



Demolition and Construction Environmental Management Plan (DCEMP), incorporating the Construction Traffic Management Plan (CTMP)

Chicklade Service Station

Instavolt Limited

INSTAVOLT

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Document Detail

Document Title.	Demolition and Construction Environmental Management Plan (DCEMP), incorporating Construction Traffic Management Plan (CTMP)
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Client	InstaVolt Limited

Document Control / Issue

Date	Revision	Issued by	Purpose
01/08/2025	P01	N A Riley (Rekan)	Internal review by client consultant team and demolition contractor
06/08/2025	P02	N A Riley (Rekan)	Issued for submission.
08/12/2025	P03	N L Clothier (Rekan)	Issued for update to include enabling works, construction works and incorporation of the Construction Traffic Management Plan (CTMP)
18/12/2025	P04	N A Riley (Rekan)	Updated logistic plans

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1. Introduction

1.1 General introduction

- 1.1.1 The purpose of the Demolition and Construction Environmental Management Plan (DCEMP) is to address the detailed procedures, sequencing and methodology anticipated by the Project Team engaged in the planning of the Project in response to pre-commencement planning condition 20 under Wiltshire County Council conditional planning reference number: PL/2022/06298.
- 1.1.2 At Section 3 of this DCEMP a response is also provided to planning condition 10 i.e. a Construction Traffic Management Plan (CTMP). The CTMP has been incorporated within the DCEMP to provide a single cohesive strategy and reference point aiding in the implementation of day-to-day management procedures for the Project.
- 1.1.3 This DCEMP aligns with and is to be read in conjunction with the associated relevant planning conditions and the respective documentation submitted to discharge the planning conditions:
- 1.1.4 This plan outlines proposals on traffic and environmental management measures to be adopted during all phases of the Works (Demolition / Enabling Works, Shell and Core Construction and Fit Out Works). This DCEMP will be continuously reviewed, updated and varied to align with the project through all phases of development.
- 1.1.5 This plan is not to be confused with a Construction Phase (Health and Safety) Plan which outlines the mechanism to comply with the legal responsibilities and duties when acting as Principal Contractor in respect to the Construction (Design & Management) Regulations 2015.
- 1.1.6 The DCEMP provides an outline of the management framework needed for the planning and implementation of all phases of works in accordance with planning conditions and environmental commitments of the project.
- 1.1.7 The DCEMP will assist the project delivery team with reducing the risks of adverse impact arising from the works that may affect sensitive environmental receptors and to minimise disturbance to the sites neighbouring stakeholders.
- 1.1.8 This DCEMP has been prepared to broadly outline the proposed demolition of the existing Chicklade Service Station and construction of the new roadside services as proposed, located on the A303, Chicklade, Salisbury. SP3 5ST.
- 1.1.9 Within this plan the key areas of all phases of works are considered ensuring that environmental management is addressed and incorporated in the project delivery decision-making process, with the main priority being the protection of the public and minimisation of disruption to local stakeholders by adopting consistent consideration throughout.
- 1.1.10 Good management, strategic and considered planning together with regular project reflections will ensure that best practices are implemented and continually reviewed throughout project delivery.

1.2 Building Control

- 1.2.1 A section 80 Notice of demolition was submitted to Wiltshire County Council Building Control (WCCBC) on the 31 July 2025, by the demolition contractor, a copy of the notice is provided at Appendix A of this plan. It is understood that Building Control will require maximum of 6 weeks to process and determine the notice. No demolition will take place on the site until approval / consent to demolish is received from WCCBC.
- 1.2.2 The Client has appointed Ebor Mills Limited to provide Building Control Services for the shell and core construction and fit out works.

1.3 Archaeology

- 1.3.1 Condition 28 permits the demolition of the buildings to 'ground level' ahead of a written programme of archaeological investigation. A written programme of archaeological investigation, including on site and desk top activities associated with the deconstruction and removal of the existing fuel tanks and sewage treatment plant has been submitted to the Local Planning Authority under a separate planning discharge of condition.

1.4 Arboriculture Works

- 1.4.1 Prior to commencement of any works on site suitable measures must be taken to install, implement and retain any tree and root protection in accordance with the Arboricultural Assessment and the development / site 'Constraints Plan' provided at Appendix B.

1.5 Considerate Constructors Scheme:

- 1.5.1 The project shall be registered with the Considerate Constructors Scheme which aims to encourage contractors to carry out their operations in a safe and considerate manner, with due regard to the surrounding environment.

1.6 Health, safety and environmental objectives

- 1.6.1 Without compromising the intent of the specific contractual arrangements that shall be entered into during the project, the main objectives of the construction delivery team shall be 'no accidents, no harm to people, and no harm to the environment'.
- 1.6.2 The project / construction management team place a strong emphasis on Health, Safety and the Environment, and will establish appropriate facilities and procedures to support these objectives. Package and Trade Contractors engaged on the project are required to comply with the rules laid down by the project management team and give due consideration to Health, Safety and the Environment at all times.

1.7 Variations

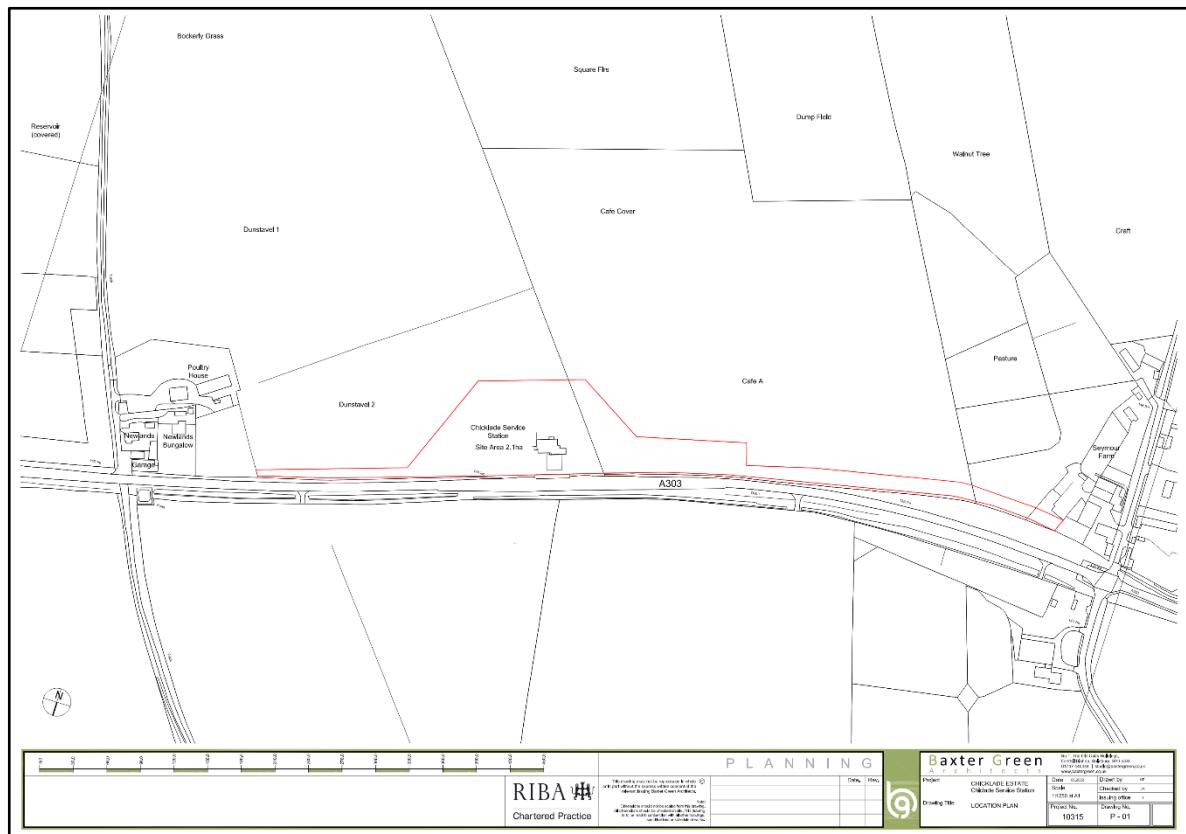
- 1.7.1 This DCEMP sets out the current intent of the project management team, however during the course of the project a need to vary the DCEMP may arise due to unforeseen circumstances. In which case any variation will be reviewed by the project management team to ensure it aligns with the principles set out in this document and will be submitted to and agreed in writing with Wiltshire Council.

2. Project Details

2.1 Site location

- 2.1.1 The proposed site is located on the A303 Chicklade, Salisbury. SP3 5ST, with site access during the demolition phase being via the existing site access off the A303.

Figure 1 – Site location/development area outlined in red.



2.2 Description of the site

- 2.2.1 The existing site comprises a redundant roadside service station, which has been granted conditional planning consent by Wiltshire Council, Planning Ref: PL/2022/06298. The consent provides for the demolition of the existing service station and the construction of a new roadside amenity together with Electric Vehicle Charging (EVC) and associated hard / soft landscaping and improved access off the A303. Refer to figures 2, 3 and 4 for the existing site plan, proposed site plan and nearby sensitive receptors respectively.
- 2.2.2 The existing site (extending to circa 0.50ha) is located approximately 450m west of Seymour Farm, Chicklade village and to the south bounds a single carriageway section of the A303. The site area is within the Cranborne Chase Area of Outstanding Natural Beauty and to the North, East and West is bounded by chalk downlands/arable farmland. No listed buildings scheduled monuments or registered parks/gardens are within or immediately adjacent the site, the closest being Chicklade House and Church of All Saints located circa 650m east of site.
- 2.2.3 The proposed development will provide rapid EVC points for public use, together with associated WCs, a café, shop / retail area and other visitor and community amenities commensurate with modern expectations and standards.

Figure 2 – Existing Site Plan.

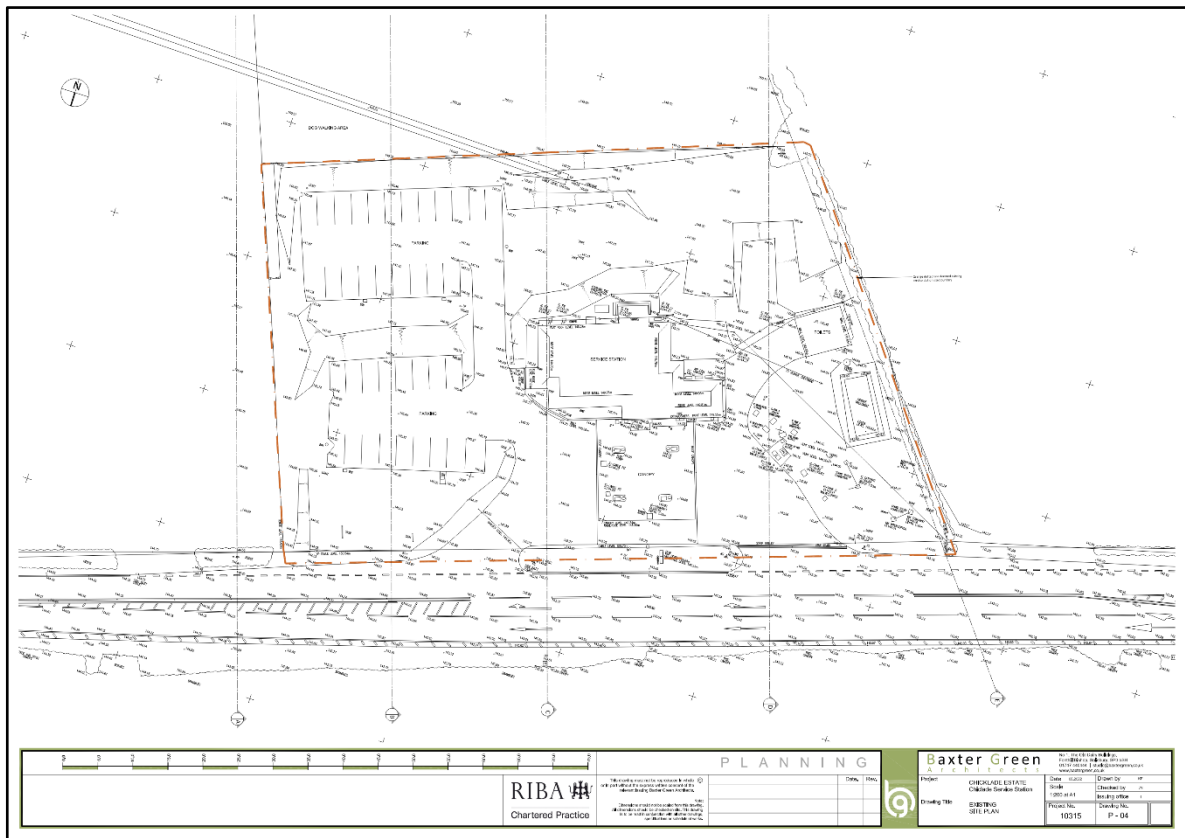


Figure 3 – Proposed Site Plan

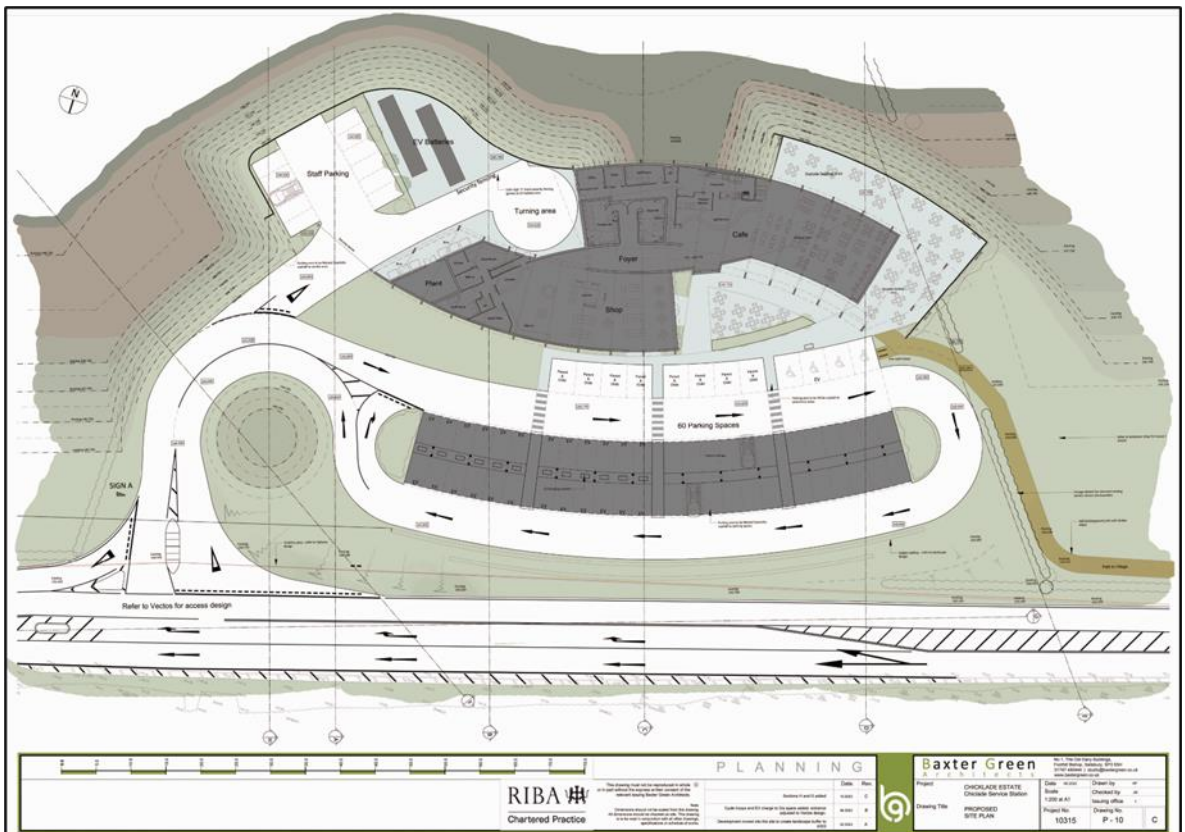


Figure 4 – Nearby sensitive receptors



2.3 Project delivery / approach

2.3.1 Project delivery is to be scheduled into three distinct phases:

- Phase 1 / Tranche 1 – Enabling Works
- Phase 1 / Tranche 2 – Demolition
- Phase 2 – Shell and Core Construction
- Phase 3 – Fit Out

2.3.1.1 Phase 1 – Enabling Works (Tranche 1) incorporating Demolition (Tranche 2):

Gartell & Son Limited will be appointed to the project in the role of Principal Contractor for this phase of work, with Pennys Group undertaking the Demolition works – both Contractors will be directly appointed by the Client, together with other Trade Contractors / Suppliers to deliver Phase 1.

The scope of deliverables by Gartell & Son Limited (Enabling Works) will include:

- Site establishment, logistics and welfare
- Cut and fill excavation works to new formation levels
- Isolation and removal of existing utility services/supplies to outside of site boundary in readiness to bring back to site

The scope of deliverables by Pennys Group (Demolition) will include:

- Isolation of all existing primary services taken back to nearest / safest service pole
- Demolition and removal off site of the existing service station and associated café / restaurant
- Demolition and removal off site of the existing petrol pumps canopy
- Demolition and removal off site of the existing single storey toilet

- Disposal of all existing / remaining street furniture, bins, external lighting, temporary structures, timber fencing, railings, totem signage, branding / commercial livery
- Removal and backfill of existing fuel tanks and lines.
- Decommissioning and disposal of existing sewage treatment plant and backfilling voids

2.3.1.2 Phase 2 – Shell and Core Construction:

Rekan Limited have been appointed to the project as Principal Contractor / Construction Manager for this phase of work, with the works being delivered by Client directly employed Trade Contractors, the scope of which will include:

- New utilities service provision to the site including an electrical substation
- Installation of new foul and storm water infrastructure
- Section 278 works
- Groundworks / civils, localised drainage, site road infrastructure and associated hard landscaping
- Steel frame
- Building fenestrations
- Mechanical, electrical and plumbing installations (to core area only)
- Internal linings, partitions, ceilings, doors, finishes and general Builders Works in Connection
- Fire stopping / protection / compartmentation
- Electric Vehicle (EV) infrastructure / chargers
- Soft landscaping
- Boundary treatments

2.3.1.3 Phase 3 – Fit Out Works:

Will be undertaken by the incumbent tenant(s) / their specialist fit out contractors and will run concurrently with the final construction stages of Phase 2. The fit out works / contractor will be managed and coordinated on site by Rekan Limited under their remit as Principal Contractor / Construction Manager. The fit-out scope will be bespoke to the end users of the building which will eventually realise a Café (incl. kitchen facilities) and a shop / retail area being brought into use. It is envisaged that this will include:

- Floor finishes
- Internal walls/partitions
- Ceiling treatments
- Kitchen fit out
- Retail bays/display cabinets
- Restaurant furniture.
- General fixtures and equipment

2.4 Project delivery team and management responsibilities

2.4.1 Key members of the management team for this project are set out in the table below. Relevant contact details are provided where appropriate.

Role	Organisation	Representative	Contact details
Client	InstaVolt Limited Chief Operating Officer	Matthew Tunstall	
Responsibility	Ensuring there are arrangements in place for managing and organising the project, enabling those carrying it out to manage health and safety risks in a proportionate way. These arrangements, appointing the contractors and designers to the project while making sure they have the skills, knowledge, experience and organisational capability allowing sufficient time and resources for each stage of the project.		
Project Team (<i>Agent</i>)	Lone Wolf Planning Planning Director	Steven Bainbridge	

Responsibility	Advising the Client and consultant team of the projects approved planning documents, reserved matters and conditions of planning permission. Collating supporting documentation from the client /consultant team/contractor in pursuant of discharging planning conditions, conduit between local planning officer and client / project team.		
Project Team (Clients Project Manager)	Blackford Projects Director	Bruno Skinner	M: 07538 111558 E: bruno@blackfordprojects.co.uk
Responsibility	Clients Project Manager including project monitoring of development costs and programme reporting back to client of overall development progress, consulting with the wider consultant team and project stakeholders. The Clients Project Manager will also be responsible for managing both the Demolition and Enabling works of the project, i.e. Phase 1.		
Project Team (Architect, CDM & BSA Principal Designer)	Studio Four Architects Director Project Architect Lead	Philip Amey Charlotte Richardson	
Responsibility	Architectural Technologist and Lead Designer including CDM Principal Designer and BSA Principal for all project phases, developing the clients brief, completing the detailing of the approved concept design, overall project design coordination with the consultant team, taking instructions from client, advising the client of their statutory and legislative obligations		
Project Team (Structural & Civil Engineers)	Andrew Waring Associates Technical Director Technical Director	Patrick Fisher Scott Weber	
Responsibility	Structural & civil engineering design including substructures, superstructures, external works/hard landscaping, foul and surface water drainage together with the compiling supporting documentation to discharge planning conditions.		
Project Team (Highways Consultant Engineer)	Odyssey Director Associate Principal Engineer	Mark Bubb Ryan Cogan James Coral	
Responsibility	Co-ordination and progression of Geometric Arrangements for the proposed junction serving the redevelopment of Chicklade Services to National Highways specifications and approval including the detailed civil design, existing utilities review & co-ordination, Arranging and providing Stage 2 Road Safety Audit as required to obtain Section 278 technical approval.		

Project Team (Construction Phase Delivery)	Rekan Limited Project Director Construction Manager	Nick Riley Nathan Clothier	T: 023 8181 0100 (Head Office) M: 07884 234985 E: nriley@rekan.co.uk M: 07802 327227 E: nclothier@rekan.co.uk
Responsibility	Construction managers for the project working in close liaison with the consultant team, clients project manager throughout the project. Procurement and onsite delivery of the Construction Phase including commissioning and handover. During the construction phase of the project Rekan will be the Principal Contractor.		
Project Team (Ecological Clerk of Works & Arboriculturist)	Ecologic Consultant Ecologists LLP Ecological Clerk of Works Arboriculturist	Julian Prow To follow	T: 01392 433016 E: admin@ecologic-consultants.co.uk
Responsibility	Ensuring compliance monitoring is upheld throughout the duration of the project, visiting site at least once every two months, and/or as required to record the following construction stages. Review of weekly environmental/ecological recording forms completed by Environmental Ecological Manager and review compliance measures.		
Project Team (Environmental Manager)	Rekan Limited Construction Manager	Nathan Clothier	M: 07802 327227 E: nclothier@rekan.co.uk
Responsibility	Ecological & Environmental Manager' for all phases of the project ensuring all site personnel are appropriately briefed on the ecological issues, visiting site weekly and undertake compliance monitoring recording observations by completing a weekly Environmental/Ecological Recording Form.		
Project Team (Landscape Architect)	LHC Design Landscape Designer Landscape Designer	Phil Sanders Alex Ford	
Responsibility	Development of soft landscape design, inspections as landscaping / planting commences on site, annual inspection, implementation and ongoing maintenance of landscaping in accordance with the approved landscape plan.		
Project Team (Specialist Registered Building Inspector)	Ebor Mills Limited Class 3: Specialist Registered Building Inspector	Angela Davey	
Responsibility	Registered Building Control Approver for all construction phases of works, including submission of initial notice, plan check, building control statutory consultations where appropriate, site visits to assess compliance and site inspection reports.		

Project Team (Demolition Contractor)	Pennys Group Director Contracts Manager	Damien Pick Luke Rood	T: 01761 241387 (Head Office) M: 07966 127935 E: damienpick@pennysgroup.co.uk M: 07928 890463 E: lukerood@pennysgroup.co.uk
Responsibility	Demolition contractor, ensuring demolition works are undertaken in accordance with the DCEMP and CEMP, adhering to the project's demolition method statement and the CDM (2015) Regulations. Ensuring no demolition works are undertaken until the site is secured, with validation surveys undertaken.		
Project Team (Enabling works Contractor)	Gartell & Son Limited Director Site Manager Site Supervisor	Andrew Gartell Robbie Dunn Dave Forrester	M: 07966 152989 E: andrew@gartell.co.uk M: 07523 801195 E: Robbie@gartell.co.uk M: 07715 552350
Responsibility	Principal Contractor for Phase 1 (enabling works and demolition), ensuring the initial phase of works are carried out in compliance with the CDM (2015) Regulations, DCEMP and CEMP. Responsible for site establishment, logistics and welfare, cut and fill excavation works, and isolation and removal of existing utility services.		

2.5 Programme

2.5.1 The following table sets out the intended sequence of works with high level and approximate start / finish dates.

Activity / phase.	Start Date (approx.)	Duration (anticipated.)
Phase 1 / Tranche 1 – Enabling Works	November 2025	12 weeks
Phase 1 / Tranche 2 – Demolition	January 2026	6 weeks
Phase 2 – Shell and Core Construction	March 2026	34 weeks
Phase 3 – Fit Out Works	October 2026	12 weeks
Rectification Period	December 2026	52 weeks

2.6 Site Working Hours

2.6.1 Normal site working hours for all phases of works will be between the hours of 0800 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no point on Sundays or Bank/Public Holidays. (Cond.22, to ensure that appropriate levels of amenity are achieved).

It is further acknowledged the restrictions placed on stone crushing activities by planning condition 23, and it is confirmed that:

“No stone crushing shall take place on site other between the hours of 1030 to 1530 Monday to Friday and at no point at weekends or bank / public holidays.”

2.7 Pre-Start Condition Survey

- 2.7.1 A Pre-Start Condition Survey of the works will be carried out prior to works commencing. This will consist of a photographic aided report on the existing environment including existing structures, boundaries, foot paths, roads, access and egress points, fences lines, walls, hedge lines, kerb lines, lighting columns, street furniture and road signs.
- 2.7.2 The findings of the survey will be documented and stored within the site / project office and the Clients Project Manager's head office.

2.8 Ecology Pre-start Requirements

- 2.8.1 Works on site shall only commence once the following has been confirmed / undertaken:
- Pre-commencement site ecology meeting has taken place
 - Pre-Start Condition Survey of the works
 - A Refurbishment & Demolition Asbestos Survey has been undertaken
 - Tree and root protection measures / suitable exclusion fencing erected as required and in accordance with the Arboriculture Assessment
 - Conformation that incoming services have been disconnected, and certification issued
 - Works shall only commence once access to a temporary water supply is available
 - Demolition shall only commence on receipt by the Demolition Contractor of the Local Authority Demolition Notice (Section 81)
 - Phase 1 and 2 activities shall only commence once separate Construction Phase Health and Safety Plans are submitted in respect of each phase of works and have been approved by the projects CDM Principal Designer and Client's Representative
 - The sites boundaries are secure and welfare in place

2.9.1 Brief Description of the Enabling Works / Cut and Fill – Phase 1 / Tranche 1.

- 2.9.1.1 Establish site welfare for the Phase 1 works (Tranche 1 & 2), erect perimeter hoardings including solid Heras type fencing along the boundary with the A303. A further temporary fence will be erected to segregate the initial cut and fill excavation works and demolition works, once the demolition works are complete this is to be removed releasing the entire site to the cut and fill exercise.
- 2.9.1.2 Prior to any below ground excavation works being undertaken a trained operative using a Cable Avoidance Tool (CAT) will undertake a survey of all areas to be excavated.
- 2.9.1.3 An initial strip of topsoil will be undertaken utilising a 25 tonne GPS enabled tracked 360 excavator, a GPS enabled bulldozer and 2 number 30 tonne dump trucks. The stripped topsoil will be stored for reuse in heaps not exceeding 3 metres in height, with the top and sides regraded to firm the exposed surfaces to protect from wet weather.
- 2.9.1.4 The exposed sub-soil will then be excavated to formation levels / 3D model utilising the equipment mobilised to site and referenced above. Arisings from excavations will be disposed of off-site appropriately.
- 2.9.1.5 During excavation, all shear faces of excavations will be battered to a safe / self-supporting angle of repose to prevent collapse of the excavation.
- 2.9.1.6 To prevent injury to wildlife species any excavations that pose a potential risk which are to remain open overnight will be covered to prevent access.
- 2.9.1.7 When the excavation reaches formation level, the exposed sub-soil will be covered with a minimum of 150mm compacted layer of imported self-binding subbase material.

2.9.2 Brief Description of the Demolition of Existing Buildings / Structures / Removal of Tanks & Sewage Treatment Plant – Phase 1 / Tranche 2.

- 2.9.2.1 Undertake site validation surveys as required. An asbestos survey will have been undertaken and any asbestos containing products removed and disposed of in strict accordance with the Control of Asbestos Regulations 2022.
- 2.9.2.2 All buildings will be disconnected electrically and air conditioning / refrigeration units de-gassed prior to any works commencing.
- 2.9.2.3 The underground fuel tanks have been cleaned and water filled several years ago. The content of the tanks will be tested during the validation surveys period.
- 2.9.2.4 Each building will then be soft stripped ahead of mechanical demolition with waste streams being separated and segregated so that recycling is maximised.
- 2.9.2.5 The buildings will be demolished mechanically using a 21 tonne excavator fitted with a rotating selector grab. It will progressively work down the length of each building so that the structural integrity is maintained at all times. Works will progress in a slow, methodical and controlled manner separating waste streams during de-construction. Waste will be loaded as quickly as practical into roll on-off bins for off-site recycling.
- 2.9.2.6 The excavator will use a steel cutting shear attachment to carefully demolish the PFS Canopy.
- 2.9.2.7 The sewerage treatment plant which will have been emptied with all waste arising being disposed of offsite, cleaned out in advance will be broken up and removed in a similar manner.
- 2.9.2.8 Once all the debris has been cleared the machine shall switch to a hydraulic hammer to breakout the concrete slabs, foundations and concrete slab above the fuel tanks. The broken concrete will then be excavated and stockpiled ahead of crushing on-site.
- 2.9.2.9 Once the tanks are exposed each will be pumped out in turn with the (possibly) contaminated water being disposed of in accordance with its analysis. On the same day as emptying, each tank will be broken out, exposed and cut up by the excavator.
- 2.9.2.11 The void will then be fenced ahead of backfilling with crushed concrete.
- 2.9.2.12 Once all the hardstanding's have been pulled up and stockpiled a crusher will be brought to site to crush the hard waste in order to produce a 6F2 graded recycled aggregate suitable for re-use.
- 2.9.2.13 This will be used to backfill the tank void (rolled in 500mm layers) with any surplus stockpiled on-site.
- 2.9.2.14 On completion of works any disturbed ground will be re-graded so that the site is left safe.

2.9.3 Brief Description of the Shell and Core Construction – Phase 2

- 2.9.3.1 Site welfare will be established for the Phase 2 works, existing site perimeter hoardings will be retained and maintained for the duration of the works.
- 2.9.3.2 Site logistics / management will be implemented as per the logistics plans.
- 2.9.3.3 Works will commence on site with the Groundworks Trade Contractor, with their initial task being to construct the main building foundations, retaining structures and foul / storm drainage infrastructure. It is envisaged that the Groundworks Trade Contractor will provide sufficient resources to provide dedicated gangs for both disciplines.
- 2.9.3.4 On completion of the main building foundations / retaining structures the Steelwork Trade Contractor will mobilise to site to erect the steel frame. Concurrently with the erection of the steel frame the Groundworks Trade Contractor, will progress works on site with the construction of in-situ concrete bases ready to receive external plant housings, Electric Vehicle Chargers, Street Furniture, Signage and the like, together with associated service duct runs.
- 2.9.3.5 With the steel frame complete, the cladding Trade Contractor will mobilise to site commencing initially with the roof covering / gutters, then progressing onto the vertical wall cladding. Once the vertical cladding is suitably advanced both the Blockwork and Curtain Walling Trade Contractors will be mobilised to site to commence their works installing curtain walling / glazing and blockwork elevations to complete the envelope. In addition, and once the roof is complete the buildings in-situ floor slab will be cast.

- 2.9.3.6 With works to the main building ongoing, the Groundworks Trade Contractor will progress and turn attentions to external works / hard landscaping and pavement formation. Concurrently and on completion of the external envelope Steel Personnel doors will be installed together with the Stone Façade.
- 2.9.3.7 Mechanical, Electrical and Plumbing (MEP) Trade Contractors will be mobilised to site once the building envelope is watertight and all external primary service duct runs are installed. MEP works for the core building encompass works to the 24 Hr WC provision, site infrastructure, external lighting, electric vehicle chargers and the like. Fit out / finishing works to the 24 Hr WC's will be undertaken in conjunction with 1st and 2nd fix MEP installations.
- 2.9.3.8 In addition to the works identified above, the following scope will be sequenced for efficiency and incorporated as works proceed:
- S278 Works
 - Soft Landscaping
 - Fencing / Boundary Treatments
 - Incoming Utilities / New Substation

2.9.4 Brief Description of Fit Out Works – Phase 3

- 2.9.4.1 At the time of preparation of the updated DCEMP an incumbent Tenant is yet to be confirmed. The likely scope of fit out works is as identified at 2.3.1.3.
- 2.9.4.2 It is envisaged that a tenant will be secured for the building in the coming weeks, which will enable the fit out works to be undertaken by a 3rd party contracting team employed directly by the tenant and facilitated on site by Rekan Limited under their remit of Construction Manager during the final build stages of Phase 2.

2.9 Site compounds, office, welfare and storage

Phase 1

- 2.10.1 Site welfare and offices will be established to the existing hard standing areas and will comprise of self-contained welfare units for the use of the Enabling Works / Demolition contractors site management, operatives and visitors to the site. Suitable / necessary accommodation will also be made available for the Project Team and its representatives for ease of communication, co-ordination and for holding project meetings.
- 2.10.2 The main offices will have integrated welfare facilities including male and female toilets and kitchen facilities for staff. Operative welfare facilities including drying rooms and locker rooms will be provided. The welfare facilities on site will vary according to the workforce on site but will be provided in line with CDM Regulations (2015) Schedule 2.

Figure 5 – Typical welfare / office layout.



Phase 2

2.10.3 For the second phase of works, a more typical temporary site accommodation set up will be employed with the following units being installed:

- 2 x 32' anti vandal drying room
- 2 x 32' anti vandal canteen's
- 1 x 32' anti vandal container store
- 2 x 32' anti vandal project offices
- 1 x 32' anti vandal meeting room / client office

The above will be double stacked to minimise footprint.

2.10.4 In addition to the above 2 x 3 +1 WC units will be installed, which will be served by a temporary water supply, with wastewater being collected in underslung tanks. Smoking shelters will also be provided.

2.10.5 For all phases, car parking for all site operatives, project team, visitors will be available in on-site parking areas, this will be moved locally within the boundaries of the site when and if required as works progress and will be updated within site Traffic Management Plan.

2.11 Storage Compounds

2.11.1 Secure anti vandal containers will be provided as storage for small tools, PPE, and the like.

2.11.2 Material / Plant Storage areas will be provided for the storage of materials, parking of plant when not in use. These areas will also be used for the siting of waste management receptacles, fuel storage and refuelling. The storage areas will be equipped with the appropriate spill kits.

2.11.3 Siting of materials, equipment, machinery, facilities will be sited at least 5 metres away from the retained habitats and separated from the retained habitat with protective fencing.

2.12 Site Set-up

2.12.1 Offices / Welfare Unit and storage containers will be transported to the site to provide accommodation and welfare in advance of the works commencing.

2.12.2 The welfare / office units will arrive on site on rigid / articulated trucks and be positioned using truck mounted crane or a mobile crane.

2.12.3 Solid clad heras type panels will be provided to the boundary running parallel with the A303 suitably raked, restrained and anchored with integral lockable access gates for access / egress of vehicles to and from site. Both existing access points to the site will be utilised on a 'one way in', 'one way out' basis. The remainder of the site perimeter will be bounded with tradition 'see through' heras fencing suitably anchored

Figure 6 – Typical heras fencing



- 2.12.4 Warning and Information signage will be placed on the boundary of site. Managed vehicular / pedestrian entry and exit from site, will be monitored by the Site Manager and or designated traffic marshal. Refer to Appendix C of this plan for the proposed Site Logistics Plans for each phase of works.

2.13 General Site Arrangements.

- 2.13.1 Each Contractor assuming the role of Principal Contractor shall appoint a competent Site Manager to oversee the works and safety requirements. The Manager will discuss with the site personnel the full extent of the works taking place and explain all the restrictions applicable to the works being undertaken.
- 2.13.2 All operatives on site will be experienced trades / workers trained in their respective duties and conversant with their company's "Health and Safety Policy".
- 2.13.3 All operatives shall demonstrate a concern for safety on site for other works, members of the public as well as for themselves.
- 2.13.4 Each operative will be supplied with the requisite PPE equipment, the site will be designated a hard hat, hi-vis vest / jacket, steel toe capped boots area and all operatives and visitors to site shall comply with this requirement.
- 2.13.5 The Principal Contractors Site Manager shall carry out on-site inductions for all personnel to ensure that all operatives are conversant with the methods of working and work task method statements.
- 2.13.6 The appointed site manager shall also be responsible for day-to-day communications with site operatives and neighbouring stakeholders as required.
- 2.13.7 Site Signage & Displayed Information to ensure all sites carry suitable safety signage placed at regular intervals, fixed to the external hoarding or fencing to warn members of the public and potential intruders of the hazards inherent within the site. Signage to the boundary will also include the Site Management Contact Details.

Figure 7 – Examples hazard / warning / prohibitive site signage.

Type	Shape	Colour	Pictograms
PROHIBITION SIGNS These signs prohibit actions detrimental to safety E.G. - No Smoking	Circular	RED with a WHITE background red band and crossbar.	
WARNING SIGNS These signs give warning of potential risks E.G. High Voltage	Triangular	YELLOW with BLACK symbol or text	
MANDATORY SIGNS Signs that require actions or activities that will contribute towards safety E.G. PPE Signs	Circular	BLUE with symbol or text in white	
SAFE CONDITION SIGNS These signs indicate exit routes in the event of a fire or emergency E.G. Fire Exit Sign	Rectangular	GREEN with WHITE symbol or text	
FIRE EQUIPMENT SIGNS These signs are used to indicate the location of fire equipment E.G. Fire Point Sign	Rectangular or Circle	RED with WHITE symbols or text	

- 2.13.8 Fire precautions shall consist of a sufficient number of fire extinguishers appropriate for the class of fire that may occur, as identified in the fire risk assessment, which shall be located at strategic points around site and shall include sufficient means for raising the alarm and fire action notices.

Figure 8 – Fire Action Plan



Figure 9 – Site & Emergency Arrangements

The following emergency provisions / procedures shall be put in place by Site Management during site set up and explained to all personnel at Site Induction.							
Muster Point	Emergency Exit	Contact	First Aid	Eye Wash	Safety Shower	Fire Fighting	Other
☒	☒	☒	☒	☒	☐	☒	☐

2.14 Nearest Hospital



Nearest Hospital with Accident & Emergency Department.

Salisbury District Hospital

Odstock Road, Salisbury SP2 8BJ

2.15 Operatives, Plant & Equipment

- 2.15.1 Plant inspections will be carried out and recorded in the daily inspection sheets and weekly on the LOLER 1998 or PUWER 1998 registers accordingly. Applicable 6 / 12 monthly statutory certificates for all plant will be available on site.

3 Construction Traffic Management Plan (CTMP)

3.1 Site Access & Egress

- 3.1.1 The entrance to the proposed site will be located off the A303 utilising the existing 'one way in', 'one way out' access points of the existing site initially.
- 3.1.2 The A303 forms part of the Strategic Road Network (SRN) maintained by National Highway (NH). The A303 is subject to a 40mph speed limit along the site frontage.
- 3.1.3 The site currently benefits from separate access and egress points which connect directly onto the A303 with a ghost island facility provided to aid with right turn traffic into the site and to ensure that and potential queuing does not impact the flow of traffic along the mainline. Once the new entrance and S278 works are complete with new ghost island, site logistics and management will be altered to suit this new arrangement with all site traffic utilising the new entrance / exit off the A303 allowing the existing to be stopped up.
- 3.1.4 A specialist traffic management contractor will be employed to design and obtain the necessary consents to place temporary warning signage to both the east and west bound carriageways of the A303 warning road users / the public of their approach to a live construction site with traffic entering and exiting. In addition, temporary signage will be installed to advise road users / the public that the existing services are closed and that access is only for works / construction traffic.

3.2 Expected Traffic to Site

- 3.2.1 The following indicates the anticipated movements and size of construction vehicles per day. This is likely to fluctuate as the project progresses through the various phases of works.

Phase 1 - Enabling Works / Demolition

Anticipated movements per day:

- HGVs: 12 - 22 per day
- LGVs / vans: 10 - 15 per day
- Cars: 5 – 10 per day

Anticipated vehicle sizes:

- Up to 50t low loader articulated trucks delivering / collecting larger items of plant during mobilisation / demobilisation activities
- 20 – 32t HIAB / beavertail rigid trucks delivering / collecting welfare units and smaller items of plant
- 20–32t tipper trucks / ro-ro bin trucks (muck away & aggregates)
- Up to 26t rigid tanker trucks delivering fuels / water and collecting wastewater
- Up to 18t rigid skip trucks
- Vans for contractors and smaller deliveries / plant maintenance fleet
- Cars for site management / contractors / visitors

Phase 2 – Shell & Core Construction

Anticipated movements per day:

- HGVs: 6 - 12 per day
- LGVs / vans: 12 - 20 per day
- Cars: 10 -15 per day

Anticipated vehicle sizes:

- All terrain crane, potentially up to 100t depending on final methodology of steel erection and cladding installation
- Up to 50t low loader articulated trucks delivering / collecting larger items of plant during mobilisation / demobilisation activities

- Up to 44t flatbed articulated trucks delivering steel / cladding and other materials
- 20 – 32t HIAB / beavertail rigid trucks delivering / collecting welfare units and smaller items of plant
- 20–32t tipper trucks / ro-ro bin trucks (muck away & aggregates)
- 8–10 m³ concrete mixers
- 7.5 – 32t rigid / flatbed trucks for general material deliveries
- Up to 26t rigid tanker trucks delivering fuels / water and collecting wastewater
- Up to 18t rigid skip trucks
- Vans for contractors and smaller deliveries / plant maintenance fleet
- Cars for site management / contractors / visitors

Phase 3 – Fit Out Works

Anticipated movements per day:

- HGVs: 3 - 6 per day
- LGVs / vans: 10 - 18 per day
- Cars: 10 -15 per day

Anticipated vehicle sizes:

- Up to 44t articulated trucks delivering materials
- 20 – 32t HIAB / beavertail rigid trucks delivering / collecting welfare units and smaller items of plant
- 7.5 – 32t rigid / flatbed trucks for general material deliveries
- Up to 18t rigid skip trucks
- Vans for contractors and smaller deliveries / plant maintenance fleet
- Cars for site management / contractors / visitors

- 3.2.2 Contractors / Trade Contractors / Subcontractors will be encouraged to lift share where practicable to reduce the overall impact of traffic to site.

3.3 Site Traffic Management

- 3.3.1 Deliveries will only be accepted within the site working hours set out at 2.6. All deliveries will be planned to minimise disturbance to users of the A303 and avoiding peak traffic flows where possible. All Contractors will ensure that all site-related traffic and deliveries do not block either the A303 or local roads and the project is serviced with minimal disruptions to other road users.
- 3.3.2 Site logistics and traffic management will be continuously reviewed as works progress, with additional amendments included in the Project's Logistics and Traffic Management Plan as required. The plan will comply with the Health and Safety Executive publication: HSG 144 Safe Use of Vehicles on Construction Sites and describes how the movement of vehicles, segregation of pedestrians, loading and unloading of materials, distribution of materials around site and access to and from the site will be managed.
- 3.3.3 All site traffic shall enter the site by the main 'one way in' access gate at the site entrance the appointed traffic marshal will record the vehicle details / movements and direct deliveries accordingly to report to the site office / reception.
- 3.3.4 A signing in system to site will be adopted this will provide a means of recording those present on site at any one time. This is of particular importance should the site need to be evacuated due to fire or emergency.
- 3.3.5 All vehicles will be driven on and off site in forward gear, under no circumstances will reversing or waiting on the public highway be permitted. All vehicle movements will be under the strict control of a designated traffic marshal; site access / egress gates will open inwards to avoid any conflict with vehicle and pedestrian movements outside of the site.
- 3.3.6 No plant or waste materials will be stored on the Public Highway at **Any time**.
- 3.3.7 All Tipper & Waste Haulage Trucks operating frequent and regular trips to site will have the minimum of FORS Bronze Level accreditation and will be sheeted prior to leaving site to prevent spillage.

3.4 Maintenance of off-site roads

- 3.4.1 Precautions will be taken to minimise the deposit of mud and dust on the roads, but this cannot be avoided completely. Any such deposits will be removed regularly if required using road brushes and vacuum road sweepers.
- 3.4.2 On-Site wheel washing facilities will be provided if the works or Local Authority dictates. During the initial phase of works the existing hardstanding's on site will be retained for as long as is reasonably practicable to do so to provide a 'clean' hardstanding, thus reducing the risk of transfer of mud etc. to the public highway and the likely need for wheel washing facilities. During the initial phase, all vehicles entering and exiting site will not deviate from the remaining hardstanding access road.
- 3.4.3 During Phase 2, and with the existing hardstanding removed a 'clean' self-binding temporary recycled aggregate surface will be employed throughout the site, with new excavations capped off with fresh material to maintain as clean as possible working strata.

3.5 Vehicle parking.

- 3.5.1 All construction vehicles and plant are to be parked in a safe and tidy manner on site at the agreed location when not in use. Adequate parking for vehicles will be provided for the workforce and visitors to site.

3.6 Pedestrian access

- 3.6.1 Pedestrian routes will be formed to separate pedestrians and site traffic. Pedestrian barriers and signage will be checked daily and updated as required to comply with the Site Traffic Management / Logistics Plans.

3.7 Site speed limit

- 3.7.1 The site will be covered by a 5mph maximum speed limit and will be enforced.

3.8 Vehicle Inspection and Maintenance

- 3.8.1 Construction vehicles work in harsh environments and require effective maintenance regimes to avoid developing defects.
- 3.8.2 A programme of daily visual checks, regular inspections and servicing schedules shall be established according to the manufacturer's instructions and the risks associated with the use of each vehicle.
- 3.8.3 Vehicle operators will fill out inspection forms on a weekly basis, these forms will be discussed at the weekly safety review meeting – tracking of vehicle defects will take place at this meeting.
- 3.8.4 All Contractors will establish procedures designed to encourage drivers to report defects or problems and ensure that problems with vehicles are rectified.

3.9 Site Traffic and Pedestrian Rules

- 3.9.1 These are Site specific traffic rules to accompany general site rules:

- All operatives must undergo site induction.
- All operatives to wear appropriate PPE at all times.
- All operatives to park in site designated car park.
- All operatives to use pedestrian access routes.
- Large construction plant to be given precedence at all times.
- Seat belts to be worn at all times.
- Site speed limit of 5mph must be adhered to at all times.

- All plant operatives to hold valid competency cards (CPCS/NPORS etc.) for plant they operate and be deemed competent.
- Any mechanical plant or equipment found to be defective is not to be used.
- Plant and vehicles to be switched off when not in use
- Do not leave keys in unattended vehicles
- All visitors will be issued with temporary PPE.

4 Environmental Management

4.1 Environmental Impacts

- 4.1.1 All Contractors, Trade Contractors and the wider Project team have a legal obligation to conduct their works in such a manner that unnecessary risks and disturbance to the environment are avoided.
- 4.1.2 All Contractors / Trade Contractors are expected to employ and implement an Environmental Policy. The Environmental Policy shall be communicated to all personnel, who must be made aware of issues which may impact on the environment and are encouraged to act responsibly. Compliance with the requirements of the Environmental Policy will be a condition of employment on all employees and sub-contractors.
- 4.1.3 Should it arise that an individual or smaller sub-contractor employed on the project does not have a written Environmental Policy, then by default the individual / sub-contractor will be expected to adopt the Environmental Policy of the Principal Contractor ultimately responsible for delivery of the relevant phase of works.

4.2 Community Relations

- 4.2.1 Managing communications with local residents and interested parties. Prior to any works starting, we will inform occupiers of all properties which may be affected by noise, dust or vibration arising from construction works of the nature of the works, proposed hours of work and their expected duration. Regular community updates will be issued, and meetings will be held with any concerned stakeholders if required.
- 4.2.2 Any complaints will be addressed efficiently and all efforts made to maintain good working relations between all parties. Complaints will be documented in 'Complaint Logs', investigated promptly and reviewed at regular progress meetings.
- 4.2.3 Details of any complaints and remedial measures taken will be forwarded to the Authority.
- 4.2.4 Operatives employed on site will be informed at site induction of the importance of maintaining good relations.

4.3 Noise and Vibration, Dust and Emissions

- 4.3.1 All Contractors / Trade Contractors will ensure all reasonable steps and considerations are put in place to minimise noise, vibration, dust and emissions created by their operations.
- 4.3.2 The works will be carried out applying, 'Best Practice Guidance on Dust from Construction and Demolition sites' and applying experience.
- 4.3.3 All reasonable measures must be implemented to keep levels to an agreed minimum. Specific measures and restrictions are to be reviewed and agreed with each Contractor / Trade Contractor on review of their method statements and prior to works starting. These include:
 - All vehicles and plant used during the development will be maintained in good and efficient. working order, and in accordance with manufacturer's specification and recommendations to ensure emissions to atmosphere are minimised.
 - Wherever possible vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available and / or in compliance with health & safety requirements) and shall be maintained in good and efficient working order.
 - All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
 - Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
 - Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised, and fine water sprays should be used on equipment where necessary.
 - Any equipment used to cut paving blocks, kerbs, flagstones and the like. shall be operated with a water suppression attachment or a dust filter.
 - Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.

- Wherever possible compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. Wherever possible ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol-powered generators.
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and trucks.
- Delivery activities, plant, stockpiled materials and / or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries.
- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- All vehicles carrying dusty materials shall be securely covered. Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate).
- Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.
- No stereos or similar amplifiers are permitted on site.

4.4 Ecological Surveys Assessments and Appraisals

- 4.4.1 A series of ecological surveys and subsequent reports have been completed in association with the development, comprising of:
- Preliminary Ecological Appraisal (Ecosupport Ltd., 2022a)
 - Phase II Bat Surveys & Mitigation Strategy (Ecosupport Ltd., 2022b)
 - Biodiversity Net Gain Assessment (Ecosupport Ltd., 2024)
 - Construction Ecological Management Plan (CEMP) (Ecologic Consultant Ecologists LLP, July 2025)

4.5 Potential Damaging Activities Associated with Construction

- 4.4.2 The following activities associated with construction activities have been identified as causing 'potential' damage.
- Removal of site habitats disturbing and/or injuring any associated protected species, including nesting birds.
 - Damage to boundary vegetation and to associated protected species through direct damage of the habitat and/or ground compaction.
 - Pollution into the external environment of off-site adjacent retained habitats.
 - Excavations causing entrapment or injury of wildlife species, and,
 - Use of external lighting, which could deter activity for nocturnal wildlife, such as bats and dormice.
- 4.4.3 An extract of the Construction Ecological Management Plan (CEMP) Risk Assessment Matrix is provided at Appendix D of this plan.

4.5 Control Measures.

- 4.5.1 To ensure that the works are undertaken in accordance with CEMP, the control measures referred to therein will be implemented including.
- **'Ecological & Environmental Manager'**, Rekan's Nathan Clothier has been appointed in his capacity of Construction Manager as the projects 'Ecological & Environmental Manager' for all phases of the project and will ensure that all site personnel are appropriately briefed on the ecological issues within and surrounding the site. This will be undertaken through the inclusion of ecological briefings within 'toolbox' talks given to the Contractors / Trade Contractors on site management and operatives as part of the site induction process.

The Ecological & Environmental Manager will visit site weekly and undertake Compliance Monitoring recording observations by completing a weekly Environmental/Ecological Recording Form as set out in the CEMP, see Appendix E of this plan.

- **‘Ecological Clerk of Works’** to be undertaken by Ecologic Consultant Ecologists LLP will ensure compliance monitoring is upheld throughout the duration of the project, visiting site at least once every two months, and / or as required to record the following construction stages.
 - Review of weekly Environmental / Ecological Recording Forms completed by Environmental Ecological Manager.
 - Review compliance measures.
 - Ecological inspection and subsequent supervision by an ecological clerk of works (ECoW) to safely prior exclude and/or remove during the works, any dormice or reptiles.
 - Nesting bird checks, where required.
 - