

BARGATE

CONSTRUCTION TRAFFIC AND ENVIRONMENTAL MANAGEMENT PLAN

Knowle Hill, Eastleigh

DATE:-	Rev 1	Rev 2			
	30-7-25	20-8-25			

1. Purpose of the document
2. Construction team roles and responsibilities
 - a. Management team
 - b. Communication and complaints procedure
3. Programme of works and sequencing
4. Site set up indicating location of temporary accommodation storage and parking
5. Control of pollutants linkage to the river Itchen
6. Erosion mitigation]
7. Off site Traffic Management
8. Arrangements for damage to highways and verges
9. Site Parking and On Site traffic Management
10. Dust mitigation
11. Noise mitigation
12. Disposal of rubbish
13. Mud on roads and wheelwashing
14. Fencing and barriers
15. Lighting strategy

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1. Purpose of the document

This plan has been developed in response to the following planning conditions:-

Condition 6 of the Outline Application O/19/86980

Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved CEMP which shall include:

- a) a programme and phasing of the demolition and construction work;
- b) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
- c) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site. This should include safeguards for fuel and chemical storage and use and incorporate the recommendations for construction drainage as set out within the following documents (to include any updates agreed at Reserved Matters stage):
 - Ecological Impact Assessment (Species Ecological Consultancy, November 2020);
 - Potential Impacts Upon the River Itchen SAC from Release of Fine Sediments Revised Mitigation Strategy (Species Ecological Consultancy, February 2022);
 - Sediment Impact Assessment, paragraphs 3.16 to 3.18 (Cole Easdon, July 2022).
- e) Plans to deal with erosion from flow 'escapes' during heavy and extreme rain events;
- f) the arrangements for the routing / turning of lorries and details for construction traffic access to the site
- g) the arrangements for deliveries associated with all construction works, loading / unloading of plant and materials and restoration of any damage to the highway [including vehicle crossovers and grass verges];
- h) the parking of vehicles for site operatives and visitors;
- i) management measures to control the emission of dust and dirt generated by demolition and construction;
- j) a scheme, following assessment, for controlling noise and vibration impacts on noise sensitive properties from demolition, site preparation and construction activities (to include details of any piling if proposed);
- k) provision for the storage, collection, and disposal of rubbish from the development during the construction period;
- l) measures to prevent mud and dust on the highway during demolition and construction;
- m) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing (where appropriate);
- n) temporary lighting to be used during construction which shall be designed in accordance with best practice to protect commuting and foraging bats.

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2. Construction team roles and responsibilities

a. Management team

The site will be managed from start to finish by an appointed management team consisting of the following:-

Construction director	Mick Hanson 02380 602255
Production Manager	Tony Mathews 02380 602255
Contracts Manager	Liam Anderson 02380 602255
Site Manager	TBC info needed
assistant Site Manager	TBC info needed

The site manager will be the responsible person on site. He will monitor all site boundaries on a daily basis. He will monitor all adjacent roads on a daily basis and will ensure where practicable that material deliveries are spread out to avoid congestion.

Responsibilities:-

Site manager

The site manager will be responsible for the day-to-day management of Health and safety, environmental and quality performance during the construction of the proposed development. The site manager will also be responsible for implementing the CTEMP, monitoring the performance of subcontractors, and maintaining records.

In addition, the site manager will be responsible for ensuring that all staff and operatives receive a site-specific health, safety and environmental induction prior to starting work on-site and are provided with relevant information concerning environmental sensitivities and protection measures.

Production Manager

The Production Manager will be responsible for on site delivery and programming and will report on progress

Contracts Manager

The contract manager will support and reinforce the site manager in his duties. They will monitor the site during their visits and follow up on any observations with the offending parties.

Construction Director

The construction director will be responsible for dealing with all queries and complaints from the general public, local community and new occupations. He will investigate the complaints, respond and maintain a register of complaints in head office.

All staff and subcontractors

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All staff and sub-contractors will be responsible to work to agreed plans, methods and procedures to eliminate and minimise environmental impacts.

Understand the importance of avoiding pollution on site, including noise and dust, and how to respond in the event of an incident to avoid or limit environmental impact

Report all incidents immediately to their line manager

Monitor the work place for potential environmental risks and alert the immediate line manager if any are observed

Co-operate as required with site inspections and audits

b. Communication and complaints procedure

In case of any formal complaints these should be addressed to the construction director Mick Hanson

t: 02380 602255

E: Mick@bargatehomes.co.uk

Any formal complaint will be logged into a complaint's register. It will be investigated and responded to formally. Any complaint which is deemed to be valid in nature will be actioned in a positive manner.

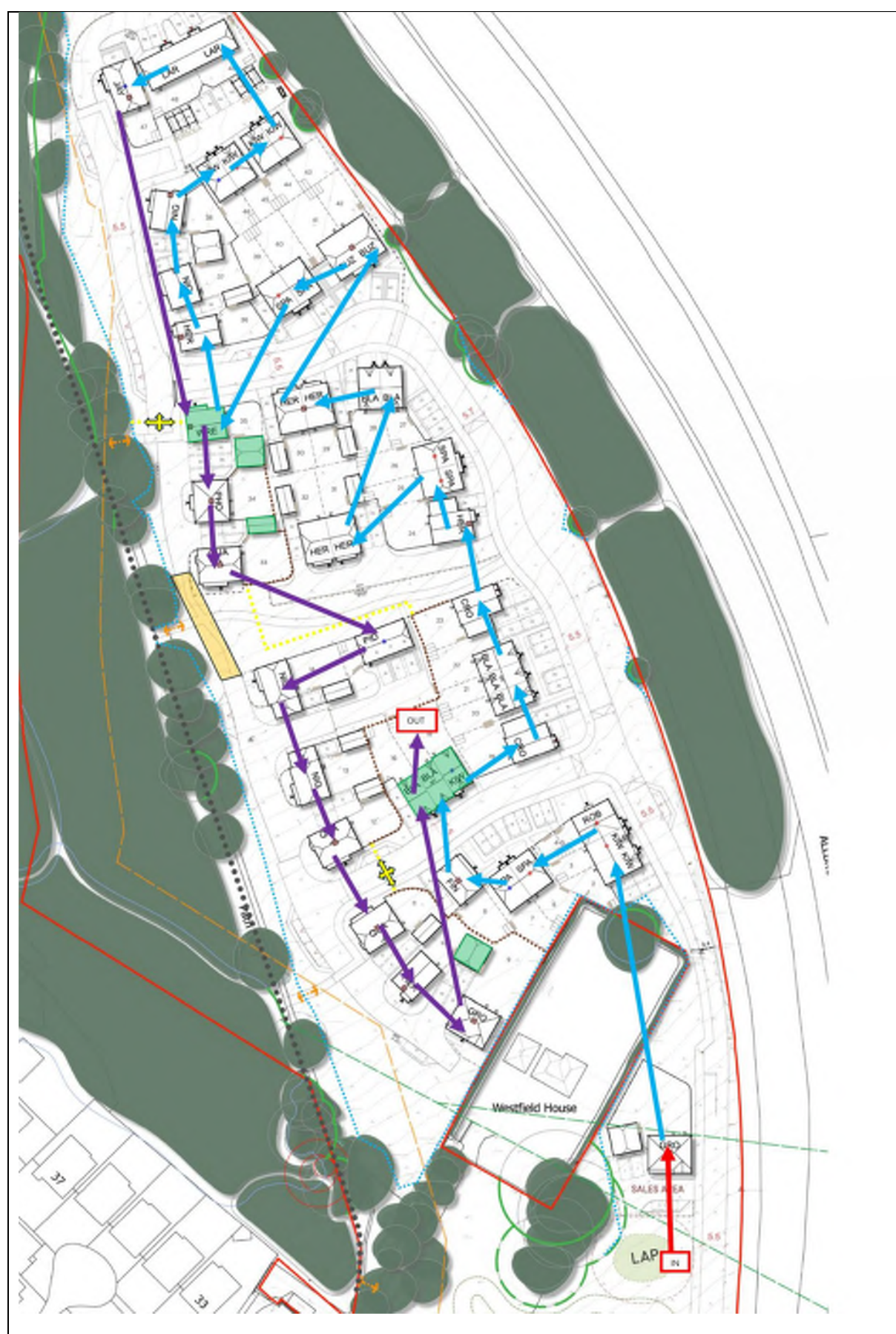
3. Programme of works and sequencing

The site will be constructed in a sequence which maintains as far as reasonably practicable a retreating construction line. This will ensure safe integration between occupation and the working site. Occupation blocks will be used to isolate the compound along with a series of linked haul roads to form a circular retreat.

The following ROUTE TO BUILD has been planned to ensure this philosophy has been maintained:-

The RTB has further been transposed into the subsequent delivery programme. Dates on this programme are indicative and subject to change depending on actual Start on site date:-

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BUILD MONITORING REPORT

25/04/2025

BUILD MONITORING				Schedule Date		25/04/2023		LIFT IT RELEASE FOR CONSTRUCTION																												25/05/23																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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4. Site set up including location of temporary accommodation storage and parking



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5. Control of pollutants linkage to the river Itchen

In order to ensure the safeguard of local water courses an independent “construction” surface water management strategy has been developed which will be implemented and adhered to at all times throughout the life of the project.

It will include a regime of inspection and replacement of any filters and also the procedures for reporting any infractions.

A copy of this document is appended to this CEMP – Appendix 1 Temporary Surface Water Drainage Management and Method Statement.

In addition to the constructed safeguards the following will be implemented: -

- All fuel used on site will be delivered directly to a central fuelling station where it will be stored in locked and Bunded fuel safes.
- 240l spill kits will be located adjacent to the refuelling station as below:-



- 35l spill kits will also be available in the site office



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- All small petrol operated plant will be run and refuelled over drip trays

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6. Erosion mitigation

An independent “construction” surface water management strategy has been developed which will be implemented and adhered to at all times throughout the life of the project.

This will include measures to prevent run off erosion.

