

CONSTRUCTION ENVIRONMENTAL METHOD STATEMENT FOR THE PROPOSED DEVELOPMENT AT PLOT 1-8 CHAPEL VIEW, (LAND TO REAR OF OAKFIELDS, DELAMERE GARDENS, FAIR OAK, HAMPSHIRE, SO50 7RF.

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DEVELOPMENT**

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1 Introduction

1.1 Background

A planning application was submitted to Eastleigh Borough Council Planning Authority on the 29 September 2023 for the erection of eight dwellings with parking, landscaping and associated works (revision to application F/21/90322) at the parcel of land to the rear of Oakfields in Fair Oak, Hampshire, SO50 7RF.

The proposed development was permitted on the 18 January 2024 with a list of pre-commencement planning conditions that included the recommendation for a Construction Environment Method Statement (CEMS):

No construction or site preparation work shall start until a Construction Environment Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. All work shall only take place in accordance with the approved method statement which shall include:

- a) a programme and phasing of the construction work, including roads, landscaping and open space;*
- b) location of temporary site buildings, compounds, construction material and plant storage areas used during preparation and construction;*
- c) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;*
- d) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].*
- e) the parking of vehicles of site operatives and visitors;*
- f) measures to control the emission of dust and dirt generated by demolition and construction;*
- g) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);*
- h) provision for storage, collection, and disposal of rubbish from the development during construction period;*
- i) measures to prevent mud and dust on the highway during demolition and construction;*
- j) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- k) temporary lighting;*
- l) protection of pedestrian routes during construction; and*
- m) measures to protect wildlife during construction.*

Reason: To limit the impact the development has on the amenity of the locality.

H2Ogeo was commissioned to provide a CEMS report to satisfy this planning condition of the planning permission.

This CEMS describes the techniques and controls required for successful environmental management during the construction of the development, focusing on Plot 1 – 8 Chapel View.

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

The CEMS is divided into the following sections:

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

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

Table 1 CEMS Review Schedule

<i>Next Review Date</i>	<i>Review Date Undertaken</i>	<i>Comments/Revisions to CEMS</i>
3 months from project commencement		

2 General Site Information

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

2.1 Site Setting & Location

The site is located at:

Plots 1-8 Chapel View
(1-8 Oakfields Land to Rear of Oakfields)
Delamere Gardens
Fair Oak
Hampshire
SO50 7RF

The site is centred on National Grid Reference SU49023 19756, (Easting: 449023, Northing: 119756), presented in Figure 1.

2.2 Overview of Development

The application consists of the erection of 8 dwellings with parking, landscaping and associated works.

The plans for the development are presented in Annex A.

2.3 Working Hours

Construction work and associated activities, other than internal works, not audible outside the site boundary, will be carried out between 08:00 and 18:00 Monday to Friday and 09:00 and 13:00 on Saturdays.

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

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

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

3 Contact Details

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

Main Contractor: TBD

Address: TBD

Telephone: TBD

Applicant: Mr H. Denham-Harding (Plot 1) & Mrs. A. Denham-Harding (Plots 2 - 8)

Planning Agent: Andrew Partridge

Company: Southern Planning Practice Ltd

Address: Youngs Yard, Churchfields, SO21 1NN

Telephone: 01962 715770

Email: info@southernplanning.co.uk

Planning Authority: Eastleigh Borough Council

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

Contact Details: 023 8068 8000

Environment Agency Incident Hotline: 0800 80 70 60

4 Environmental & Site-Specific Sensitivities

The following section outlines environmental and site-specific sensitivities.

4.1 Geology and Hydrogeology

The site is underlain by the London Clay Formation bedrock. The London Clay Formation mainly comprises bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay¹.

The hydrogeology is classified as Unproductive Strata, the table below outlines the definitions:

Table 2 Aquifer Definitions

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

The site does not lie in a Source Protection Zone.

4.2 Hydrology

The site lies in the Itchen Operational Catchment, part of the Test and Itchen Management Catchment. This predominantly rural catchment covers an area of approximately 1,760 square kilometres and contains two rivers popularly regarded as two of the finest chalk streams in the world with their crystal clear waters supporting a rich diversity of mammal, bird, fish, invertebrate and plant communities.

