Storage of Plant and Materials

Good housekeeping and environmental management will reduce the risk of pollution incidents.

Bulk storage of chemicals and hydrocarbons (oils) must be carried out on impermeable surfaces in accordance with British Standards. Storage of fuels, oils and any other chemicals on site must be contained within bunded areas capable of holding 110% of the total capacity of fluids. Bunds must be secure and capable of capturing and holding fugitive emissions in the event of attempted theft and or accidental spills.

Regular maintenance of plant and machinery on site will ensure best practices are followed.

Where refuelling of plant and equipment is required on site, refuelling must take place using drip trays, with the operator present at all times during the filling. If access to a hardstanding area is not available then a temporary bunded and lined area must be used i.e. impermeable sheets, drip trays and sandbags.

All refuelling and storage of fuels and chemicals on site during the construction must be carried out beyond 50m from the River Itchen Tributary outside the red hatched lines presented in Figure 3.

On completion, all fuels must be returned to permanently bunded storage areas in the south of the site.

These bunded store areas will be made secure at the end of each working day.

Due to the dynamic nature of the site, the location of Materials and Storage of will vary according to the schedule of works. At each stage of the development, the most appropriate location shall be utilised, keeping to the boundary of the development plot to maintain the most reasonable distance from the neighbouring properties.

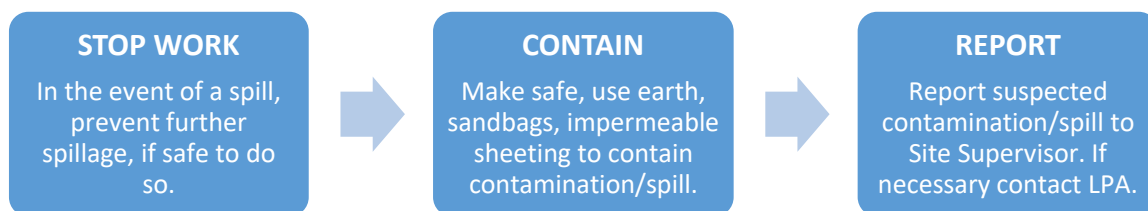
Figure 2 presents the layout of the site and material storage area in the south of the site.

5.1.2 Pollution Spills and Environmental Incidents

In the event of a fugitive emission the following mitigation is recommended:

- Spill kits must be present on site at all times, including absorbent mats, pollution prevention booms, granules, shovels, gloves and temporary drain seals/covers;
- Refuelling of plant and machinery on site will take place using drip trays or in temporary bunded areas outside the 50m exclusion zone;
- All storage of hazardous liquids, for example hydrocarbons/fuels, will be carried out in a bunded area with an impervious base to prevent spillage and leaks outside the 50m exclusion zone;
- Maintenance of plant and machinery shall be carried out along with visual inspection to reduce the risk of catastrophic loss of product to the environment; and
- In the event of a significant leak/spill and/or discovery of contamination occurs the following procedure, presented in Chart 1, will be adopted:

Chart 1 Encountering Unexpected Contamination - Spill Response



If safe to do so, the spill kit on site must be used to clean up any spills and/or report to Local Planning Authority (LPA). In the event of unanticipated contamination in the sub-surface contact with the Environment Agency, LPA and a qualified environmental consultant will be made.

5.2 Surface Water Management

Runoff will be controlled on site using sand-bags (or similar). In Winter months hay-bales will be installed along the northern boundary during construction to capture any sediment runoff and slow any flow.

Wheel washing will not be made available on site due to the potential impact of sediment runoff.

5.2.1 Fencing and Hoarding

During construction, existing fencing will remain, temporary fencing will also be erected along the southern bank of the tributary to the River Itchen as identified in Figure 3 at least 10m south of the river.

As a means of pollution prevention it is recommended to line the base of the Harris fencing with silt traps/skirts or straw bales to prevent sediment runoff leaving the site.

Fencing and pollution prevention measures will undergo daily inspection during construction to ensure integrity and to mitigate vandalised portions where required.

5.2.2 Waste Management & Mitigation

Waste will be derived during the demolition and development process.

Re-use, reduction and recycling is encouraged to limit the amount of waste produced on site.

All demolition and construction waste arising from site shall be removed by a licensed contractor and disposed of in line with duty of care.