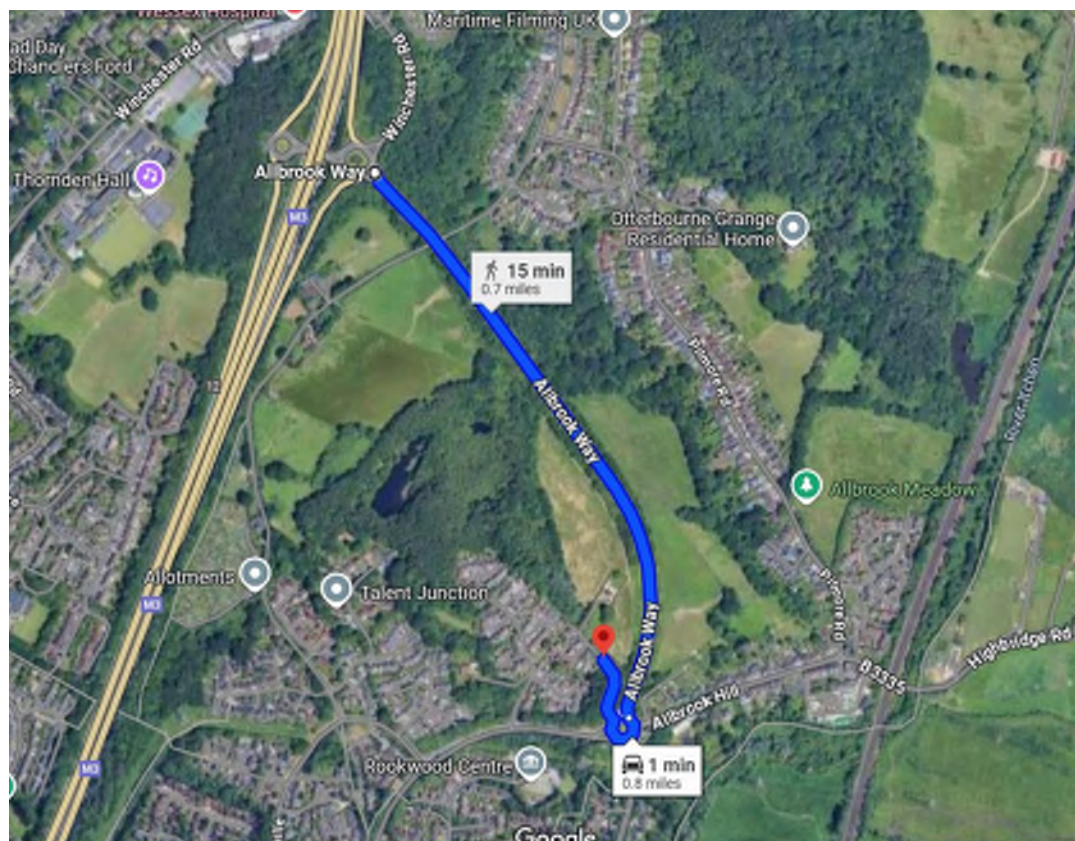
This document Is appended to the end of the CEMP and will form part of the submission.

7. Off site traffic Management

It is anticipated that traffic will generally arrive to the site via the M3 exit from junction 12 onto Allbrook lane.

A series of linked Haul roads will allow for the turning of delivery vehicles behind the occupation line.

A copy of the tracking drawing is appended to this CEMP – Appendix 2 Contractors site compound vehicle tracking.



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Plant and Materials will be loaded and unloaded in the material compounds as shown on the site set up plan.

On site distribution of materials will be via a telescopic handler which will remain behind the occupation line as much as reasonably practicable

8. Arrangements for damage to highways and verges

Prior to works commencing a dilapidation survey will be undertaken for the length of Knowle Hill.

The site manager will undertake periodic inspections of the area and any damage identified during the construction phase will be recorded and addressed



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9. Site Parking and On Site traffic Management

Parking on site will be restricted to the zone marked up on the site set up plan.

On-site parking will be utilised to the point where it becomes no longer feasible within the zone identified on the site layout.

It is likely that the site will be constructed in a continuous flow, there will therefore be no available on site parking towards the end of the development. When this becomes the case on-site parking will be kept to gable end zones and the accommodation compound where the disruption to the new home owners will be kept to a minimum.

A full time gate man will be utilised who will monitor exiting vehicles and clean them as necessary

10. Dust mitigation

The following Mitigation measures will be implemented throughout the life of the construction project as follows: -

- All petrol operated cutting will be fitted with dust suppression to minimise the potential for airborne particles.



- The estate roads and all track out roads will be monitored daily by the site manager and swept as required using water dampened sweeping equipment to remove dust residue rather than suppress it.
- Where appropriate wagons removing waste from the development which are likely to produce dust will be sheeted.
- Idling wagons will be instructed to turn off engines
- The site manager will continually monitor for any increased levels of dust and water bowsers will be on site with spray valves to allow any emergency suppression.
- a supply of water will be made available at all times for dust suppression measures to be implemented
- all stockpiled materials will be screened with Heras fencing and mesh sheeting if it becomes apparent that they are likely to become airborne.
- A wheel wash facility will be provided at the site entrance.
- Activities which are likely to produce dust will be screened if required.

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- Site haul roads will be tarmacked
- Mortar will be delivered in silos.
- A record of complaints will be kept in the site office recording appropriate measures implemented to alleviate any issues.

11. Noise

It is inevitable that construction sites will make noise, but the site is limited to low level housing operations, plant and equipment will be commensurate with this type of work. Main plant such as telescopic handlers, excavators, dumpers, tarmac laying plant will all be utilised throughout the construction phase.

The workforce

Bargate Ltd and its contractors will ensure that, where reasonably practicable, nobody on site is exposed to noise in excess of 80db (A). Where noise levels are suspected to be at or above 80db(A) the direct employer will be responsible for ensuring a suitable noise assessment is carried out. Suitable hearing protection must be made available to all affected personnel on request. Contractors undertaking work that continuously exceeds the noise level of 80db(A) hearing protection zones must be set up with clear warning signs positioned

Completed workplace noise assessments or contractors equivalent will be filed in the H&S file on site.

On completion of the noise assessment Bargate Ltd and its contractors will provide relevant information, instruction, and training to employees at risk from excessive noise levels.

Except where expressly permitted and agreed with the local authority, no operations which are audible above this range will be carried out outside of the working hours.

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	Orbital Sander	85 Db			Generator	73 Db	N/A
	Paslode Nailer	101 Db			5x3 1/2 Mixer	85 Db*	
	Petrol Cut-off Saw	106 Db*			Jigsaw	101 Db	
	Planer	105 Db*			Petrol Mixer	92 Db	
	Radial Arm Saw	106 Db*			Angle Grinder	102 Db*	
	Router	85 Db			Cartridge Tool	116 Db*	
	SDS Drill	101 Db			Demolition Hammer	106 Db*	
	Wacker Plate	96 Db			Poker Vibrator	88 Db*	
	Circular Saw	100 Db			Magic Screed	99 Db	
	Concrete Planer	103 Db			Power Float	119 Db	

NOTE:

PPE is always a last resort, should it fail, you will be injured.

If you are wearing hearing protection, then Ear muffs should be worn in preference to ear plugs.

Please be aware of noise level when working in close proximity to Machinery.

A 3 decibel increase equates to the noise level doubling.

For Machinery not listed above please contact the Site Manager.

*Indicates measured levels, all other Db ratings are from manufacturers guidelines.

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The surrounding area

The site investigation indicates some piled foundations, however, where these are required locally, they will be Augured to eliminate any excessive noise and vibration

the following general mitigation measures will be maintained at all times:-

- No work will be undertaken outside of the operational hours without the prior agreement of the local planning authority.
- There will be no radios permitted on site, this will form part of the site induction.
- No work will be undertaken outside of the operational hours without the prior agreement of the local planning authority.
- All plant and equipment will be maintained at regular intervals as defined by the PUWER regulations.
- three section acoustic barrier will be available on site to screen any petrol cut off tools should the need arise.



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- the site fork truck will be fitted with a BSS white noise alarm to minimise the impact of reversing warnings.
- Speed limit signage will be positioned to minimise the potential for any adverse disruption from excess speed.
- All cars arriving pre-start will switch off their engines. No idling will be permitted.
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12. Disposal of rubbish

Prior to the site commencing we will identify the waste streams that the site is likely to develop to determine a strategy for dealing with the waste

A designated waste handling area will be established within the site material compound where pre-identified waste streams will be segregated. Waste will be delivered to this station using smaller tipping skips carried by the fork truck:-



All waste leaving Bargate sites will be handled by one of our dedicated waste handling partners and sent to a recycling facility. At the facility the waste is broken down into its component parts and re-cycled.

We receive live reports from the re-cycling partners highlighting the percentage of waste diverted from landfill and the percentage of each of the recovered components. Copies of the waste results will be displayed in the site office. Example overleaf.

There will be NO burning permitted on the site

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Waste Recycling Overview



@Energy Recovery	11.20%
@Recycled	88.74%
@Landfilled	0.06%
Total:	100.00%

Product Description

Product Description	RDF	Recycled	Total
Bricks	0.00	100.00	100.00
Bulky Waste	0.00	93.99	93.99
Cable	0.00	100.00	100.00
Cans	0.00	100.00	100.00
Cardboard Transfer	0.00	100.00	100.00
Carpet	0.00	100.00	100.00
Concrete	0.00	100.00	100.00
Dry Mixed Recycling	0.00	100.00	100.00
General Non Recyclable	95.00	4.12	99.12
General Waste	11.00	89.00	100.00
General Waste - Household	11.00	89.00	100.00
Glass	0.00	100.00	100.00
Green Waste	0.00	100.00	100.00
Green Waste 200201	0.00	100.00	100.00
Hardcore	0.00	100.00	100.00
Inert	0.00	100.00	100.00
Inert Sand	0.00	100.00	100.00
Insulation	90.71	0.00	90.71
Mattress	100.00	0.00	100.00
Mixed Metals	0.00	100.00	100.00
Mixed Paper	0.00	100.00	100.00
Packaging Mixed	0.00	100.00	100.00
Paper	0.00	100.00	100.00
Paper And Cardboard	0.00	100.00	100.00
Plasterboard	0.00	100.00	100.00
Plastic 17 02 03	0.00	100.00	100.00
Plastic 20 01 39	0.00	100.00	100.00
Plastic Hard	0.00	100.00	100.00
PP Bags	0.00	100.00	100.00
RDF	100.00	0.00	100.00
Small Stone	0.00	100.00	100.00
Stryfoam	0.00	100.00	100.00
UPVC	0.00	100.00	100.00
22/11/2022			
WEEE	0.00	100.00	100.00
Wood	0.00	100.00	100.00
Wood Household	0.00	100.00	100.00

BARGATE

13. Control of Mud

The Site Manager will ensure wagons leaving site are checked and wheels cleaned as necessary of any surplus residue picked up on site. To facilitate this a wheel washing station will be established to ensure minimal impact of the surrounding area. This will consist of the gate man monitoring exiting vehicles and using a pressure lance to removed debris from them. The wash facility will be made operational as the need arises. The station will be positioned for the life of the development as indicated on the site set up drawing:-



Off-site roads will be monitored continually by the site manager and road sweeping measures will be implemented as required to ensure the surrounding areas are kept clean.