The Itchen is classified as a Site of Special Scientific Interest throughout its course and is designated as a Special Area of Conservation².

4.3 Statutory Environmental Designations

The site is located within the Bow Lake and Hamble Estuary Nitrate Vulnerable Zones, there are no other Statutory Designated sites within 500m of the site.

¹ <https://webapps.bgs.ac.uk/lexicon/lexicon.cfm?pub=LC>

² <https://environment.data.gov.uk/catchment-planning/ManagementCatchment/3097>

5 Construction Environmental Method Statement

The following section outlines the proposed approach to construction identifying the mitigation required to reduce and, where possible, remove the potential impact of the construction. To address all points raised in the Planning Conditions, this CEMS has been divided into the following sections:

- Phasing;
- Housekeeping;
- Traffic;
- Ecology;
- Dust; and
- Noise & Vibration.

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

5.1 Phasing

This section presents the proposed phasing of the development. It assumes development of all eight residential buildings with Plot 1 being carried out first.

There will be six phases and these are presented, along with anticipated duration, in the table below:

Table 3 Phasing Plan

Phase	Name	Tasks	Anticipated Duration
Phase 1	Pre-Construction (Planning Enabling and Surveys)	Establish baseline conditions, secure approvals, and prepare the site for works.	2-4 months
Phase 2	Site Infrastructure & Groundworks	Prepare the site platform and underground infrastructure to allow sequential building construction.	3-6 months
Phase 3	Superstructure Construction	Begin vertical build - Most likely to be Plots 1 to 3 then 4 to 8.	6-12 months
Phase 4	Internal Fit-Out and Commissioning	Deliver a habitable dwelling, complete regulatory inspections and prepare for occupation.	3-6 months
Phase 5	External Works, Landscaping & SuDS Completion	Provide final site-wide infrastructure, access and environmental mitigation.	3-4 months
Phase 6	Handover, Staged Occupation & Close-Out	Ensure safe operation of buildings and compliance with planning conditions.	1-2 months

5.1.1 Site Layout

Figure 2 presents the site layout and identifies locations for parking, materials and waste storage and temporary site welfare buildings.

5.2 Housekeeping

5.2.1 Storage of Plant and Materials

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

Bulk storage of chemicals, plant and hydrocarbons (oils) will be kept way from sensitive trees. Storage will be carried out on impermeable surfaces in accordance with British Standards.

Storage of fuels, oils and any other chemicals on site must be contained within bunded areas capable of holding 110% of the total capacity of fluids.

Bunds must be secure and capable of capturing and holding fugitive emissions in the event of attempted theft and or accidental spills.

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

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

On completion, all fuels must be returned to permanently bunded storage areas. These bunded store areas will be made secure at the end of each working day.

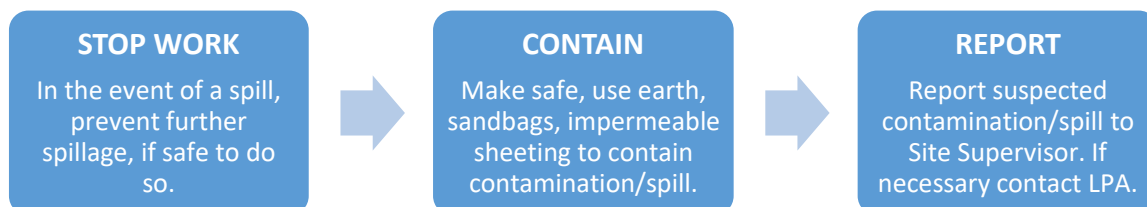
Due to the dynamic nature of the site, the location of Materials and Storage of will vary according to the schedule of works. At each stage of the development, the most appropriate location shall be utilised, keeping to the boundary of the development plot to maintain the most reasonable distance from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

5.2.2 Pollution Spills and Environmental Incidents

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

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

Chart 1 Encountering Unexpected Contamination - Spill Response



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

5.2.3 Fencing

In the absence of green screening or solid panel fencing, Heras fencing will be used as the primary means of securing the site perimeter throughout the construction period.