Waste should be disposed of appropriately at a permitted Waste Management facility and segregated to maximise reuse/recycling where possible.

Storage and segregation of waste during construction in the south of the site will prevent harm to human health, amenity and the environment through nuisances such as dust, odour or pests.

On site, construction waste will be stored in suitable containers and appropriately maintained:

- Recyclable - recycled containers/wheelie bins;
- Reusable – salvage;
- Compactable - visiting compactors/wheelie bins;
- Non-compactable – taken from site;
- Hazardous – specialist Licensed removal from site.

Prior to collection waste will be contained and covered using a suitable tarpaulin (or similar) to prevent fugitive emissions (dust) migrating off-site and protect it from the elements and rodents.

To reduce the potential for pests on site the waste areas will be kept tidy, clean and well maintained at all times.

The waste store location is presented in Figure 2 south of the development close to the access to ease collection.

5.3 Traffic and Vehicular Movements

5.3.1 Deliveries

Deliveries will be scheduled and booked by the Site Foreman who will arrange the meeting of deliveries preventing any delays. Free passage of other vehicular users will be maintained in the access track.

NO VEHICLES WILL BE PERMITTED TO WAIT ON THE HIGHWAY.

Vehicles will arrive and leave site in a forward gear making use of the turning circle near Plot 6.

A Banksman will be present during deliveries to accompany each vehicle wearing the correct PPE.

When vehicles are leaving the site the Banksman will be present wearing the correct PPE.

5.3.2 Construction Traffic Rules

The following key traffic rules must be observed at all times:

- I. All vehicles entering site must be regularly maintained and fit for purpose;
- II. All nearby Safety and Traffic signage must be obeyed;

- III. Beware of pedestrians and site operatives at all times, particularly when entering and exiting the site;
- IV. Beware of other vehicles on site;
- V. 5mph on site speed limits must be adhered to; and
- VI. Be considerate and polite to all road users and pedestrians.

5.3.3 Loading and Unloading (Plant & Materials)

Methods of loading and unloading will be via Hiab delivery trucks or equivalent and must be covered in the Health and Safety Method Statements.

All lifting on site will be carried out by a competent person, with plant authorisation and a vehicle certificate. All vehicles will be checked prior to leaving the construction area to confirm loads are secure and wrapped where necessary.

5.4 Dust Management

5.4.1 Dust, Dirt and Emissions

Air quality can be temporarily impacted by extensive dust/exhaust fume inducing processes and non-road mobile machinery⁷. The provisions of the Air Quality Standards Regulations 2010, the Environment Act 1995, Environmental Protection Act 1990 and all other pertinent legislation will be complied with.

The following mitigation methods on site will be based on the following principles:

- Methods and materials will be used to ensure that dust generation is minimised;
- Prefabricated materials will be used wherever possible;
- Dust generating activities are to be located away from sensitive receptors.
- An adequate supply of water for damping down dust with sufficient hoses to reach all parts of the external site will be present; and
- Water supplies will be conveniently located, for example, near dust generating activities and site exits⁸.

5.4.2 Air Quality, Dust, Smoke & Odour Mitigation

The following air quality and dust mitigation measures will be adopted, they have been divided into two work areas:

1. Practices in construction; and
2. Plant mitigation methods:

The plant mitigation measures for the development remaining on site, laying of pavers, will mainly relate to delivery trucks.

Table 3 Work Area Mitigation Methods

Work Area	Mitigation Method
Practices in Construction	Use of on-tool extraction units where feasible.
	Wetting down of ground and materials where dust is emitting (cleaning of high-level/scaffold walkways).
	Scaffold, where used, will be wrapped.
	Hand-cutting materials where feasible.

⁷ Non-road mobile machinery refers to mobile machines, transportable industrial equipment or vehicles which are fitted with an internal combustion engine and not intended for transporting goods or passengers on roads.

