



CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Version 5 – 2025



CHICKENHALL LANE
EASTLEIGH
SO50 6AF

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1. Introduction.

Address: Chickenhall Lane, Eastleigh, Nearest postcode SO50 6AF

The proposed development will consist of a 70-Bedroom Care Home over 3 storeys with associated services and plant situated above.

Site location – The site is located on Chickenhall Lane, Eastleigh on the land adjacent to the River Itchen.

2. Local liaison.

Highwood will engage with the local community, so our neighbours have a level of understanding of our activities. Feedback will be encouraged to inform our activities on site.

- A notice board will be placed at the site boundary providing contact information and scheme details. This will include programme information, contact details (Office and Site) and security arrangements.
- For our neighbours sharing Chickenhall Lane and the surrounding area, we will issue newsletters containing specific information about our activities. Copies of these newsletters will be available on the site notice board.
- Once permanent welfare facilities are established residents will be offered the opportunity to visit the site office to meet the project team, raise any issues and view drawings.
- Site working hours will be between 08:00 – 18:00 (Mon-Fri). Sat 08:00 – 13:00 with no working on Sundays & bank holidays unless otherwise agreed with the local authority prior.

Our neighbours will be encouraged to communicate with Highwood either directly with the site team or via the head office, any feedback or complaints received will be addressed and managed by the Project Manager with a log held on site detailing any actions required and the outcome.

3. Welfare Facilities.

The main site setup will be positioned within the car park of the development and as shown in appendix 1. This will have a dedicated pedestrian route through the site from the site entrance.

The accommodation will be stacked and will consist of 2 x 32' canteen/drying room units with 2 x 32' office units stacked above. There will also be two 3 + 1 toilet blocks connected into the mains at the earliest opportunity. A signing in system will be located within the site welfare area and a smoking and vaping shelter will be located local to the site set up.

4. Site Boundary and Security

The boundary of the site will be secured with a combination of site hoarding at the entrance, Heras fencing with closeboard fencing to the neighbour to the Southern and Eastern boundary.

Branded hoarding will be located along a small section of the entrance boundary of Chickenhall Lane.

CCTV will be in various locations on the boundary to protect site, the cameras will be installed on hoarding, fencing and temporary accommodation.

5. Working Hours.

Working hours will be within the following hours:

- 08:00 – 18:00 Monday to Friday
- 08:00 – 13:00 Saturdays
- No working on Sundays and public holidays

These hours will be followed unless otherwise agreed in writing by the relevant planning authority. Outside the above periods the following working is permitted-

- a) pre-planned construction works to highway infrastructure requiring possessions where first notified to the relevant planning authority and local residents.
- b) emergency works; and
- c) works which do not cause noise that is audible at the boundary of the Order limits

Any emergency works conducted must be notified to the relevant planning authority as soon as possible and on the next working day of their commencement.

Consideration will be given to foraging bats and where practicable, works external to the building will not commence until 30 minutes after sunrise and will cease 30 minutes before sunset.

6. Deliveries

All delivery vehicles will access site via Chickenhall Lane through the designated vehicle access point to site. Construction traffic leaving site will be directed right out of the project on Chickenhall Lane and directed to the M3.

No delivery vehicles will be off-loaded on the road with all vehicles being off-loaded within the site boundary either via the site forklift or crane. All deliveries to site will be pre-arranged with the project team so as to avoid peak congestion times for the surrounding area.

It is anticipated that an average daily count of twenty delivery vehicles will not be exceeded. These will vary from transit vehicles to arctic lorries.

Refer to appendix 3 for the delivery route to site.

7. Turning and Vehicle Movements.

The adaption to the site entrance and installation of the permanent car park along with the associated drainage will be one of the first tasks to complete upon commencing on site to minimise the likelihood of transferring mud onto the public highway.

A wheel wash facility will be introduced located at the vehicle entrance/exit to site to ensure that all vehicles leaving site are suitably cleared of mud and inspected by the gateman so as to ensure no mud is tracked onto surrounding roads during periods on site when mud is being produced. Should this methodology fail, and mud/debris be tracked onto the highway, a commitment is made to deploy mechanical road sweepers to clean such transferred material from the highway at the earliest convenience at the developers expense.

Vehicle and pedestrian segregation will be in place for the duration of the works and continually monitored throughout the development. Delivery vehicle management will be by our gateman/banksman.

8. Parking.

All parking for contractors attending site will be within the site boundaries or in designated pay and display areas surrounding the site.

9. Material storage.

A dedicated material storage area will be allocated within the site boundary, this can be seen on the site logistics plan in Appendix 1. This area has been selected as it is as far as possible from the River Itchen SAC.

Construction refuse will be sufficiently enclosed to prevent any waste escaping and contaminating the River Itchen SAC.

This area will be managed and monitored by the site forklift operator and project team.

Where materials are affected by weather (Plasterboard) are being stored outside on site, these will be appropriately protected and raised off the ground.