Heras panels will be installed in accordance with the manufacturer's specifications, supported by weighted feet and anti-tamper clips to ensure stability and prevent unauthorised access.

Where required for ecological protection, Heras fencing will be combined with mesh or signage to demarcate exclusion zones such as Root Protection Areas. The fencing will be inspected regularly, particularly after periods of high wind or heavy site activity, to ensure continued integrity, effectiveness and compliance with safety standards.

Any damaged or displaced panels will be repaired or replaced immediately to maintain a safe and secure boundary.

It is not anticipated that any scaffolding or hoarding will be required on public highways or walk ways therefore permits are unlikely to be required.

5.2.4 Waste Management & Mitigation

Waste will be derived during the demolition and development process.

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

All demolition and construction waste arising from site shall be removed by a licensed contractor and disposed of in line with duty of care. Waste should be disposed of appropriately at a permitted Waste Management facility and segregated to maximise reuse/recycling where possible.

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

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

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

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

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

5.2.5 Lighting

To minimise lighting impacts on nearby residents and ecology, all site lighting will be designed and managed in accordance with ILP Guidance Note 08/23 – Bats and Artificial Lighting in the UK, the Bat Conservation Trust (BCT, 2018) Good Practice Guidelines and BS 42020:2013 – Biodiversity: Code of Practice for Planning and Development.

These measures will ensure that light spill onto sensitive habitats such as tree lines and hedgerows is avoided or minimised throughout the construction phase.

Lighting will be restricted to essential safety and operational areas only. Where lighting is required, luminaires will be low-intensity, warm-colour LED units (<2700 K) with no ultraviolet component. All fittings will be installed at the minimum necessary height and will be directional and shielded using hoods, baffles, or cowls to prevent light spread beyond the work area. Lights will be aimed below the horizontal plane to maintain dark corridors and reduce illumination of vegetation and habitat features that may be used by wildlife for foraging or commuting.

Operational controls will be used to further reduce lighting impacts. Motion sensors, timers, and dimmers will ensure lighting is only active when required and for the shortest duration necessary. Fixed floodlighting will be avoided where practicable, and task lighting will be portable, temporary, and switched off when not in use.

All lighting design and placement will be reviewed and approved by the Ecological Clerk of Works (ECoW) prior to installation. During construction, the ECoW will periodically inspect lighting arrangements to ensure continued compliance with ecological protection objectives.

Any issues identified will be rectified immediately to ensure that lighting does not adversely affect local wildlife or compromise ecological mitigation measures.

5.3 Traffic and Vehicular Movements

The issue of access during the construction without mitigation, has the potential to lead to conflict between residents, road users and commercial vehicles.

5.3.1 Traffic Routes

The preliminary access will be via Winchester Road through the neighbouring Oakfield's disused farm yard, subject to continued consent from Land Owner, this access is presented in Figure 2.

As the development progresses, alternative access will be obtained via Delamere Gardens off Savernake Way, also presented in Figure 2.

5.3.2 Traffic Mitigation – Parking and Visitors

There is limited parking near the site and contractors are encouraged to car-share where possible and use public transport.

The site can be accessed by rail via Eastleigh railway station, approximately two miles away providing frequent South Western Railway services from Southampton, Winchester, London Waterloo and Portsmouth.

Other nearby stations include Hedge End and Southampton Airport Parkway, both offering additional regional connections. From any of these stations, onward travel typically involves a short taxi journey, walking link or local bus connection into Fair Oak.

The area is also served by several local bus routes operated by companies such as Bluestar, which run between Eastleigh, Fair Oak, Horton Heath and Southampton. These services provide regular access into the village and nearby residential areas, though timings and stop locations may vary.

Contractors who have to drive to site will be able to park on site, off the main carriageway via the access off the Winchester Road.

5.3.3 Deliveries

All deliveries will take place off the Winchester Road.

Deliveries will be scheduled and booked by the Site Foreman who enables access on arrival preventing any delays whilst maintaining site security.