⁸ [Document 12 - BRE - Control of Dust from Construction & Demolition Activities.pdf \(rbkc.gov.uk\)](#)

Work Area	Mitigation Method
	No bonfires are permitted on site.
	Consideration of reducing dust emissions in the design and procurement phase through selecting the correct sized materials to reduce cutting on site.
	Where feasible carrying out dust emitting works off-site and getting materials delivered.
	All fuels, oils and other Volatile Organic Compounds (VOC's), if any, will be stored in secure, sealed, labelled containers in the materials storage area.
	Consideration will be made to using prefabricated materials where possible to reduce the potential for localised air pollution.
	The design and layout of work areas will increase separation distances from potential sources of air pollution, i.e. cutting and breaking will not be carried out on the boundaries where feasible.
	Green infrastructure will be used to absorb dust and other pollutants, where present.
	Drop heights from chutes, where relevant, and loading should be kept to a minimum and kept enclosed.
	Mains electricity supply will be used in preference to generators and baffle boards to be used around cement mixers.
Plant Mitigation Methods	Switching off engines when not in use, no idling.
	Where possible plant and machinery exhausts should be directed up rather than down at the ground to prevent the mobilisation of dust particles from the ground.
	Reduce plant movements to a minimum during dry periods.
	Vehicles and plant must not be over-loaded to prevent labouring.
	All potentially dust emitting deliveries and, haulage leaving the site, must be covered/sheeted and appropriately secured.

5.5 Control of Noise and Vibration

5.5.1 Noise and Vibration

Any works associated with the generation of excessive noise will only be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00 and 13:00 on Saturdays.

During construction there is the requirement to ensure that all noise generated during works is controlled in compliance with British Standard Code of Practice BS 5228:2009. BS5228 refers to the need for the protection against noise and vibration of persons living and working in the vicinity of and those working on construction and open sites.

5.5.2 Noise & Vibration Mitigation

The effects of noise and vibration will be mitigated by using the following controls:

- No idling machinery, switch off engines when waiting or not in use;
- Hand-cutting materials where feasible, use of noise-reducing saw blades;
- Engineering controls to modify equipment or the work area to make it quieter such as substituting equipment with quieter equipment; retro-fitting equipment with damping materials, mufflers and erecting barriers;
- Positioning of machinery away from boundaries, neighbours and exclusion zones;
- Designing less cuts/on-site alterations to materials, having work carried out off-site and delivered where possible;
- Eliminating noise or substituting a process for a less noisy process is the optimum mitigation. Consideration of a less noisy solutions on Saturdays will take place and, if technically feasible, adopted;
- Noise levels from power tools will be considered when procuring equipment. Manufacturer or supplier information will be used to choose the quietest tools that are effective for the job; and
- Consideration of noise and neighbours when communicating on site i.e. use of mobile phones and considerate use of radios during work hours only.

5.6 Lighting

Site lighting may be required if the project occurs during darker Winter months and will use the minimum luminosity required for safe, secure works.

This lighting will comply with the Institution of Lighting Engineers' guidance note for the Reduction of Obtrusive Light 2020 and the provisions made in the Code of Practice for the Design of Road Lighting (BS5489).

All non-safety related lighting associated with construction will be turned off outside working hours.

5.7 Communications

5.7.1 Reporting & Communication

Communication and engagement is key for the development, commercial premises and residents in the area.

It is recommended that neighbours and workers, in the vicinity of the proposed works, are proactively informed of activities that could produce excessive noise or dust in advance and keep them advised of progress.

Appropriate communication and distribution of information to the local community will be achieved by a Site Contact Board positioned on the front of the building and site gates/entrance at the rear outlining the anticipated tasks to be carried out in the forthcoming month.

This should also include a brief summary of works completed to date and the following information:

- Name of the main contractor, address and person to whom correspondence should be addressed;
- Name of the Site Supervisor/Foreman and contact details; and
- Anticipated completion timeframes of phases/works.

In the event of a complaint from the general public and/or Local Planning Authority the incident will be recorded.

Following investigation, the results shall be communicated to the complainant and reported to the Local Authority if deemed necessary.

The site manager must be informed of any deviations from this CEMP as soon as possible following identification of such issues.

6 Monitoring

Visual monitoring will take place on a daily (Monday to Saturday) and on an ad-hoc basis linked to the activities taking place.

Monitoring will be carried out by the appropriate member of staff and include observations of:

- Waste management controls such as ensuring containment of waste derived from construction;
- Access and egress;
- Litter – particularly in the tributary to the north and 10m buffer zone;
- Dust and Noise; and
- Complaints procedure – review of investigations and outcomes.