On site roads will be cleaned with road sweepers following any activity or weather event which is likely to cause re-distribution of construction arisings onto the wider highway network. Immediate spillages on site will be cleaned up before re-distribution becomes an issue.

The site Manager and his assistant will constantly monitor the state of the site roads and implement measures as appropriate to control any surface material from spreading

14. Fencing and barriers

The boundary of the construction activities will be established and maintained throughout the life of the development. Or until such time as properties become occupied. It will be inspected weekly for breaches and steps taken to rectify any failure of the perimeter as soon. as they are known.

The perimeter fencing and screening will be in accordance with the site setup drawings

There will be a receding line of fencing following the occupation route which will consist of Heras type moveable fencing and gates.

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There will be walkways to the site office segregated from the construction activities using approved chapter 8 barriers.

15. Lighting spill control

Should it be unavoidable to work outside of daylight hours any lighting used will be directed away from highways and neighbouring properties.

The compound lighting will be limited to low level lighting that is PIR activated purely for the safety of those moving around the compound. There will be no permanent lighting installed which is likely to become a nuisance. And any temporary lighting will face away from the PROW

BARGATE

Appendix 1 – Temporary Surface Water Drainage Management Method
Statement

Temporary Surface Water Drainage Management Method Statement

Proposed Development at

Knowle Hill, Allbrook

On behalf of

Bargate Homes Limited

November 2025

Document History and Status

Project Number 23823

Date	Version	Prepared By	Reviewed By	Approved By
1 Aug 2025	Draft 1.0	Nathan Thompson	Stuart Magowan IEng MICE	Stuart Magowan Director
19 Sept 2025	1.1	Nathan Thompson	Stuart Magowan IEng MICE	Stuart Magowan Director
21 Nov 2025	1.2	Stuart Magowan IEng MICE	Sonya Macandrew BEng GMICE	Stuart Magowan Director

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The information contained within this document takes precedence over that contained within any previous version.



CONTENTS

1	Non Technical Summary	1
2	Requirements of Outline Planning Approval.....	2
3	Site Information	3
3.1	General.....	3
4	Temporary Drainage Phases	4
4.1	Phase 1 – Site access	4
4.2	Phase 2 – Permanent SuDS and Wetlands	5
4.3	Phase 3 – Extension of Site Access Road	5
4.4	Phase 4 – Main Build and Cutoff Ditches	6
4.5	Management and Maintenance Schedule During Construction Phase	8
5	Procedure if Measurable Increase in Pollutants Entering River Itchen Identified	9
6	Conclusions.....	10
7	List of Tables	11

1 Non Technical Summary

- 1.1 This Temporary Surface Water Drainage Management Method Statement has been undertaken on behalf of Bargate Homes Limited in support of discharging Planning Condition 6 of Outline Planning Application O/19/86980 for the construction of 49 residential dwellings with associated access roads, car parking and landscaping on land west of Allbrook Way, Knowle Hill, Eastleigh.
- 1.2 Natural England raised concerns at Outline Planning Stage regarding the potential risk of silt from the development site entering the River Itchen.
- 1.3 Bargate Homes are committed to preventing any impact on the River Itchen Special Area of Conservation (SAC) and have commissioned The Civil Engineering Practice to design a robust temporary surface water drainage system that will capture any silt or pollutants and prevent them leaving the site during construction.
- 1.4 Species Ecology Consultancy produced the Potential Impacts upon the River Itchen SAC from the Release of Fine Sediments Revised Mitigation Strategy dated February 2022 and Cole Easdon Consultants produced a Sediment Impact Assessment dated July 2022 both of which were submitted with the Outline Planning Application.
- 1.5 The Civil Engineering Practice Limited have produced the Silt and Sedimentation Impact Assessment and Mitigation Strategy dated October 2024 assessing the volume of sediment to be produced by the proposed development together with the proposed mitigation and monitoring strategy.
- 1.6 The temporary surface water drainage system has been designed to be constructed in phases corresponding with the Construction Plan to prevent silt from leaving the site during the entire construction process.
- 1.7 This report makes up part of the Construction Environmental Management Plan and details how surface water will be managed and how silt and fine sediment will be retained on site during the construction process detailing monitoring and management requirements of the various temporary surface water drainage features.

2 Requirements of Outline Planning Approval

2.1 Planning Permission Condition 6 of Outline Planning Application O/19/86980 states:

“Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved CEMP which shall include:

- a) a programme and phasing of the demolition and construction work;*
- b) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;*
- c) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site. This should include safeguards for fuel and chemical storage and use and incorporate the recommendations for construction drainage as set out within the following documents (to include any updates agreed at Reserved Matters stage): - Ecological Impact Assessment (Species Ecological Consultancy, November 2020); - Potential Impacts Upon the River Itchen SAC from Release of Fine Sediments Revised Mitigation Strategy (Species Ecological Consultancy, February 2022); - Sediment Impact Assessment, paragraphs 3.16 to 3.18 (Cole Easdon, July 2022).*
- e) Plans to deal with erosion from flow ‘escapes’ during heavy and extreme rain events;*
- f) the arrangements for the routing / turning of lorries and details for construction traffic access to the site*
- g) the arrangements for deliveries associated with all construction works, loading / unloading of plant and materials and restoration of any damage to the highway [including vehicle crossovers and grass verges];*
- h) the parking of vehicles for site operatives and visitors;*
- i) management measures to control the emission of dust and dirt generated by demolition and construction;*
- j) a scheme, following assessment, for controlling noise and vibration impacts on noise sensitive properties from demolition, site preparation and construction activities (to include details of any piling if proposed);*
- k) provision for the storage, collection, and disposal of rubbish from the development during the construction period;*
- l) measures to prevent mud and dust on the highway during demolition and construction;*
- m) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing (where appropriate);*
- n) temporary lighting to be used during construction which shall be designed in accordance with best practice to protect commuting and foraging bats.”*

3 Site Information

3.1 General

- 3.1.1 The temporary drainage system will be implemented in phases to manage surface water and prevent silt from leaving the site during the entire construction process.
- 3.1.2 Site levels fall from the north of the site towards Knowle Hill, where the proposed site access is located, at the south of the site.

4 Temporary Drainage Phases

4.1 Phase 1 – Site access

4.1.1 Construction

- 4.1.1.1 An industrial style channel drain with catchpits at either end will be constructed across the access to the site entrance which will capture surface water runoff, and any silt it may be carrying, and will act as a temporary location for the wheel wash.
- 4.1.1.2 Earth bunds with hay bales in front of them will be built either side of the access road to ensure any surface water runoff from the site is slowed and the silt is captured and will remain until the Wetland Ponds and access road south of the pinch point is positively drained.
- 4.1.1.3 The catchpits either side of the wheel wash channel drain will discharge surface water behind the earth bunds.
- 4.1.1.4 There will be one low point on each earth bund which will act as a high-level overflow. Once the filtered surface water reaches the low point it will overtop the earth bund and discharge to the ditch adjacent to the south of the site, thereby mimicking the existing site's overland flow route.
- 4.1.1.5 Drawing 23823_68 indicating the Phase 1 temporary drainage system can be found at the rear of this report.

4.1.2 Monitoring and Management

Temporary Drainage Component	Action Required	Frequency
Channel Drain	Jetting	Daily until new wheel wash is constructed in Phase 3
Catchpits	Remove silt using a gully sucker	Daily, after jetting channel drain until new wheel wash is constructed in Phase 3
Hay Bales in front of earth bunds	Remove silt using gully sucker	Weekly and after every rainfall event until wetland completed and access south of pinch point positively drained

Table 1: Monitoring and Management Schedule for Phase 1 Temporary Drainage Components

4.2 Phase 2 – Permanent SuDS and Wetlands

4.2.1 Construction

4.2.1.1 Phase 2 of the Temporary Drainage strategy is to construct various features of the permanent surface water drainage system including the ponds and Wetlands, the thrust bore, the Hydrobrake to restrict the discharge rate and the connection to the public Southern Water surface sewer located beneath Knowle Hill to the south of the site.

4.2.1.2 The permanent wetlands have been designed to capture silt and pollutants before discharge of surface water to the public surface water sewer.

4.2.1.3 Drawing 23823_69 indicating the Phase 2 temporary drainage system can be found at the rear of this report.

4.2.2 Monitoring and Management

Drainage Component	Action Required	Frequency
Permanent ponds	Monitor silt accumulation	Weekly and after every rainfall event until construction completion
Permanent ponds	Remove silt using gully sucker	As silt reaches 200mm in depth until construction completion
Permanent wetlands	Trim Reeds	Every September and upon construction completion

Table 2: Monitoring and Management Schedule for Phase 2 Drainage Components

4.3 Phase 3 – Extension of Site Access Road

4.3.1 Construction

4.3.1.1 Phase 3 of the Temporary Drainage strategy will be undertaken alongside the extension of the site access road and installation of the permanent drainage system beneath. Hessian bags will be fitted to permanent gullies installed during this stage to hold silt.

4.3.1.2 A new wheel wash, consisting of an industrial style channel drain with a catchpit at either end will be constructed near where the road narrows to one lane at the northeast corner of Westfield House.

4.3.1.3 This will allow all vehicles exiting the site to be clean and for the public highway to therefore remain clear of debris and silt.

4.3.1.4 Drawing 23823_70 indicating the Phase 3 temporary drainage system can be found at the rear of this report.

4.3.2 Monitoring and Management

Drainage Component	Action Required	Frequency
Permanent road gullies	Monitor silt accumulation in bags	Weekly and after every rainfall event
Permanent road gullies	Change bag	As required
Channel Drain	Jetting	Daily until construction completion
Catchpits	Remove silt using a gully sucker	Daily, after jetting channel drain until construction completion

Table 3: Monitoring and Management Schedule for Phase 3 Drainage Components

4.4 Phase 4 – Main Build and Cutoff Ditches

4.4.1 Construction

4.4.1.1 Phase 4 of the Temporary Drainage strategy will coincide with the start of the main build and will take place over 6 substages.

4.4.1.2 Houses and the permanent surface water drainage system, including the crate storage structures and associated Hydrobrake, will be constructed following the Contractor's build order.