Vehicles arriving at the site will enter in a forward gear, make the delivery and turn with a Banksman present, leaving the site in a forward gear. Access and egress to and from the site will take place with support from a Banksman wearing appropriate PPE.

5.3.4 Construction Traffic Rules

The anticipated number, frequency and types of vehicles used during construction will fluctuate, dependent on the nature of work on site.

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

- I. All vehicles arriving at site must be regularly maintained and fit for purpose;
- II. All nearby Safety and Traffic signage must be obeyed;
- III. Beware of pedestrians and site operatives at all times, particularly when entering and exiting the site onto Winchester Road/Delamere Gardens;
- IV. Beware of other vehicles;
- V. Be considerate and polite to all road users and pedestrians.

5.3.5 Loading and Unloading (Plant & Materials)

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

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

5.3.6 Wheel Washing Facilities

Wheel washing facilities using a jet washer at the access will be available with runoff controlled using sand-bags (or similar) to prevent spoiling of public highways and pavements.

Figure 2 presents the location of the proposed wheel-washing facilities.

In the event that spoiling of the highway does occur, due to debris from the site, a mechanical road sweeper will be deployed at the earliest convenience to address the issue and at the end of the construction period prior to handover.

5.3.7 Highway Damage Mitigation

Damage to the public highway, including vehicle crossovers, grass verges, kerbs, footways or carriageway surfaces, will be fully reinstated to the satisfaction of the Highway Authority.

The following procedure will be followed:

- Pre-works photographic evidence of all highway boundaries, surfaces and verges will be taken and submitted to establish the existing condition, with matching post-works photographs captured on completion;
- Should any deterioration or damage occur as a result of construction activities, the developer(s) will arrange for prompt restoration by a suitably qualified contractor, using materials and specifications agreed with the Highway Authority; and
- All reinstatement works will be completed prior to occupation and verified through a final inspection to ensure the highway is returned to its original or better condition.

5.4 Ecology

During construction, precautionary ecological measures will be followed to minimise potential harm to wildlife.

Site clearance activities will be planned to avoid the hedgehog hibernation period (November–March) wherever possible. This timing will help prevent disturbance to hibernating individuals and reduces the risk of injury or mortality during ground works. If a hedgehog is encountered during works, it will be relocated by a gloved hand to a quiet, sheltered part of the site or nearby land to ensure its safety and wellbeing.

Works will also take account of nesting birds, avoiding the main breeding season between 1 March and 31 August. If works within this period are unavoidable, a qualified ecologist will inspect vegetation and buildings immediately prior to commencement. Any active nests found must be left undisturbed until chicks have fledged.

A summary of the relevant dates and scheduling requirements are presented in the table below:

Table 4 Scheduling Proposals

Activity / Species Concern	Sensitive Period	Recommended Action
Hedgehog hibernation	November – March	Avoid site clearance; protect or relocate if found
Excavations	Ongoing during works	Cover overnight or provide escape ramps
Lighting management	Throughout construction	Avoid or reduce light spill onto habitats
Bird nesting season	1 March – 31 August	Avoid works or have ecologist inspect before starting

5.4.1 Ecological Mitigation

Measures to avoid accidental harm during site works are shown below:

- Open excavations must be covered overnight and/or fitted with an escape ramp to prevent trapped animals;
- Pipes and other voids should be checked and capped when not in use;
- Chemicals and hazardous materials must be securely stored;
- Netting must be kept off the ground or tightly secured to avoid entanglement; and
- Waste materials must be contained to prevent animals becoming trapped.

5.5 Dust Management

5.5.1 Dust, Dirt and Emissions

Air quality can be temporarily impacted by extensive dust/exhaust fume inducing processes and non-road mobile machinery³. The provisions of the Air Quality Standards Regulations 2010, the Environment Act 2021, Environmental Protection Act 1990 and all other pertinent legislation will be complied with.

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

- Methods and materials will be used to ensure that dust generation is minimised;
- Prefabricated materials will be used wherever possible;
- Dust generating activities are to be located away from sensitive receptors. An adequate supply of water for damping down dust with sufficient hoses to reach all parts of the site will be present; and
- Water supplies will be conveniently located, for example, near dust generating activities and site exits⁴.

5.5.2 Air Quality, Dust, Smoke & Odour Mitigation

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

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

Table 5 Work Area Mitigation Methods

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

³ Non-road mobile machinery refers to mobile machines, transportable industrial equipment or vehicles which are fitted with an internal combustion engine and not intended for transporting goods or passengers on roads.

⁴ [Document 12 - BRE - Control of Dust from Construction & Demolition Activities.pdf \(rbkc.gov.uk\)](#)

5.6 Control of Noise and Vibration

5.6.1 Noise and Vibration

There is no piling proposed as part of this development.

Any works associated with the generation of ground borne vibrations and/or excessive noise are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 09:00 and 13:00 on Saturdays.

During construction there is the requirement to ensure that all noise generated during works is controlled in compliance with British Standard Code of Practice BS 5228:2009.

BS5228 refers to the need for the protection against noise and vibration of persons living and working in the vicinity of and those working on construction and open sites.

5.6.2 Noise & Vibration Mitigation

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

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

5.7 Communications

5.7.1 Reporting & Communication

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

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

Appropriate communication and distribution of information to the local community will be achieved by a Site Contact Board positioned at the site access and, along the fence line of Delamere Gardens, outlining the anticipated tasks to be carried out in the forthcoming month.

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

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

In the event of a complaint from the general public and/or Local Planning Authority the incident will be recorded. Following investigation, the results shall be communicated to the complainant and reported to the Local Authority if deemed necessary.

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

6 Monitoring

Visual monitoring will take place on a daily (Monday to Saturday) and on an ad-hoc basis linked to the activities taking place. Monitoring will be carried out by the appropriate member of staff and details are shown below:

Monitoring Area	What Must Be Monitored	Monitoring Frequency / Timing	Notes / Actions Required
CEMS Review	Compliance with CEMS; updates needed	Every 3 months	CEMS must remain on-site; updates issued as required
Ecology Protection	Excavations; presence of hedgehogs; hibernation timing	Daily checks of open excavations; avoid work Nov–Mar	Provide escape ramps or covers; relocate any hedgehog safely
Nesting Birds	Active nests; vegetation clearance timing	Pre-works check if between 1 Mar–31 Aug	Works must stop until chicks have fledged if active nest found
Ecological Clerk of Works (ECoW)	Ecological protection compliance; lighting setup; site practices	Periodic inspections throughout construction	ECoW to approve lighting plan and recommend corrective actions
Lighting Controls	Light intensity, direction, shielding, timing	Regular checks during construction	Follow ILP GN08/23; rectify any spill onto vegetation immediately
Pollution Prevention	Spill kits; fuel/chemical storage; evidence of spills	Continuous monitoring; inspection of storage areas	Follow spill-response procedure; report major incidents
Fencing	Fencing integrity; exclusion zones	Regular site inspections	Ensure integrity of fencing
Highway Condition	Condition of verges, kerbs, crossovers, boundaries	Before works (photo record) and after works (photo record & final inspection)	Damage must be reinstated to Highway Authority standards
Dust & Air Quality	Dust generation; suppression measures; plant behaviour	Continuous visual monitoring	Ensure water damping, sheeting of loads, no idling, extraction use
Noise & Vibration	Machinery noise, work practices, hours of work	Ongoing monitoring, esp. during noisy tasks	Ensure compliance with BS 5228; use quieter equipment where possible
Traffic & Access	Delivery routing; wheel washing; highway cleanliness	Daily checks; additional checks after material movement	Deploy road sweeper if spoil reaches public highway
Waste & Storage Management	Segregation, containment, bunding, pest risk	Routine inspections (e.g., weekly or as needed)	Ensure waste is covered, secure, and removed by licensed contractor
Communication & Complaints	Updates to Site Contact Board; complaints log	Monthly updates to board; complaints logged immediately	Investigate all complaints; communicate outcomes to LPA/residents

Where specific issues are noted the Site Supervisor, or appointed delegate, shall make the necessary arrangements to improve the operation and resolve the issue.

Figures

Figure 1 Site Location

Figure 2 Site Access & Layout

Figure 1 Site Location

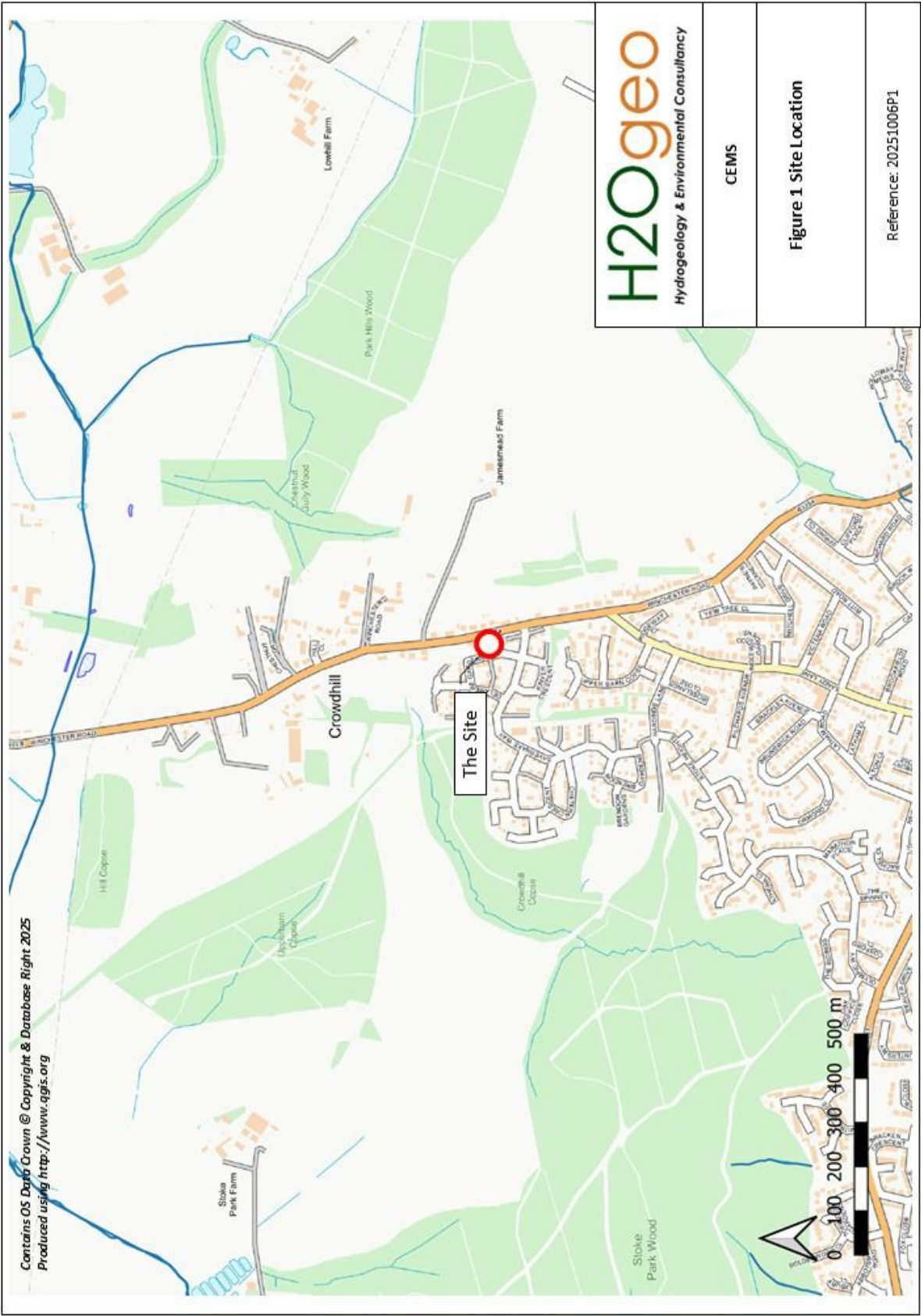
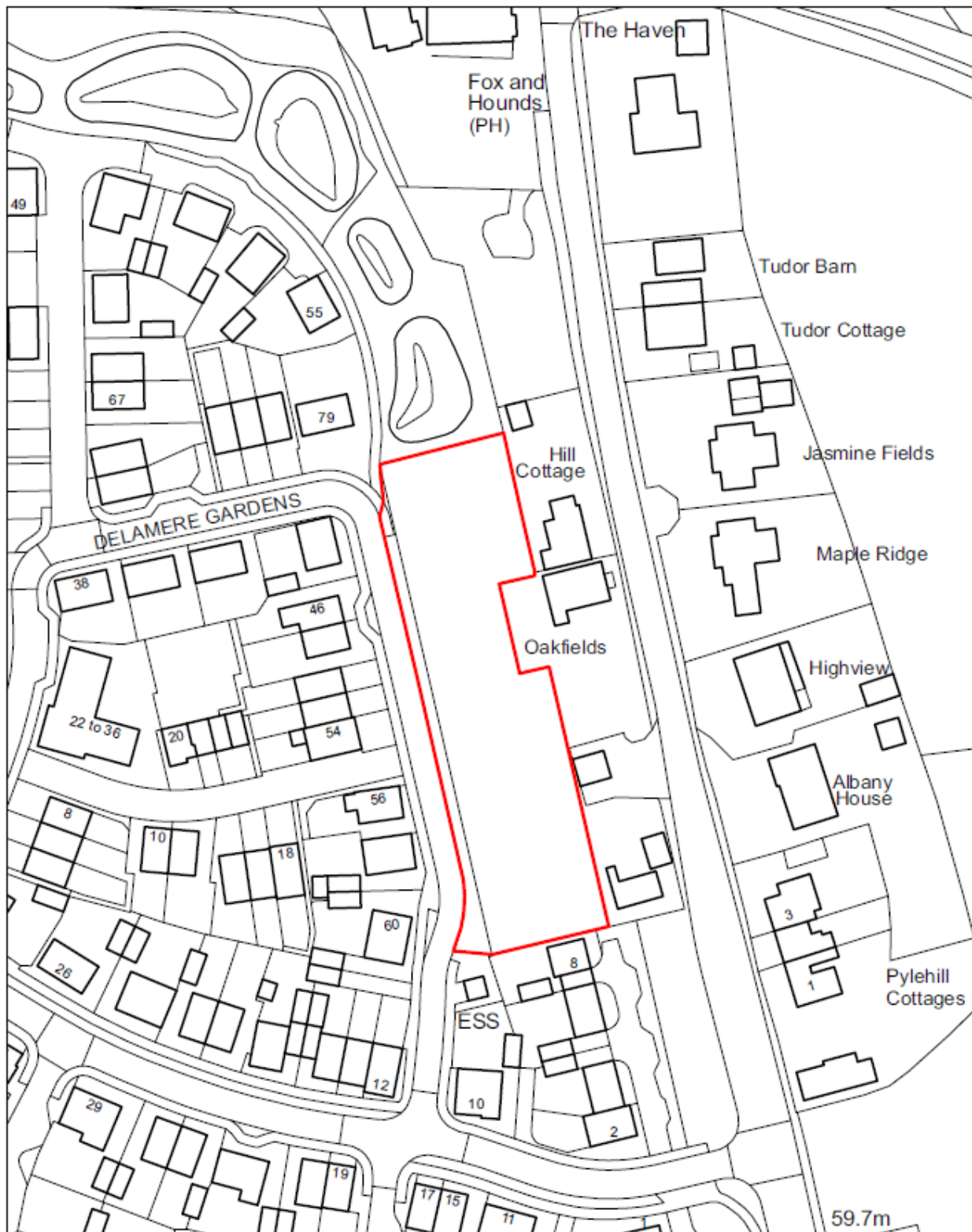


Figure 2 Site Access & Layout



Source: Google Maps

Annex A Planning Drawings



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