Where specific issues are noted the Site Supervisor, or appointed delegate, shall make the necessary arrangements to improve the operation and resolve the issue. Findings must be reported back to the complainant along with the mitigation measures deployed, if required, and logged in the site records.

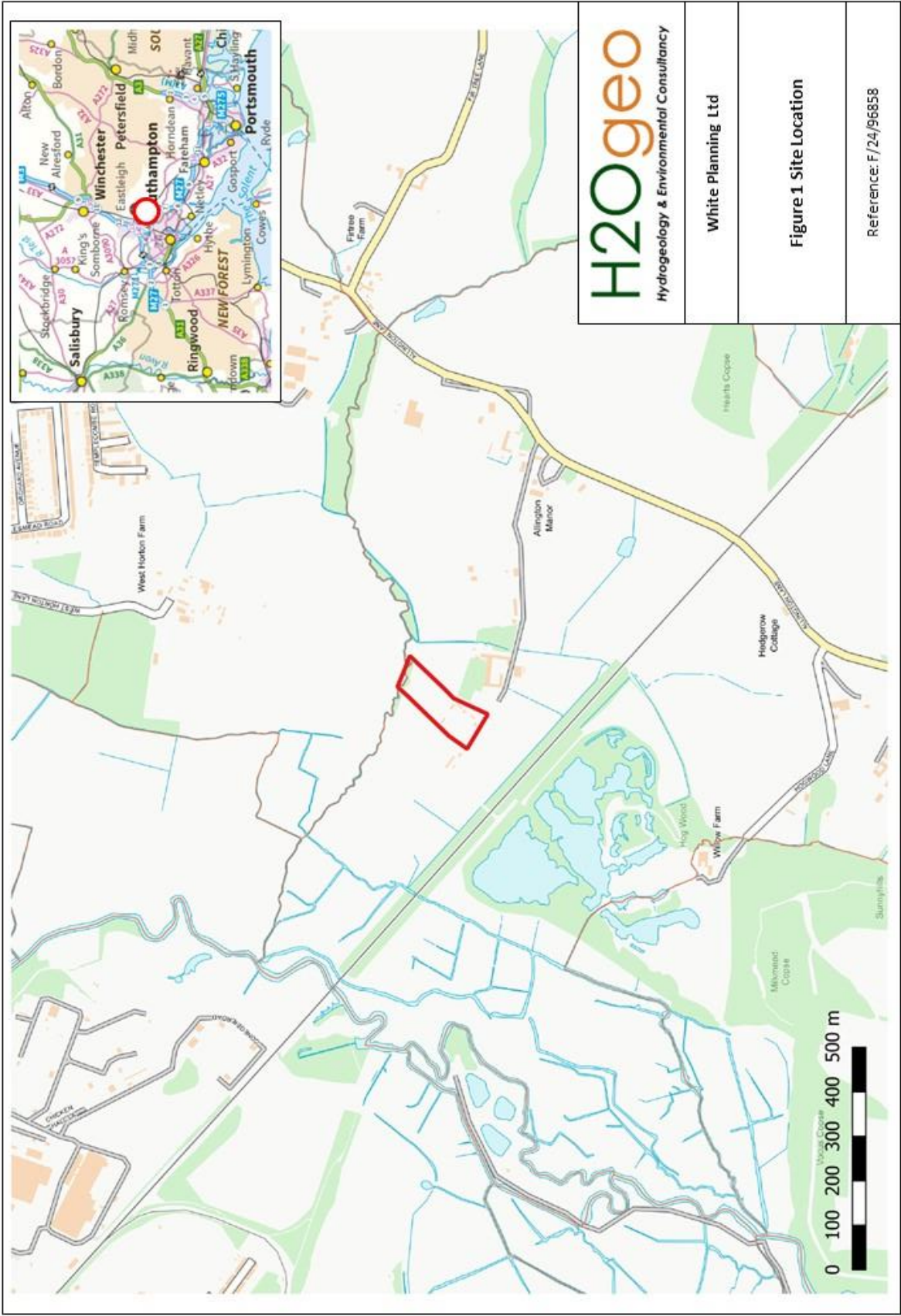
7 Figures

Figure 1 Site Location

Figure 2 Site Layout

Figure 3 Exclusion Zones

Figure 1 Site Location



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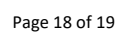


Figure 3 Exclusion Zone