4.4.1.3 Earth bunds and ditches will be installed at the start of Phase 4 to allow full site topsoil strip to each area.

4.4.1.4 The removal of the earth bunds installed at the start of Phase 4 will happen over each substage as the positive drainage system is installed with each substage corresponding to the removal of the associated earth bund.

4.4.1.5 These ditches will have connections to the permanent drainage system, however the connections into crate storage system will be bunged and bypassed to prevent siltation of the crates. The Hydrobrake that allows discharge to the Southern Water public surface water sewer beneath Knowle Hill will remain operational at this time.

- 4.4.1.6 Surface water from the ditches will instead discharge directly to the SuDS ponds where silt will be retained, monitored and removed as required.
- 4.4.1.7 Upon construction completion a CCTV survey of the permanent drainage system, now fully installed, will be undertaken and jetted where necessary.
- 4.4.1.8 Once sufficiently clean the bungs preventing surface water from entering the Hydrobrake and crate storage system will be removed meaning the permanent surface water drainage system will be fully operational.
- 4.4.1.9 Long term monitoring of silt accumulation will then commence in accordance with the Silt and Sedimentation Impact Assessment and Mitigation Strategy produced by The Civil Engineering Practice Limited dated October 2024.
- 4.4.1.10 Drawing 23823_71 indicating the Phase 4 temporary drainage system can be found at the rear of this report.

4.4.2 Monitoring and Management

Temporary Drainage Component	Action Required	Frequency
Cutoff ditches	Remove silt using gully sucker	Weekly and after every rainfall event until removal

Table 4: Monitoring and Management Schedule for Phase 4 Temporary Drainage Components

4.5 Management and Maintenance Schedule During Construction Phase

Action Required	Frequency	When is Action Required				
		During Phase				Upon / Until Construction Completion
		1	2	3	4	
Jet Phase 1 channel drain and remove silt from catchpits	Daily	✓	✓	✓		
Remove silt from hay bales in front of Phase 1 earth bunds	Weekly and after every rainfall event	✓	✓	✓	✓	✓
Remove silt from permanent SuDS ponds	Weekly, after every rainfall event, and when silt reaches 200mm in depth		✓	✓	✓	✓
Trim reeds in permanent wetlands	Every September		✓	✓	✓	✓
Change bags in permanent road gullies	As required			✓	✓	✓
Jet Phase 3 wheel wash and remove silt from catchpits	Daily			✓	✓	✓
Remove silt from Phase 4 Cutoff ditches	Weekly and after every rainfall event				✓	✓
Sweep site access road, Knowle Hill and roundabout south of Knowle Hill	Twice Daily	✓	✓	✓	✓	✓

Table 5: Full Management and Maintenance Schedule During Construction Phase

5 Procedure if Measurable Increase in Pollutants Entering River Itchen Identified

5.1 If data at the River Itchen Navigation Outfall indicates silt or turbidity outside the pre-construction baseline data the following action will take place:

- Compare the River Itchen Navigation data with the site monitoring data for the corresponding time period.

5.1.1 If no corresponding spike in silt or turbidity is recorded from the site the following action will take place:

- inform the Natural England, the Environment Agency and Southern Water that the increase in silt or turbidity is not related to site activity.

5.1.2 If there is a corresponding increase of silt or turbidity at the site outfall the following action will take place:

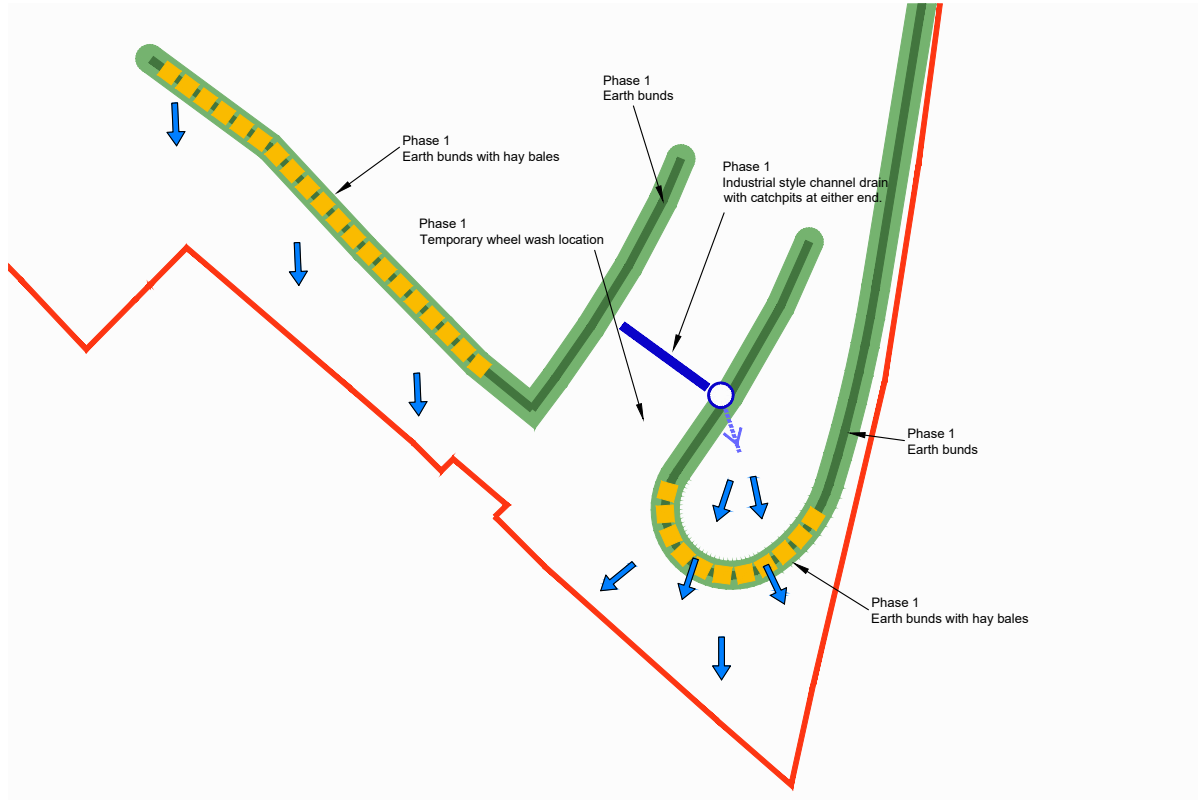
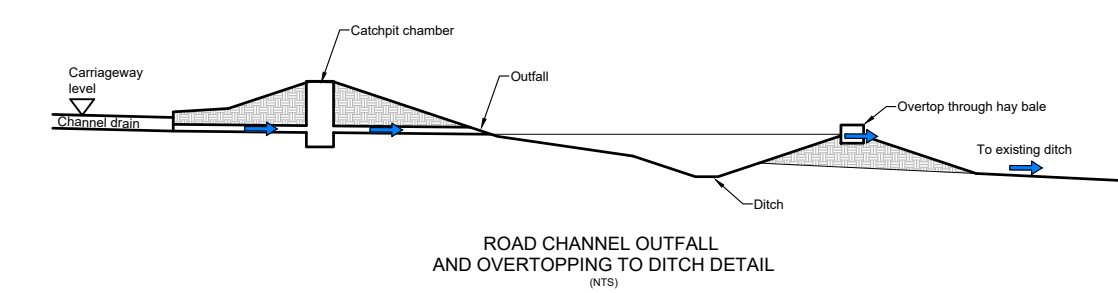
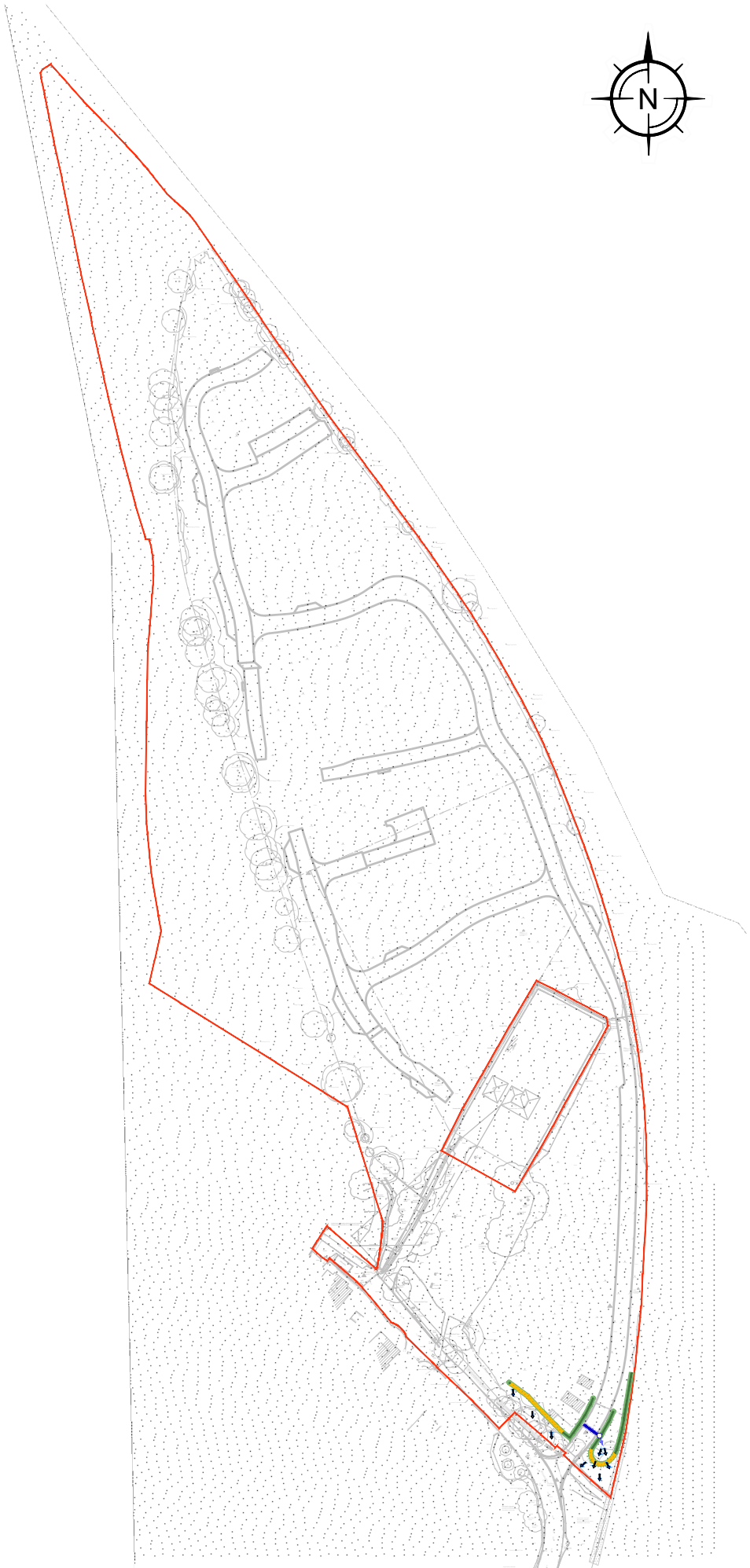
- Temporarily bung the SuDS Wetland outfall and wetland outfalls to hold surface water on site and notify Natural England, the Environment Agency and Southern Water of the incident.
- Arrange tanker to attend site and clear any silt debris from the wetlands and surface water catchpits and gullies.
- Test / check water quality in the wetland outfall to ensure it is back to the normal range of results.
- Remove the temporary bungs for the site surface water systems.
- Compare outfall data and River Itchen Navigation Data over the next three days to ensure silt or sediment remains within the baseline data range.

6 Conclusions

- 6.1 A temporary surface water drainage system has been designed and will be built in phases coinciding with the construction plan.
- 6.2 The permanent wetlands will be constructed first and only works to install an enabling access into the site and temporary drainage at the entrance (Phase 1 works) will take place prior to their construction.
- 6.3 Silt, fine sediment and pollutants will be retained on site during the entire construction phase regardless of what permanent surface water drainage infrastructure is available.
- 6.4 A Management and Maintenance Schedule has been produced to indicate the Contractors responsibilities during construction to ensure silt and fine sedimentation remains on site.

7 List of Tables

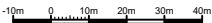
Table 1	Monitoring and Management Schedule for Phase 1 Temporary Drainage Components
Table 2	Monitoring and Management Schedule for Phase 2 Temporary Drainage Components
Table 3	Monitoring and Management Schedule for Phase 3 Drainage Components
Table 4	Monitoring and Management Schedule for Phase 4 Drainage Components
Table 5	Full Management and Maintenance Schedule During Construction



Temporary Drainage Component	Action Required	Frequency
Channel Drain	Jetting	Daily until new wheel wash is constructed in Phase 4
Catchpits	Remove silt using a gully sucker	Daily, after jetting channel drain until new wheel wash is constructed in Phase 4
Hay Bales in front of earth bunds	Remove silt using gully sucker	Weekly and after every rainfall event until construction completion

Table 1: Monitoring and Management Schedule for Phase 1 Temporary Drainage Components

Contractor shall ensure that site access points are swept daily to prevent the tracking of silt and debris onto Knowle Hill. Special measures must also be taken to prevent sediment runoff into the nearby watercourse. Regular maintenance and monitoring are required to ensure compliance with environmental and local authority regulations.



- GENERAL NOTES:**
- All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.
 - This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
 - The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
 - Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.
- DRAINAGE NOTES:**
- All adoptable pipes, bends and junctions shall be vitrified clay in accordance with the current version of BS EN 295-1, with flexible joints and kitemark certified.
 - All Adoptable sewers shall be in strict accordance with the SSG Appendix C - Design and Construction Guidance. Unless otherwise stated adoptable sewers shall be 150mm diameter and shall be laid in a class S bedding. Where the depth to soffit is less than 1.2m under a public highway or 0.9m elsewhere the pipe shall be laid with a class Z bedding.
 - All private building drainage shall be constructed in strict accordance with the current version of BS EN 752:2017. Unless otherwise specified building drainage shall be 100mm diameter and shall be laid at a minimum gradient of 1 in 40 for foul drains and 1 in 80 for surface water drains. All building drains shall be laid in class B bedding unless otherwise specified.
 - Where a pipe is within 1m of a foundation the trench shall be filled with class GEN 3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN 3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN 3 concrete.
 - Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN 3 concrete encasement (150mm thick). In all other cases the pipes shall be bedded and surrounded with 100mm thick granular material.
 - In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreglass or polystyrene) shall be provided at a maximum of 8m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 18mm for pipes up to 450mm nominal diameter and 38mm for pipes over 450mm nominal diameter.
 - All sumps shall have rodding access plates fitted at their bases (ground floor level).
 - Impermeable membranes to be sealed around any incoming pipes
 - Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.
 - Any discrepancy between the drawing and site should be reported immediately to the Engineer.
 - All manhole and chamber sizes are given as a minimum to meet the SSG Appendix C-Design and Construction Guidance

B	21.11.25	[MJP]	Minor amendment to hay bales	SRM
A	13.11.25	[AJD]	Drawing updated	SRM
REV	DATE	INT	DESCRIPTION	CHK

Issue Status PRELIMINARY

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CLIENT	
Bargate Homes	
PROJECT	
Knowle Hill Allbrook Eastleigh	
TITLE	
Temporary Drainage Phase 1	
DRAWN	DATE
M Pacifico	June 2025
ENGINEER	CHECKED
S Magowan	SRM
SCALE	PROJECT NO.
1:1000 @ A1	23823
	REV
	68 B

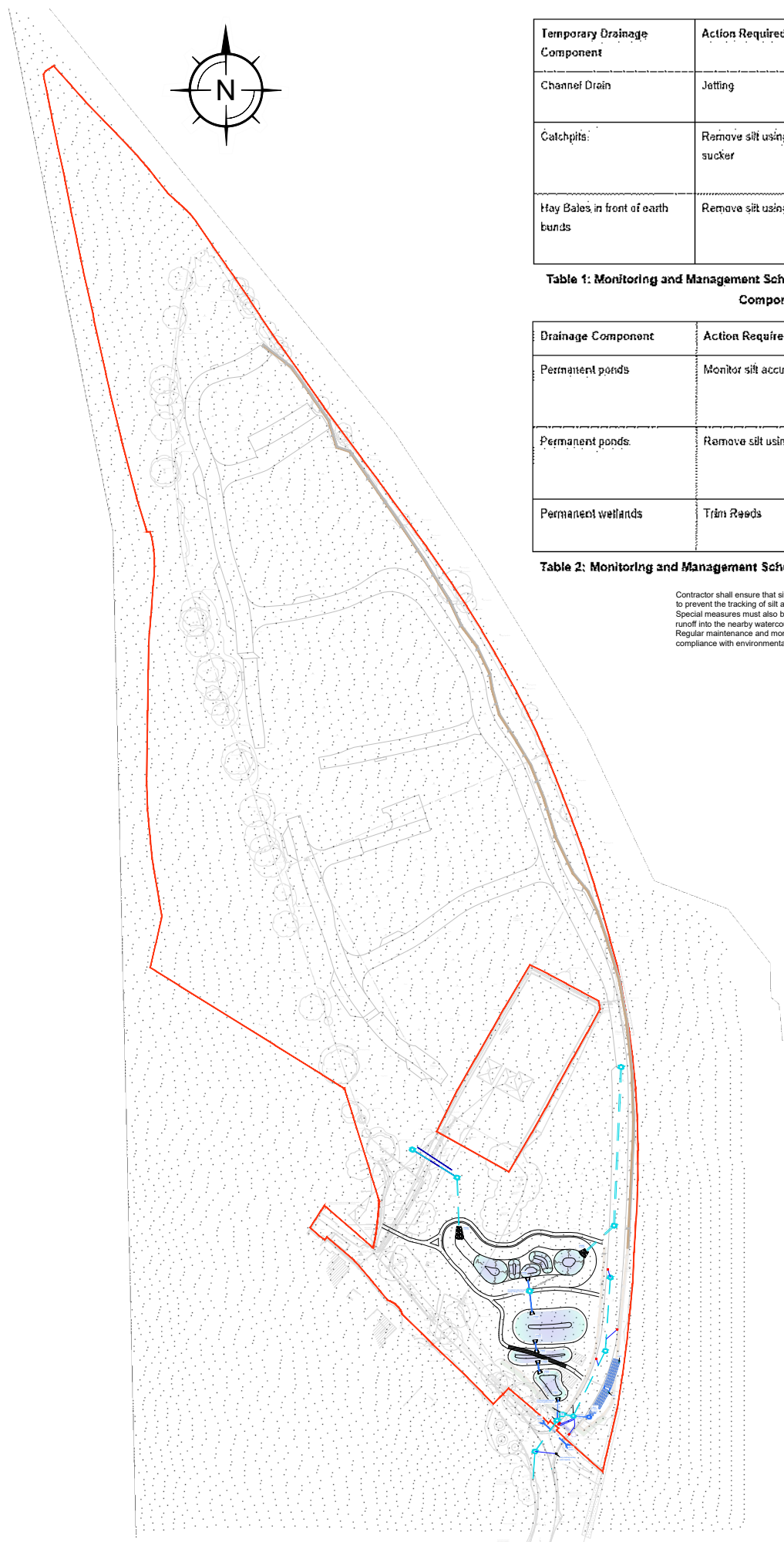
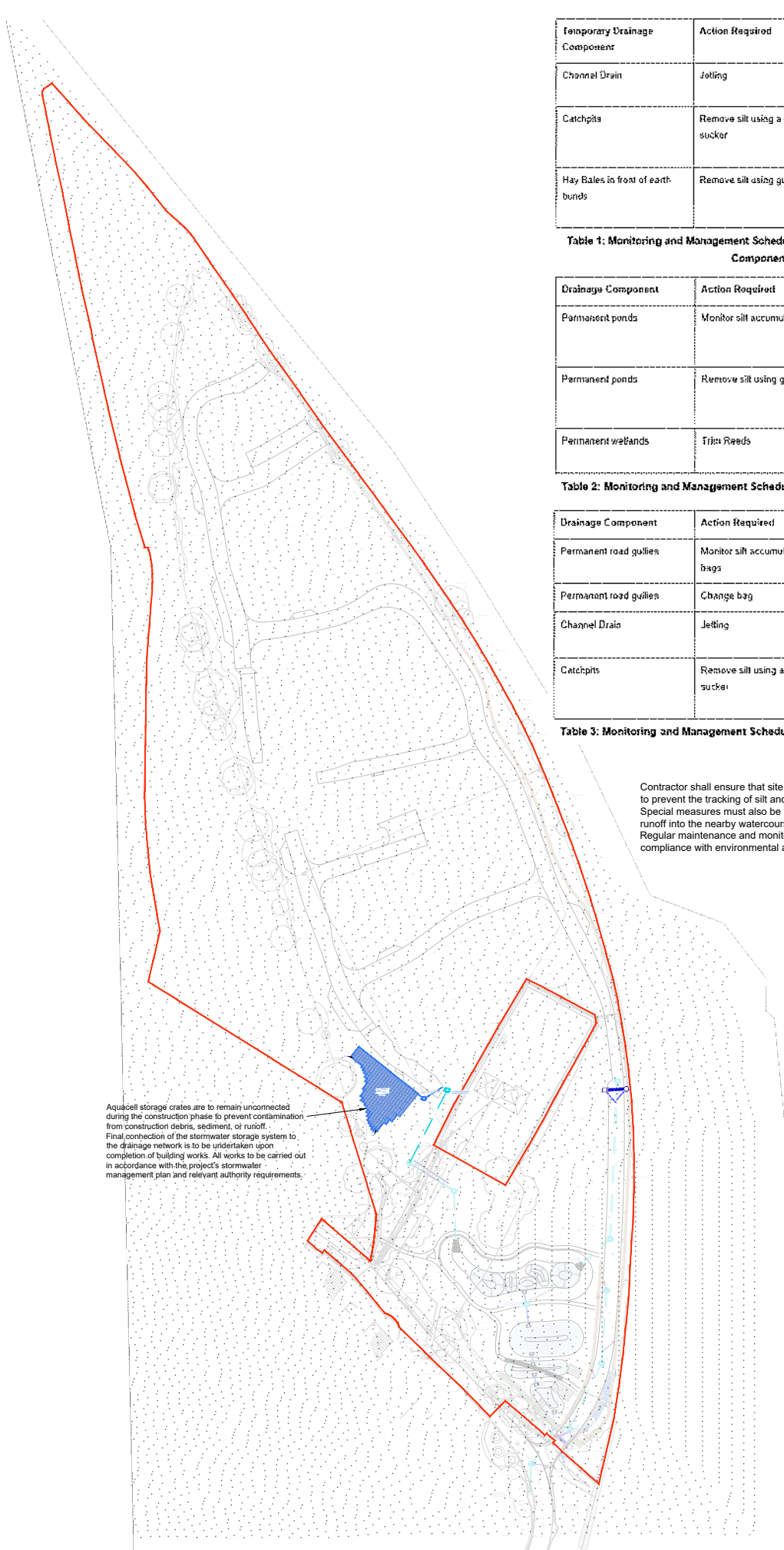


Table 1: Monitoring and Management Schedule for Phase 1 Temporary Drainage Components

Table 2: Monitoring and Management Schedule for Phase 2 Drainage Components

[illegible]

CLIENT		Bargate Homes	
PROJECT		Knowle Hill Allbrook Eastleigh	
TITLE		Temporary Drainage Phase 2	
DRAWN	DATE	PROJECT NO.	
M Pacifico	June 2025		23823
ENGINEER	CHECKED	DWG. No.	REV.
S Magowan	SPM	69	A
SCALE			
1:1000 @ A1			



Temporary Drainage Component	Action Required	Frequency
Channel Drain	Jetting	Daily until new wheel wash is constructed in Phase 4
Catchpits	Remove silt using a gully sucker	Daily, after jetting channel drain until new wheel wash is constructed in Phase 4
Hay Bales in front of earth bunds	Remove silt using gully sucker	Weekly and after every rainfall event until construction completion

Table 1: Monitoring and Management Schedule for Phase 1 Temporary Drainage Components

Drainage Component	Action Required	Frequency
Permanent ponds	Monitor silt accumulation	Weekly and after every rainfall event until construction completion
Permanent ponds	Remove silt using gully sucker	As silt reaches 200mm in depth until construction completion
Permanent wetlands	Trim Reeds	Every September and upon construction completion

Table 2: Monitoring and Management Schedule for Phase 2 Drainage Components

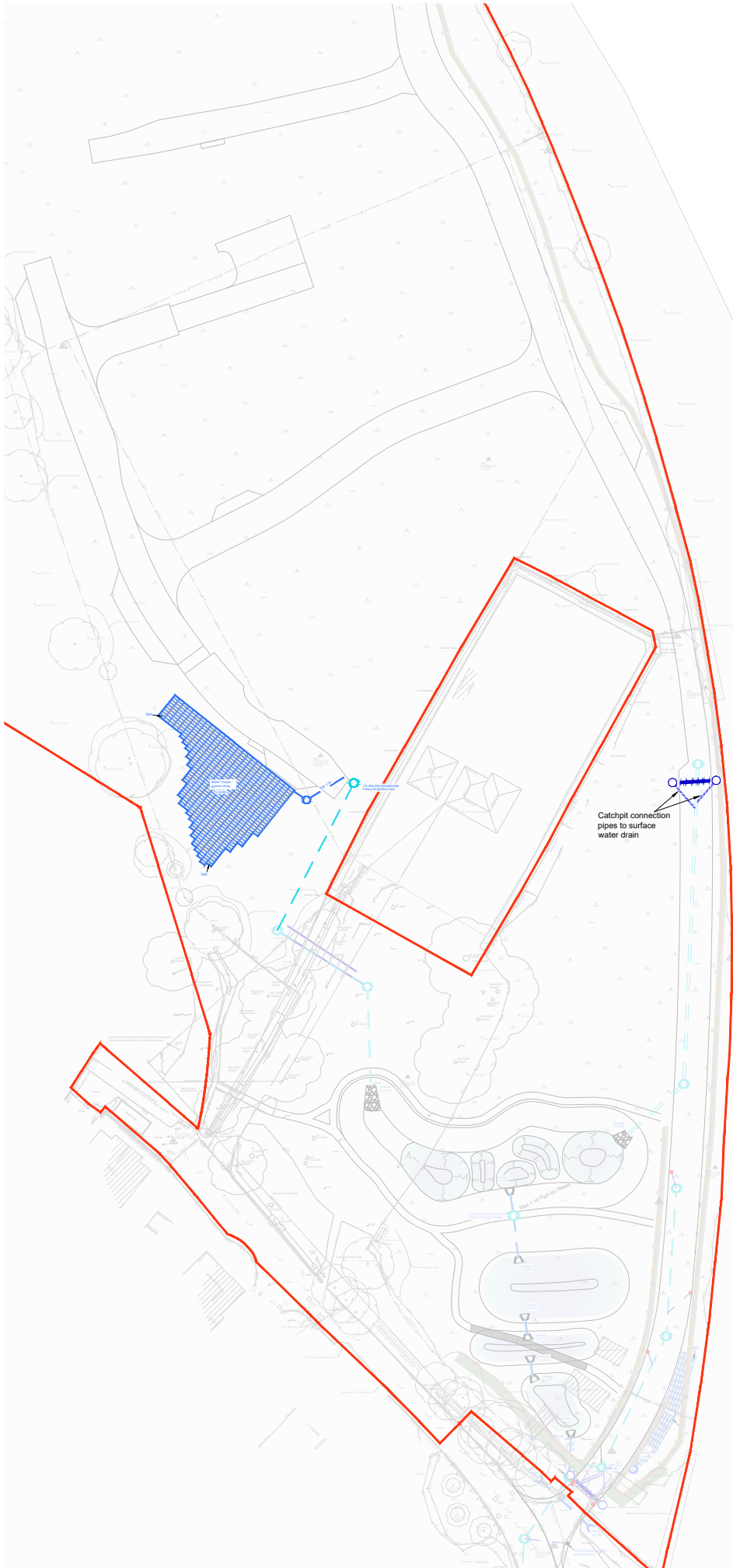
Drainage Component	Action Required	Frequency
Permanent road gullies	Monitor silt accumulation in bags	Weekly and after every rainfall event
Permanent road gullies	Change bag	As required
Channel Drain	Jetting	Daily until construction completion
Catchpits	Remove silt using a gully sucker	Daily, after jetting channel drain until construction completion

Table 3: Monitoring and Management Schedule for Phase 3 Drainage Components

Contractor shall ensure that site access points are swept daily to prevent the tracking of silt and debris onto Knowle Hill. Special measures must also be taken to prevent sediment runoff into the nearby watercourse. Regular maintenance and monitoring are required to ensure compliance with environmental and local authority regulations.

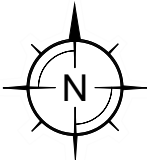
Aquacell storage crates are to remain unconnected during the construction phase to prevent contamination from construction debris, sediment, or runoff. Final connection of the stormwater storage system to the drainage network is to be undertaken upon completion of building works. All works to be carried out in accordance with the project's stormwater management plan and relevant authority requirements.

PLAN
(Scale 1:1000)



PLAN
(Scale 1:500)

-10m 0 10m 20m 30m 40m



Phase 3
Hessian bags will be fitted to permanent gullies installed during this stage
New wheel wash consisting of an industrial style channel with a catchpit at either end constructed near to where the road narrows

Catchpit connection pipes to surface water drain

GENERAL NOTES:

- All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.
- This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
- The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
- Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

DRAINAGE NOTES:

- All adoptable pipes, bends and junctions shall be vitrified clay in accordance with the current version of BS EN 295-1, with flexible joints and kitemark certified.
- All Adoptable sewers shall be in strict accordance with the SSG Appendix C - Design and Construction Guidance. Unless otherwise stated adoptable sewers shall be 150mm diameter and shall be laid in a class S bedding. Where the depth to soffit is less than 1.2m under a public highway or 0.9m elsewhere the pipe shall be laid with a class Z bedding.
- All private building drainage shall be constructed in strict in accordance with the current version of BS EN 752:2017. Unless otherwise specified building drainage shall be 100mm diameter and shall be laid at a minimum gradient of 1 in 40 for foul drains and 1 in 80 for surface water drains. All building drains shall be laid in class B bedding unless otherwise specified.
- Where a pipe is within 1m of a foundation the trench shall be filled with class GEN 3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN 3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN 3 concrete.
- Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN 3 concrete encasement (150mm thick). In all other cases the pipes shall be bedded and surrounded with 100mm thick granular material.
- In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreglass or polystyrene) shall be provided at a maximum of 6m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.
- All svs shall have rodding access plates fitted at their bases (ground floor level).
- Impermeable membranes to be sealed around any incoming pipes
- Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.
- Any discrepancy between the drawing and site should be reported immediately to the Engineer.
- All manhole and chamber sizes are given as a minimum to meet the SSG Appendix C-Design and Construction Guidance