Storage locations for all materials that create dust, including soil, will be located away from the sensitive receptors adjacent to the site such as the River Itchen, except where impractical. Where this is not practicable additional precautions will be taken such as covering and dampening down spoil heaps.

Prolonged storage of materials on site prior to use and/or disposal will be avoided.

10. Material distribution and re-use

All material distribution around site will be carried out by the site forklift and crane. Subcontractors requiring the crane or forklift will be issued slots throughout the day and deliveries scheduled to ensure timely off-loading is possible.

Where possible spoil excavated as part of the works will be re-used throughout the course of the project. A detailed audit trail will be kept of all soil materials being retained both for landscaping and for reuse in the construction process. These soils to be retained will be stored separately from other soils from the site and any involved in the construction process.

11. Health and Safety.

The planning, organising and implementation of the project will be in accordance with Highwood Construction's Health and Safety Management System. The Principal Designer will be fully consulted throughout the process so that the mandatory notices are issued in the required timescales.

12. Crane.

A crane will be located to facilitate construction in a position on the site in order to use the minimum sized crane to enable the loading out of all construction materials. The crane will be fully tested after erection and the weight limits set as appropriate. The crane will be used to lift the larger components, such as floor beams, from the delivery vehicle to its place on the building. All delivery vehicles will park and unload on site with no vehicles will be parked outside of the site.

See Appendix 1 for the location of the crane.

13. Demolition

There are existing structures that require demolition and removal as part of the project. These structures have also been highlighted as having the potential to contain Asbestos Containing Materials (ACM's). A full

R&D survey will be undertaken of the structures requiring demolition prior to any works being undertaken to fully identify the type and location of any ACM's within the structures.

Any ACM's identified will be removed by a licenced contractor ensuring a suitable plan is in place to eliminate any uncontrolled release of asbestos fibres. All hazardous waste will be removed from site to a licensed facility with a hazardous waste consignment note provided. This is to ensure all ACM's are removed and disposed of as per the Control of Asbestos Regulations 2012.

14. Environmental considerations.

Noise:

Noisy activities will be completed within working hours with no working on public holidays. Switching all audible warning systems to the minimum setting required by the Health and Safety Executive. Reverse warning alarms will be fitted with white noise (broadband) systems.

Best Practicable Means' and the guidance provided within BS:5228 will be employed to minimise construction impacts, including, for example: -

- No deliveries should occur outside of the hours identified above.
- Careful selection of working methods and programme;
- Where applicable, selection of the quietest working equipment available.
- Where practicable, positioning equipment behind physical barriers, i.e. existing features, hoarding etc;
- Ensuring that regularly maintained and appropriately silenced equipment is used.
- Handling all materials in a manner which minimises noise, such as minimising drop heights.
- Switching all audible warning systems to the minimum setting required by the Health and Safety Executive. Reverse warning alarms should be fitted with white noise (broadband) systems.
- Where processes could give rise to significant levels of noise for extended periods of time, noise levels should be monitored regularly by a suitably qualified person with the survey results kept on file; and,
- In terms of on-site employees, appropriate actions should be undertaken with regard to the Noise at Work Regulations including the requirement for the use of ear defenders and appropriate warning notices.

Where processes could give rise to significant levels of noise for extended periods of time, noise levels will be monitored regularly by a suitably qualified person with the survey results kept on file.

Dust

Activities where dust is being produced suitable water suppression will be used to minimise the production of dust. The following methods used will include:

- Use of clean water for dust suppression, to avoid re-circulating fine material.
- High standards of housekeeping that will help minimise tracked out and wind-blown dust.
- A preventative maintenance programme, including readily available spares, to ensure efficient operation of plant and equipment. Effective staff training in respect of the causes and prevention of dust.
- Mist cannons will be used during any demolition works to ensure minimal dust is created and no dust escapes the boundary of the site.

- During periods of warm weather haul roads will be damped down and swept periodically to reduce the dust created from the movement of plant.
- For all other activities creating dust, suitable extraction and suppression will be utilised to eliminate the production of dust.

Storage locations for all materials that create dust, including soil, will be located away from the sensitive receptors adjacent to the site, except where impractical. Spoil piles will also either be covered or dampened down during periods of dry weather. As an additional overriding consideration, during dry or windy weather, if any operations are identified as causing, or likely to cause, visible emissions across the site boundaries, or if abnormal emissions are observed within the site, then the Site Manager will immediately modify, reduce, or suspend those operations, until effective remedial actions can be taken, or the weather conditions giving rise to emissions have moderated.

Lighting

The use of construction lighting outside of construction hours will be limited and be kept to a minimum necessary for workforce, public and/or safety. Construction lighting will also be restricted to internal lighting during construction hours with external lighting only being utilised around the welfare facilities during winter periods and low levels of light.

Lighting adjacent to public highways and footpaths will be appropriate for the safety of passing public and shall ensure that light spillage, particularly onto highways, is limited to the minimum possible level necessary. Absolute minimal artificial lighting will be placed in locations where it will cause light spillage on habitat corridors which are likely to be used by wildlife.

Glare from construction floodlighting will be minimised by positioning lights to less than 70 degrees from the vertical uplift and will be directed into the Site. This will reduce upward light spill and subsequently reduce the impact on the Dark Sky environment.

Lighting will be managed within accordance to any potential detriment to surrounding ecology.

Smoking & Vaping:

Smoking and Vaping will be prohibited across the site other than the designated smoking & vaping area located within the welfare compound.

Watercourse/Pollution Management:

All works where there is a risk of pollution to the environment will be done so in accordance with Highwoods environmental management system to ensure compliance with the control of Pollution Act 1974.

Where possible, water will not be abstracted from excavations. However, if this is required a suitable dewatering strategy will be in place so as to ensure that the water being abstracted is not being contaminated as a result of the works being completed.

Groundwater monitoring undertaken by Highwood have confirmed the presence of groundwater at levels below ground level ranging from 0.6m bgl to 1.3m bgl in different areas of the site.

To ensure construction activities have no effect on the watercourse the below controls will be adopted throughout the project.

- Fuel bowsers will be double bunded with a 110% bund capacity and located on top of an impermeable surface to prevent any spillages leaking into ground.
- Small items of plant and fuel will be stored on top of bunds/plant nappies to contain any spillages.
- As well as the above all works will be completed in compliance with Highwood COSHH Procedure, and Guidance Note of the monitoring of groundworks which is expected to pose the most risk.
- A dedicated plant refuelling area will be created on a hardstand and located away from any sensitive receptor to eliminate any contaminants leaking into the groundwater.
- All COSHH substances will be stored within bunded and locked COSHH cabinets and as per their specific COSHH assessment.
- Emergency spill kits will be available in the event of a small spillage and an emergency spill contractor will be appointed and will attend in the event of a larger spillage.
- All plant and equipment will be inspected for leaks on a daily basis.
- Small items of plant (e.g. Genny's) will be located on drip trays so as to contain any spillages.

Where possible proprietary washout systems will be promoted with our contractors as a means of concrete washout. However, as a minimum standard a lined skip will be used for concrete washout. The skip will be monitored on a regular basis to ensure there are no spillages.

With the presence of the River Itchen to the Eastern Boundary of the site, additional measures will be implemented so as to minimise the risk of any surface water runoff into the watercourse. During the site preparation works, the Principal Contractor shall ensure the implementation of temporary prevention measures to control any silt runoff during construction. These include silt barriers and bunds made from geotextile to be installed around the Eastern perimeter of the site adjacent to the River Itchen:

- The Site Manager will inspect, repair and replace silt barriers and bunds daily.
- Replacement supplies for silt barriers must be kept on site and always available.
- All site operatives must understand the importance of keeping the silt barriers intact and functional.
- The silt barriers will remain in situ throughout the duration of development.
- Where possible, construction in proximity to the watercourses should be timed to avoid autumn and winter when high runoff rates are to be expected.
- If evidence of silt or sediment discharge is discovered, then the Principal Contractor must be notified immediately. Remediation measures are to be established as soon as practically possible.
- During severe cases of sediment pollution, The Environment Agency must be notified.

Contamination:

In the event any contaminated ground is identified a suitable remediation strategy will be completed before any further works within the contaminated area are undertaken. Due to the lack contamination evident; generic methodology will be applied to the excavations taken place by Highwood construction.

To reduce further the levels of contamination introduced through the construction process, Highwood will:

- Ensure fuelling of plant is managed on a temporary works surface that is compacted to reduce the effects that may occur through the absorption. This will be in line with COSHH based guidelines highlighted.
- All washing out of concrete mixers and cement mixers will be into skips, limiting the potential soil contamination.

- All potentially harmful chemical will be stored adequately in site containers.

Ecology:

The following are the ecological constraints to construction identified on site to date.

Precautionary means not an identified constraint to date, but continued consideration required due to suitable habitat.

General Measures

- FPCR are appointed Ecological Clerk of Works (ECoW) and Highwood Construction have their contact details.
- The ECoW will keep a record of site visits and supervision works.
- All FPCR staff working on Site will have CSCS cards and are experienced with ECoW.
- All licensable protected species work will be conducted by the appropriate class-licenced or low impact class-licenced members of staff.
- FPCR risk assessments will have been completed before working on site.
- All FPCR staff on site will complete any induction training required by the developer.
- This document shall be kept with the main CEMP for site construction activity and a copy available in the Site Managers office.
- The ECoW contact details shall be kept in the Site Managers office and shall be contacted where it is indicated below that site supervision works or checks are required.
- The ECoW shall be contacted for advice on any currently unplanned changes that may have an impact on the important ecological features shown in *Figure 1*, or any other ecology queries or issues that arise.

Biodiversity Protection Zones

The information within this section is based on that contained in the following documents:

- Ecological Impact Assessment, 2025 FPCR

Protected species and habitats requiring protection are provided below and outlined in Appendix 4 – Figure 1 Construction and Environment Management Plan:

- Nesting birds
- Badgers
- Bats
- Riparian Mammals
- Reptiles
- Hedgehogs
- River Itchen SAC/ SSSI

In the event any further protected species are found, all work will stop and the ecological consultant (FPCR Environment and Design Ltd) will be called immediately for advice.

Methods Statements

The potential for impacts on retained habitats outside of the immediate working areas during construction activities will be minimised by protecting all unaffected habitats within the Site and those bounding it to ensure that disturbance is kept to a minimum and any sensitive species are retained in situ where feasible.

No temporary storage of materials, site machinery or construction of haul routes will be sited within or adjacent to retained habitats and access by construction site personnel will be prevented by erection of appropriate fencing.

An Ecological Clerk of Works will ensure that measures are implemented to prevent inadvertent damage to retained or created habitats throughout the construction phase particularly where vegetation is to be removed or during works close to retained habitats.

Suitable protection zones will be implemented along with relocation strategies where necessary as per any ecological appraisal undertaken on the area. With the site being located within the close vicinity of Special Area of Conservation to the North and East, suitable steps will be taken to ensure these are not affected during the construction.

Protection of Hedgerows and trees will follow the agreed arboricultural method statement with tree protection fencing installed at the earliest possible stage of the project.

Where lighting is required during construction, it will be kept away from trees and woodlands, focussed downwards and with the minimum amount of light required for safety purposes to avoid impact on wildlife.

All excavations and open pipes to be covered overnight or fitted with a small animal escape ramp to enable wildlife to escape should they become trapped. These areas must be checked by the Site Manager every morning before ramps are removed.

Nesting Birds – Vegetation and Buildings

No vegetation removal or building demolition will take place during the breeding bird season (March to September inclusive) unless a thorough survey by an appropriately experienced ecologist, first confirms that no active nests are present. Should any nests be observed, a suitable buffer (15m) will be placed around these, and the habitat / building left in situ until the young have fledged and this is confirmed by an ecologist.

In the event a WCA Schedule I bird is recorded nesting, the nest shall be marked with hazard tape and appropriately buffered according to the species. Special measures may also be required including licencing and/or compensation, and therefore further ecological advice will be given to the client in such instances.

Ground Nesting Birds

Checks for ground nesting birds shall be conducted March to September (inclusive), where suitable habitat is supported, such as ground clearance of unmanaged grassland or in areas that have been left unmanaged. Should any nests be observed, they will be marked, and a suitable buffer (10m) will be placed around these and the habitat left in situ until the young have fledged and this is confirmed by an ecologist. The check will be conducted by the ECoW as follows:

- ECoW will be contacted prior to works to arrange site presence.
- Check will be conducted ideally on the day of removal, so that the ECoW can judge whether or not the vegetation requires constant supervision; for example, where dense vegetation requires removal in small increments (e.g. 1m to 2m sections) to enable observation; or within a maximum of 24 hours of a nesting bird check unless otherwise advised by the EcOW.
- Toolbox talk will be given prior to works.

- Any nest's observed will be appropriately buffered, as advised by the EcOW, and marked with hazard tape.
- If birds are found with eggs or young, these will be protected until after the young have fledged, as advised by the ECoW. A 10m buffer should be erected around each nest, the buffer marked with red tape. The active nest site should be monitored, and communication made with the contractors about the buffer zone being off-limits.
- Timings will be provided in writing to the contractor as to when suitable to re-check to see if young have fledged and the above shall be repeated.

Badgers

Based on current known situation, following surveys in 2024.

There are no known badger setts within 30m of the redline boundary. However, badgers are highly mobile and therefore the following precautionary methods are recommended:

- Should any deep trenches need to be left open overnight a means of escape will be provided such as a suitably placed plank of wood to avoid badgers becoming trapped on the site. This will also protect other, less notable large mammals such as fallow deer (*Dama dama*) and fox (*Vulpes vulpes*), which may be utilising the Site.
- Potentially poisonous/hazardous substances required on site during the construction phase will be stored securely in fenced areas; and
- Any temporarily exposed open pipe systems will be capped or blocked in such a way as to prevent badgers gaining access.
- Operations shall be restricted to daylight hours (where possible) to reduce the potential to disturb to badgers and other nocturnal and crepuscular wildlife.

An updated badger check to take place within 3 months prior to the commencement of site works will be undertaken to ensure no recent occupation.

Bats

Based on current known situation, following surveys in 2024.

Foraging and Commuting Habitat

All retained habitat has been marked in Figure 1 and shall be protected with Heras fencing during construction, and as per the measures outlined in the Arboriculture section.

There will be no night working or night lighting throughout the construction process to prevent disturbance to commuting and foraging bats.

Should any subsequent arboricultural surveys identify any trees that may require remediation works these will first be assessed by a suitably qualified ecologist for their roosting bat potential and advise on the best way to proceed to prevent an offence being committed.

Riparian Mammals

The construction area for the swale will be managed and reinspected prior to works commencing to ensure water vole have not colonised this area or 5m either side. An update survey for otter rest sites will also be undertaken.

Prior to works taking place alongside the river, vegetation will be strimmed under supervision to deter water voles creating burrows in this zone. It will then be fingertip searched under ECOW.

If water vole or otter rest places are recorded, work would not commence until a licence had been sought from Natural England.

Reptiles

A low population of common lizard and grass snake have been recorded within the habitats on site during 2024.

During construction, precautionary methods will be followed. This will be through standard passive displacement measures that will include:

- Two-stage vegetation removal under ECoW April to October when temperatures above 10°C
- Area walked and searched prior to cutting.
- Directional cutting towards retained habitat.

Hedgehogs

Hedgehogs are known to be in the local area and the site supports suitable foraging and commuting habitat. Construction activities, particularly site clearance works, have the potential to impact this declining species. As such, the following measures will be implemented:

- An ECoW will check and supervise the removal of suitable habitats, including hedgerows, scrub, log and brash piles.
- Hedgehog passes to be installed in all proposed fences and walls.
- Logs and brash arising from site clearance will be used to create refugia for reptiles, but will also benefit hedgehogs, within retained habitats on site. Any materials to be removed will not be piled close to suitable habitats to prevent creating refugia for hedgehogs during the day or they will require checking by the ECoW to prevent injury.
- Construction work will be restricted to daylight hours to prevent disturbing hedgehogs and other nocturnal wildlife.

River Itchen SAC

The River Itchen SAC is located adjacent to the eastern boundary. It is important that this habitat is protected during the construction phases to avoid detrimental impacts on the aquatic and marginal habitats specified as the reasons for designation of the River Itchen SAC. A range of general principles will be implemented to ensure that nature conservation interest within retained areas is appropriately protected.

Site management protocols will be put in place to ensure that best practice measures are complied with. This will include methods to protect River Itchen SAC and associated habitats on the eastern boundary of the site.

The possibility of fuel spillages will be minimised through sound site management and through strategies for remediation and contamination incidents in the unlikely event of their occurrence.

The location of all works compounds will be agreed. Any environmentally hazardous material will be kept in dedicated stores and storage tanks will have appropriate bunding.

To ensure construction works are undertaken in an environmentally responsible manner the best practice guidance listed below will be adhered to; these include Pollution Prevention Guidance (2012), some of which has been superseded by Guidance for Pollution Prevention (GPP):

- PPG 1: Understanding your environmental responsibilities - good environmental practices. A basic introduction to pollution prevention, with signposts to other PPGs and publications. (July 2013)
- GPP 2: Above ground oil storage tanks - For above ground oil storage, excluding oil refineries and distribution depots. (January 2018)
- PPG 3: Use and design of oil separators in surface water drainage systems - For identifying where an oil separator is required and, if so, what size and type of separator is appropriate. (April 2006)
- GPP 4: Treatment and disposal of wastewater where there is no connection to the public foul sewer - For selecting the correct sewage disposal, treatment and disposal options, and maintenance and legal requirements. Also, for what to have in mind, in terms of wastewater treatment, when buying a house. (November 2017)
- GPP 5: Works and maintenance in or near water - For construction or maintenance works near, in, or over water. (January 2017)
- PPG 6: Working at construction and demolition sites - For the construction and demolition industry. (2012)
- PPG 7: Safe storage - The safe operation of refuelling facilities for operators of liquid fuel refuelling facilities; it applies to all types of fixed refuelling facilities (July 2011).
- GPP 8: Safe storage and disposal of used oils - For storing and disposing of used oils. Applies to activities ranging from a single engine oil change to those of large industrial users. (July 2017)
- GPP 13 Vehicle washing and cleaning (April 2017) - For washing and cleaning any vehicle using automatic wash systems, high pressure or steam cleaners and washing by hand.
- PPG 18: Managing fire water and major spillages - For identifying equipment and techniques available to prevent damage to the water environment caused by fires and major spillages. (June 2000)
- GPP 21: Pollution incident response planning - For producing emergency pollution incident response plans to deal with accidents, spillages and fires. (July 2017)
- PPG 22: Incident response - dealing with spills or incident response - dealing with spills. (April 2011)
- PPG 23 Maintenance of structures - replaced by PPG 5, Works and maintenance in or near water.
- PPG 26 Safe storage - drums and intermediate bulk containers - For site operators of industrial and commercial premises storing and handling drums and intermediate bulk containers (IBCs) containing oil, chemicals or potentially polluting substances. (March 2011)

Dust Suppression

General dust control measures will include a 10mph speed limit and regular road sweeping or dust suppression with the use of water bowsers. For demolition, mitigation measures include the dampening of buildings, prior to mechanical demolition, and utilisation of sprays and hosepipes for dust suppression during dry or windy conditions.

Associated activities such as crushing and screening of materials generated from the demolition process and any recycled aggregate stockpiles will also have dust suppression methods applied with the use of 'dampening down', when required, to prevent dust.

Dust will be visually monitored on a daily basis at set points around the Site, with actioned taken to remove the dust, where necessary.

- Use of clean water for dust suppression, to avoid re-circulating fine material.
- High standards of housekeeping that will help minimise tracked out and wind-blown dust.
- A preventative maintenance programme, including readily available spares, to ensure efficient operation of plant and equipment.
- Effective staff training in respect of the causes and prevention of dust.
- Mist cannons will be used during any demolition works to ensure minimal dust is created and no dust escapes the boundary of the site.
- During periods of warm weather haul roads will be damped down and swept periodically to reduce the dust created from the movement of plant.
- For all other activities creating dust, suitable extraction and suppression will be utilised to eliminate the production of dust.

Storage locations for all materials that create dust, including soil, will be located away from the sensitive receptors adjacent to the site, except where impractical. Spoil piles will also either be covered or dampened down during periods of dry weather.

As an additional overriding consideration, during dry or windy weather, if any operations are identified as causing, or likely to cause, visible emissions across the site boundaries, or if abnormal emissions are observed within the site, then the Site Manager will immediately modify, reduce, or suspend those operations, until effective remedial actions can be taken, or the weather conditions giving rise to emissions have moderated.

Surface Water Runoff and Silt Pollution Prevention

Construction site runoff (silt and sediment) requires mitigating to alleviate impact on the watercourses on or adjacent to the site. Construction runoff can be heavily laden with silt, which can pollute receiving waters. During the site preparation works, the Principal Contractor shall ensure the implementation of temporary prevention measures to control any silt runoff during construction. Surface water runoff from construction must not drain into the watercourse or woodland adjacent to the Site. Sediment barriers or silt fences made from a geotextile will be installed along the eastern boundary of the site and will remain in situ throughout the duration of development.

- The Site Manager will inspect, repair and replace silt barriers and bunds daily.
- Replacement supplies for silt barriers must be kept on site and always available.
- All site operatives must understand the importance of keeping the silt barriers intact and functional.
- The silt barriers will remain in situ throughout the duration of development.
- Where possible, construction in proximity to the watercourses should be timed to avoid autumn and winter when high runoff rates are to be expected.
- Weekly visual inspections of the silt/sediment barriers shall be carried out by construction site management during construction to monitor its effectiveness and the efficiency of the prevention measures in place.

- If evidence of silt or sediment discharge is discovered, then the Principal Contractor must be notified immediately. Remediation measures are to be established as soon as practically possible.
- During severe cases of sediment pollution, The Environment Agency must be notified.

Timing of Sensitive Works

Species	Suitable habitat	Suitable Timing of mitigation	Mitigation
Nesting Birds	Site wide	March - September	If removal of any vegetation, including ground vegetation in new or unmanaged formally cleared areas, is undertaken March to September, ECoW must be notified and nesting bird checks to take place.
Badgers	Site wide	To be undertaken prior to commencement of works.	Site wide survey within 3 months of commencement of development Should any evidence of badger occupation be found, a licence will be required prior to works occurring within 30m of the setts and appropriate exclusion zones implemented prior to works.
		During construction phase	Precautionary working methods as detailed above
Bats	Hedgerows Mature trees Boundary scrub	During the active season April - October	All habitat marked on <i>Figure 1</i> as retained, to be Heras fenced and protected for the duration of the build. ECoW to be contacted if removal of any of this habitat is subsequently required. There shall be no lighting outside of site hours (07:30-18:00) throughout the year, in accordance with the approved lighting strategy. ECoW to be contacted if any trees works required. Onsite retained habitats including grassland and scrub will be enhanced, providing increased food resources for bats.
Riparian Mammals	Riparian habitat adjacent to the River Itchen	All year	The construction area for the swale will be managed and reinspected prior to works commencing to ensure water vole have not colonised this area or 5m either side. An update survey for otter rest sites will also be undertaken. Prior to works taking place alongside the river, vegetation will be trimmed under supervision to deter water voles creating burrows in this zone. It will then be fingertip searched under ECoW.
Reptiles	Site wide	April - October when temperature is consistently over 10 degrees Celsius.	Two-stage vegetation removal under ECoW Area walked and searched prior to cutting. Directional cutting towards retained habitat.
Hedgehogs	Scrub Hedgerow base	All year	ECoW to check and supervise habitat removal

Works to be Overseen

- ALL vegetation and ground clearance (including trees, shrubs and grassland) and buildings as per method statements outlined above

Responsible Persons and Communication

Ecology Team at the FPCR Environment Design Ltd Exeter Office – 01392 874499

Adam Day Associate Director [REDACTED] / Abigail Upham Associate [REDACTED]
Ebony Hayes Ecologist [REDACTED]

The Site Manager shall be responsible for ensuring an appropriate ECoW is present on-site when required. ECoW duties include:

- Act as the developer's main point of contact in relation to ecological issues and liaison with relevant statutory bodies as necessary.
- Provide ecological awareness training for contractors, where needed.
- Ensure that an appropriately qualified ecologist undertakes any required surveys/supervision on site if the ECoW cannot attend site.
- Provide advice to help ensure that any required corrective ecological actions are taken in line with the relevant procedures.
- Undertake periodic reviews of the CEMP with the Site Manager, where necessary.

Ecological Clerk of Works

- FPCR are appointed Ecological Clerk of Works (ECoW)
- The ECoW will keep a record of site visits and supervision works.
- All FPCR staff working on site will have CSCS cards and are experienced with ECoW.
- This document shall be kept in the Site Managers office.
- The ECoW contact details shall be kept in the Site Managers office and shall be contacted where it is indicated that site supervision works or checks are required.

Arboriculture:

Any arboricultural works will be completed as per an agreed Arboricultural Method Statement undertaken on the area. Where there are any works required to be completed close to a tree that is designated within a Tree Protection Zone, a protection zone will be created with Heras fencing and be installed at the earliest opportunity prior to any construction activity.

Landscape, Minerals and Soil management:

Any clay/gravel recovered during topsoil stripping will be used raise ground levels according to design in order to reduce its environmental impact of transfer off-site. If excavations discover such materials as the expressed; the main contractor will act within guidelines to maintain the gravels purity and will remove it via transfer to a quarry for recycling purposes.

- When stripping, stockpiling, or placing soil, do so in the driest condition possible and use tracked equipment where possible to reduce compaction.
 - Confine traffic movement to designated routes.

- Keep soil storage periods as short as possible.
- Clearly define stockpiles of different soil materials.

Waste Management:

All waste will be removed by a licensed skip company and be accompanied by a completed Waste Transfer Note (WTN). Waste Carriers Certificates and disposal site Licences will be obtained from our waste contractors to ensure all waste is being managed by a reputable company.

Reports will be provided on the monthly basis by our waste contractor providing a detailed breakdown of recycled and recovered wastes.

In the event any Hazardous waste is created it will be segregated and removed by an appropriate removal company and a hazardous waste consignment note obtained.

Where possible waste will be segregated to aid with recycling. Plasterboard skips will be covered so as to prevent water ingress. Skips will also be exchanged on a regular basis. Any waste stockpiles will be damped down by water sprays and sheeted if required. Waste materials shall not be burnt on-site.

Where possible spoil will be re-used on site to reduce the requirement to import any spoil onto site. However, this will only be the case if the spoil is of a suitable grade which will be confirmed after appropriate testing.

Any construction refuse will be sufficiently enclosed to prevent any waste from escaping.

Resource and Energy Management:

Both water and energy usage on site will be monitored by the project team on a monthly basis. This will include both usage for the welfare facilities and on-site usage. Site welfare facilities lighting will utilise PIR sensors to reduce electricity usage and the utilisation of grey water will be explored throughout the project. Use of solar panel welfare centres maybe introduced if energy usage is deemed excessive and detrimental to the ecological value of the site.

Archaeological and Historical Importance:

The site does not contain any listed buildings or is within any conservation area and therefore there is no risk to any buildings of historical or archaeological significance. However, as there is always a potential to uncover prehistoric or RB remains and therefore in the event any unidentified discovery they will be reported to the governing body with works being ceased until they can be identified

15. Appendices.

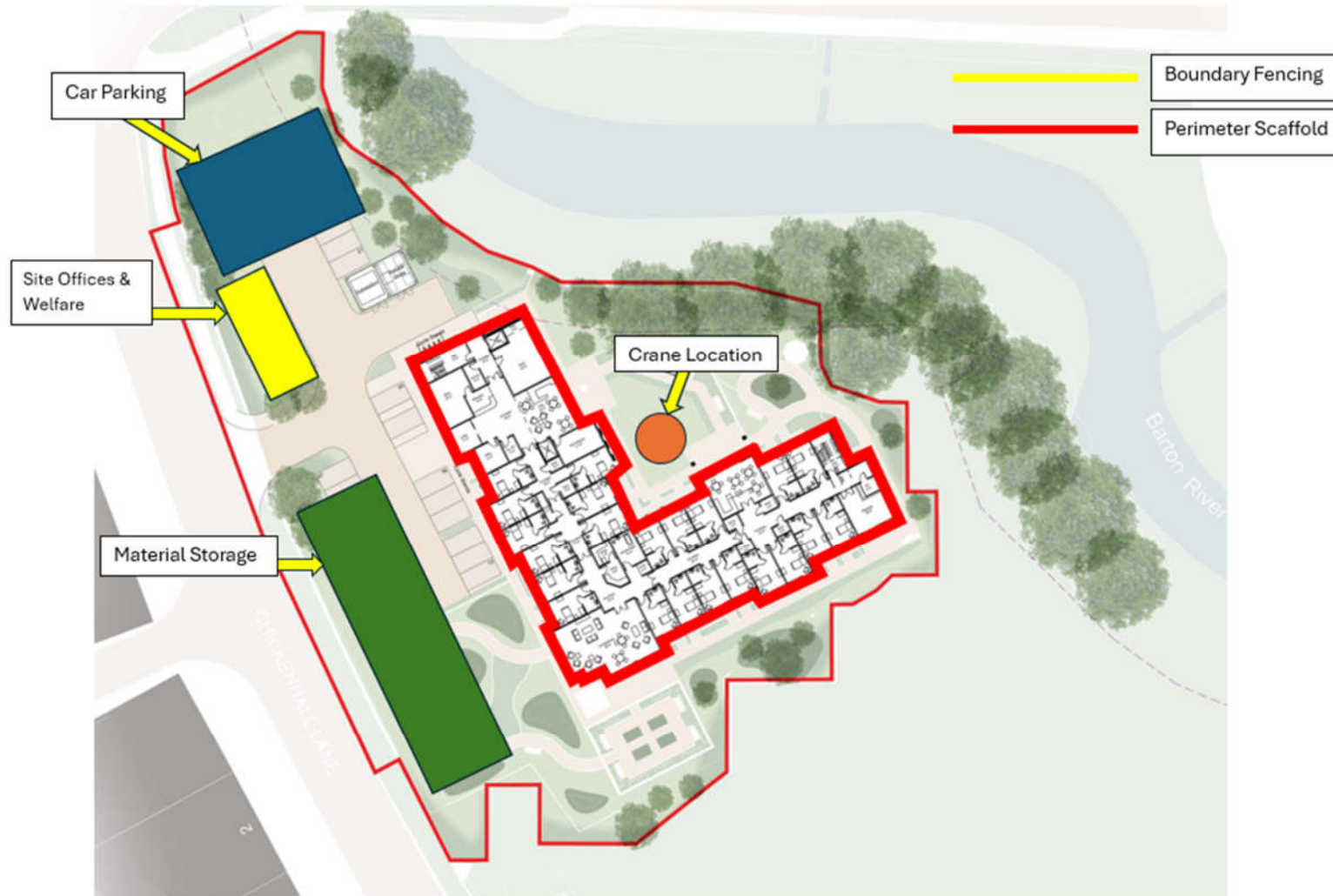
Appendix 1 – Construction Environmental Management Plan

Appendix 2 – Tree Protective Fencing

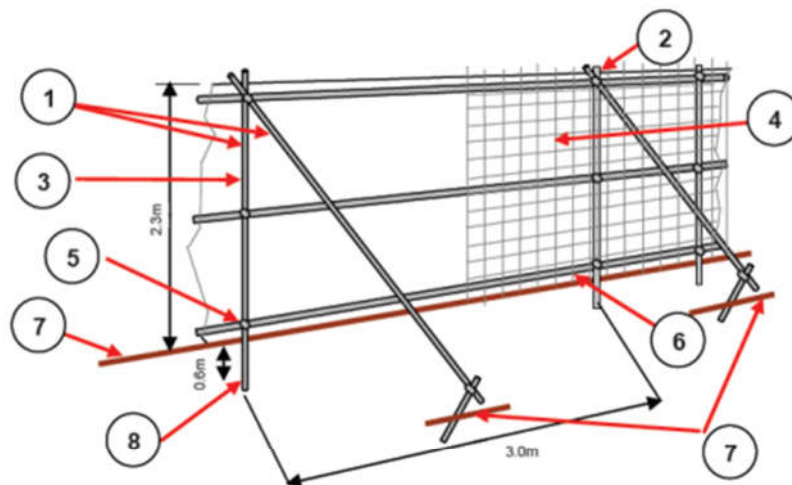
Appendix 3 – Site Delivery/Travel Route

Appendix 4 – Figure 1 Construction and environment Management Plan

Appendix 1: Construction Environmental Management Plan



Appendix 02 – Tree Protective Fencing



Example of protective barrier:

1. Standard scaffold poles
2. Uprights to be driven into the ground
3. Panels secured to uprights with wire ties and where necessary standard scaffold clamps
4. Weldmesh wired to the uprights and horizontals
5. Standard clamps
6. Wire twisted and secured on inside face of barriers to avoid easy dismantling
7. Ground level
8. Approximately 0.6m driven into the ground



Appendix 03 – Delivery/Travel Route