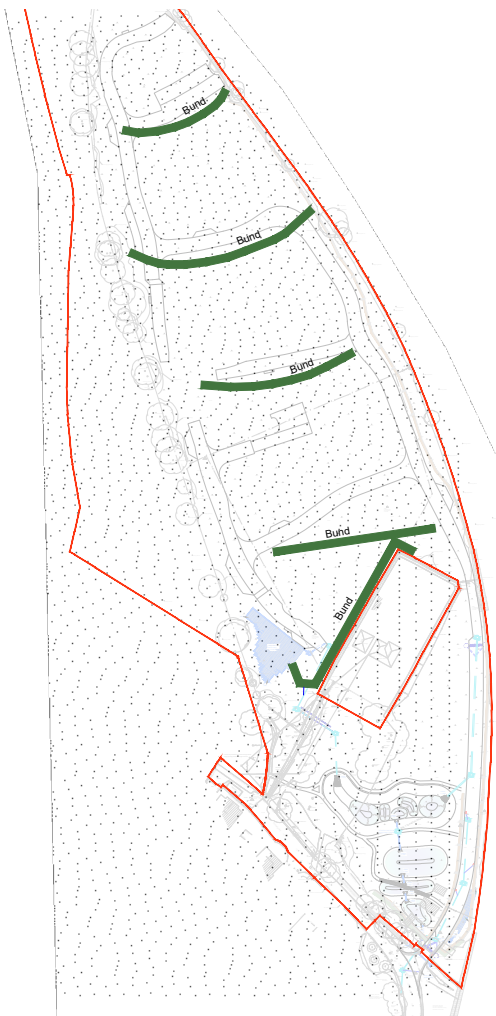
B	21.11.25	MJP	Drainage layout updated	SRM
A	12.11.25	AJD	Catchpit connections added	SRM
REV	DATE	INT	DESCRIPTION	CHK

Issue Status PRELIMINARY

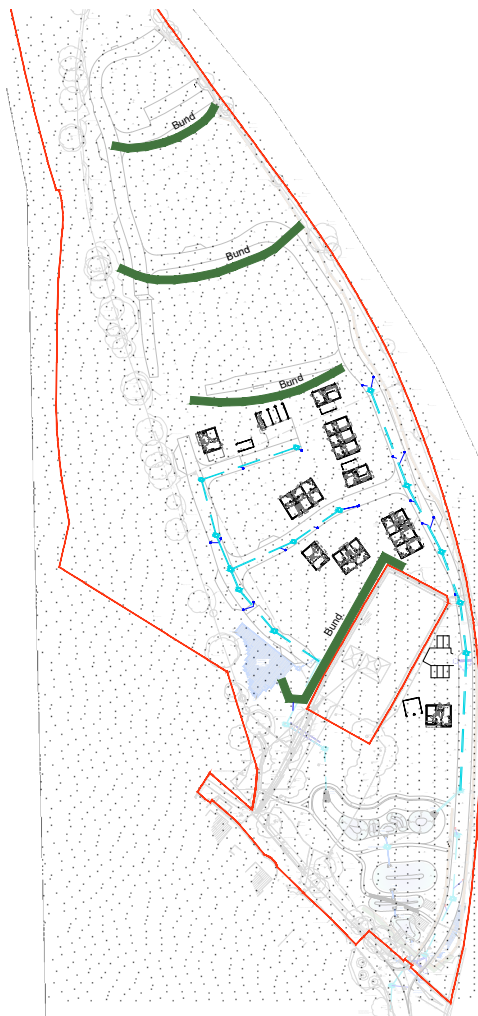


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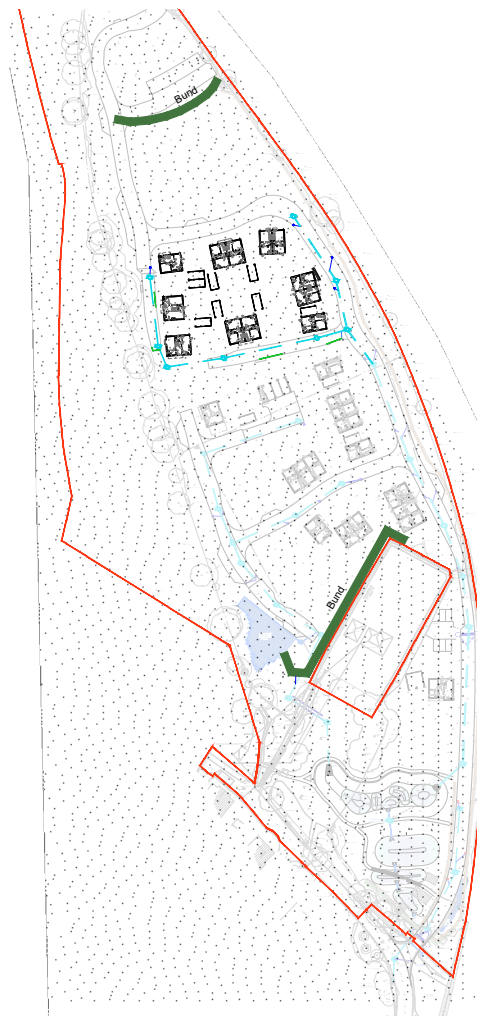
CLIENT	Bargate Homes		
PROJECT	Knowle Hill Allbrook Eastleigh		
TITLE	Temporary Drainage Phase 3		
DRAWN	DATE	PROJECT NO.	
M Pacifico	June 2025	23823	
ENGINEER	CHECKED	DWG NO.	REV
S Magowan	SRM	70	B
SCALE	1:1000 @ A1		



Phase 4
(Scale 1:1500)



Phase 4a
(Scale 1:1500)



Phase 4b
(Scale 1:1500)



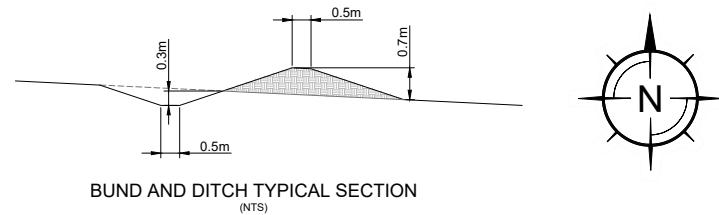
Phase 4c
(Scale 1:1500)



Phase 4d
(Scale 1:1500)



Phase 4e
(Scale 1:1500)



Temporary Drainage Component	Action Required	Frequency
Channel Drains	Jetting	Daily until new wheel wash is constructed in Phase 4
Catchpits	Remove silt using a gully sucker	Daily, after jetting channel drain until new wheel wash is constructed in Phase 4
Hay Bales in front of earth bunds	Remove silt using gully sucker	Weekly and after every rainfall event until construction completion

Table 1: Monitoring and Management Schedule for Phase 1 Temporary Drainage Components

Drainage Component	Action Required	Frequency
Permanent ponds	Monitor silt accumulation	Weekly and after every rainfall event until construction completion
Permanent ponds	Remove silt using gully sucker	As silt reaches 200mm in depth until construction completion
Permanent wetlands	Trim Reeds	Every September and upon construction completion

Table 2: Monitoring and Management Schedule for Phase 2 Drainage Components

Drainage Component	Action Required	Frequency
Permanent road gullies	Monitor silt accumulation in bags	Weekly and after every rainfall event
Permanent road gullies	Change bag	As required
Channel Drain	Jetting	Daily until construction completion
Catchpits	Remove silt using a gully sucker	Daily, after jetting channel drain until construction completion

Table 3: Monitoring and Management Schedule for Phase 3 Drainage Components

Temporary Drainage Component	Action Required	Frequency
Cutoff ditches	Remove silt using gully sucker	Weekly and after every rainfall event until removal

Table 4: Monitoring and Management Schedule for Phase 4 Temporary Drainage Components

Contractor shall ensure that site access points are swept daily to prevent the tracking of silt and debris onto Knowle Hill. Special measures must also be taken to prevent sediment runoff into the nearby watercourse. Regular maintenance and monitoring are required to ensure compliance with environmental and local authority regulations.



GENERAL NOTES:

- All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.
- This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
- The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
- Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

DRAINAGE NOTES:

- All adoptable pipes, bends and junctions shall be vitrified clay in accordance with the current version of BS EN 295-1, with flexible joints and kitemark certified.
- All Adoptable sewers shall be in strict accordance with the SSG Appendix C - Design and Construction Guidance. Unless otherwise stated adoptable sewers shall be 150mm diameter and shall be laid in a class S bedding. Where the depth to soffit is less than 1.2m under a public highway or 0.9m elsewhere the pipe shall be laid with a class Z bedding.
- All private building drainage shall be constructed in strict accordance with the current version of BS EN 752:2017. Unless otherwise specified building drainage shall be 100mm diameter and shall be laid at a minimum gradient of 1 in 40 for foul drains and 1 in 80 for surface water drains. All building drains shall be laid in class B bedding unless otherwise specified.
- Where a pipe is within 1m of a foundation the trench shall be filled with class GEN 3 concrete up to the lowest level of the foundation. Where the trench is further than 1m from the foundation, the trench shall be filled with class GEN 3 concrete to a level below the lowest level for the foundation equal to the distance from the foundation less 150mm. In both cases the pipe shall be bedded and surrounded in 150mm thick class GEN 3 concrete.
- Where pipes, external to the structures, have a depth to soffit from ground level of less than 450mm they shall have a class GEN 3 concrete encasement (150mm thick). In all other cases the pipes shall be bedded and surrounded with 100mm thick granular material.
- In any circumstances where pipes are bedded and surrounded in concrete flexible joints should be provided. Compressible boards (fibreglass or polystyrene) shall be provided at a maximum of 6m centres (coinciding with pipe joints). The boards shall be pre-cut to pipe diameter and to a height and width equal to the concrete cross section. A board thickness of 18mm for pipes up to 450mm nominal diameter and 36mm for pipes over 450mm nominal diameter.
- All spps shall have rodding access plates fitted at their bases (ground floor level).
- Impermeable membranes to be sealed around any incoming pipes
- Where existing pipes are to be abandoned they shall be dug out together with any abandoned manholes.
- Any discrepancy between the drawing and site should be reported immediately to the Engineer.
- All manhole and chamber sizes are given as a minimum to meet the SSG Appendix C-Design and Construction Guidance

B	21.11.25	MJP	Drainage layout updated	SRM
A	12.11.25	AJD	Bunds updated, section added	SRM
REV	DATE	INT	DESCRIPTION	CHK

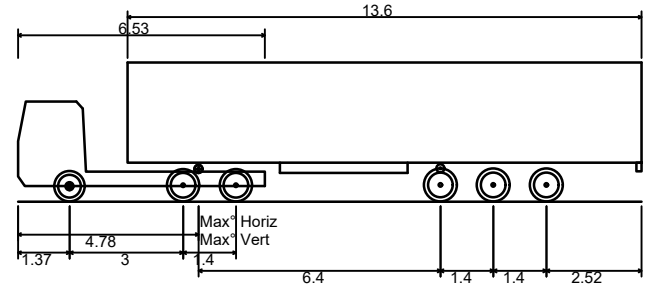
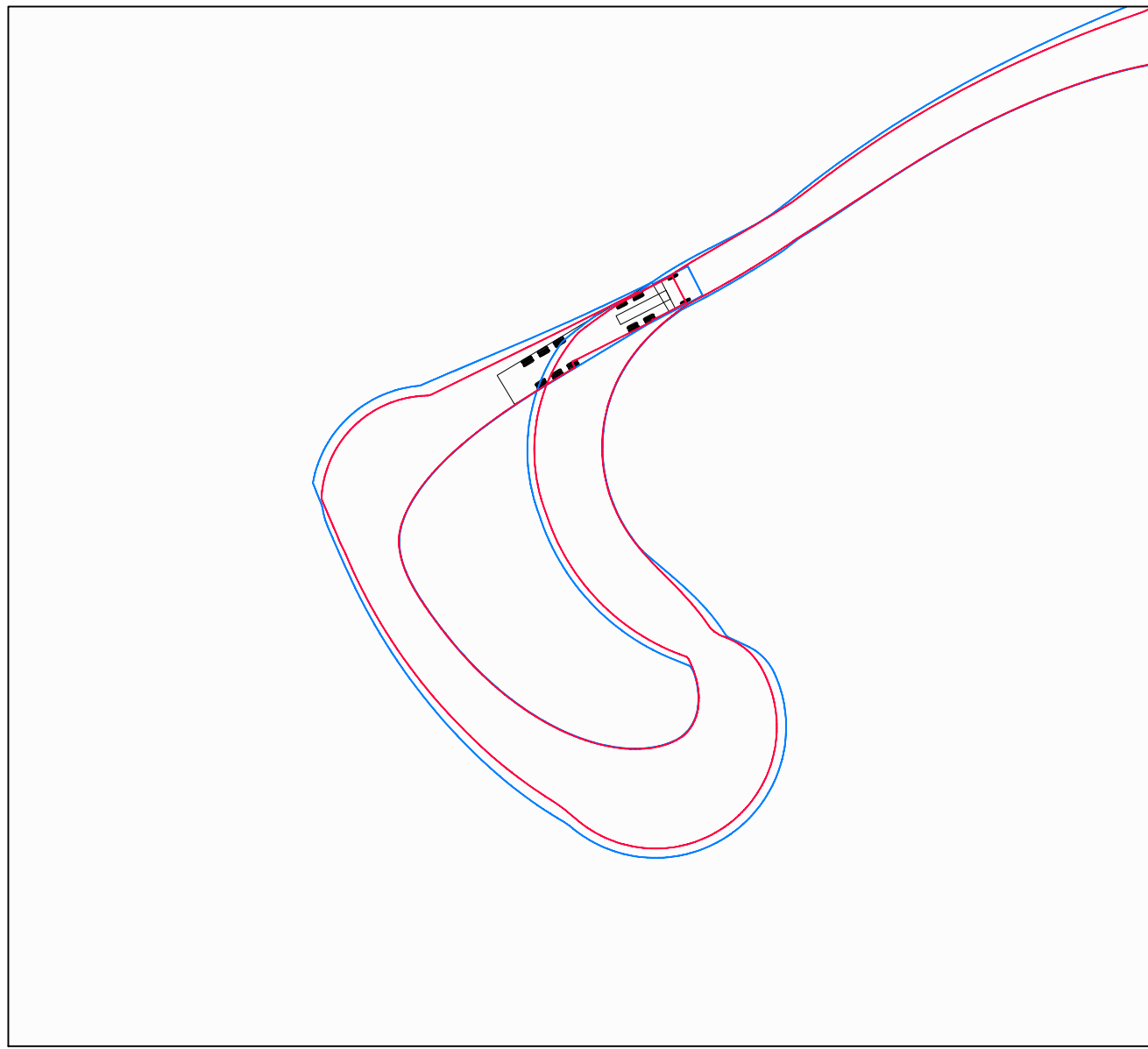
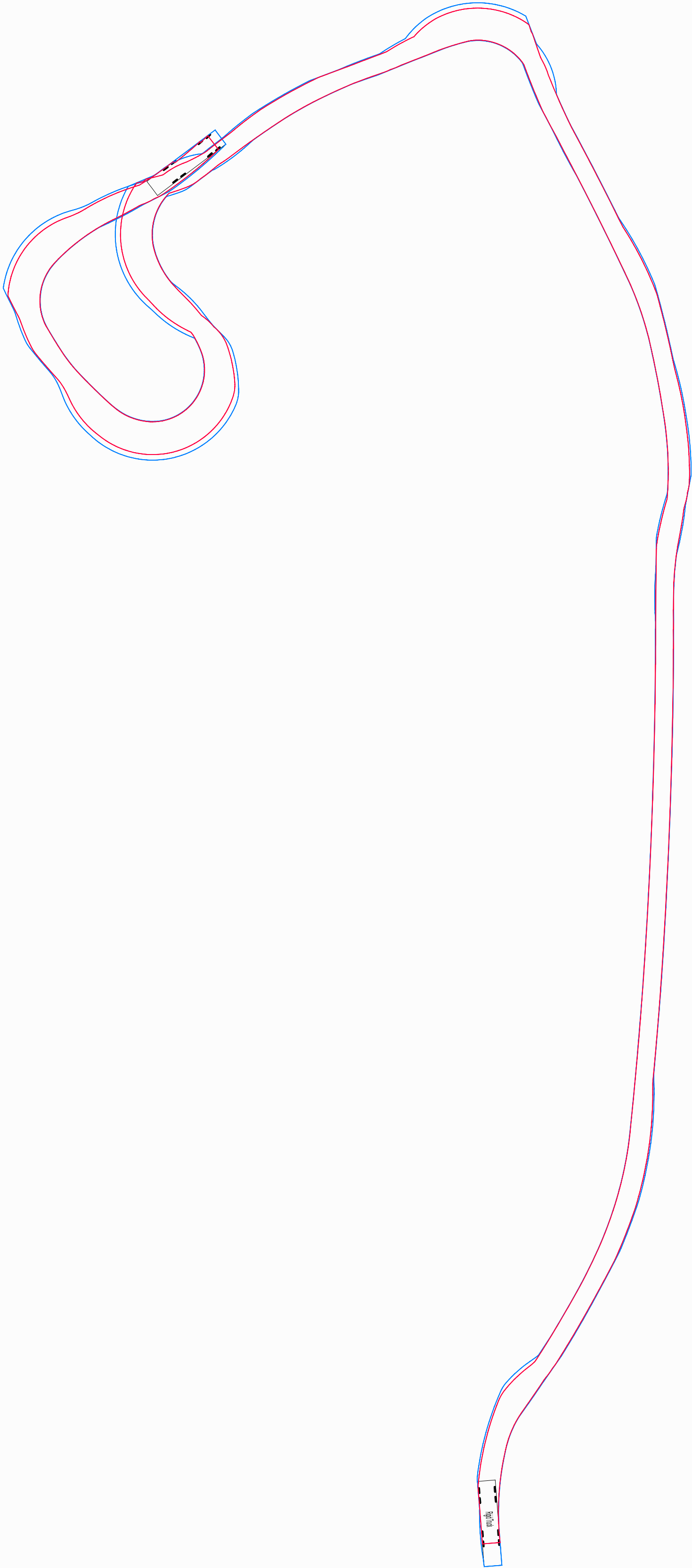
Issue Status PRELIMINARY

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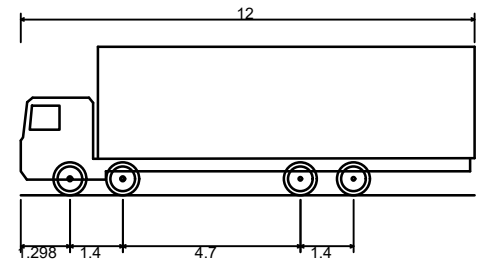
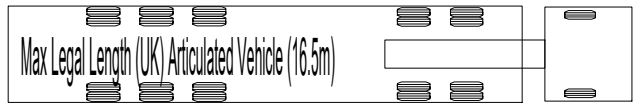
CLIENT	Bargate Homes
PROJECT	Knowle Hill Allbrook Eastleigh
TITLE	Temporary Drainage Phase 4
DRAWN	M Pacifico
DATE	June 2025
PROJECT NO.	23823
ENGINEER	S Magowan
CHECKED	SRM
DWG NO.	71
REV	B
SCALE	1:1500 @ A1

BARGATE

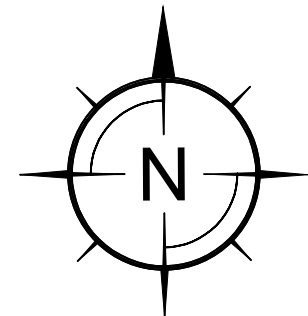
Appendix 2 – Contractor Site Compound Vehicle Tracking



Max Legal Length (UK) Articulated Vehicle (16.5m)
Overall Length 16.500m
Overall Width 2.550m
Overall Body Height 3.881m
Min Body Ground Clearance 0.411m
Max Track Width 2.500m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 6.530m



Rigid Truck
Overall Length 12.000m
Overall Width 2.500m
Overall Body Height 3.928m
Min Body Ground Clearance 0.412m
Track Width 2.471m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 11.900m



0 5 10 15 20m

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4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

REV	DATE	INT	DESCRIPTION	CHK
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Issue Status FOR APPROVAL

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CLIENT	Bargate Homes				
PROJECT	Knowle Hill Allbrook Eastleigh				
TITLE	Contractor Site Compound Vehicle Tracking				
DRAWN	M Pacifico	DATE	Nov 2025	PROJECT NO.	23823
ENGINEER	S Magowan	CHECKED		DWG. No.	77
SCALE	1:500 @ A1			REV.	-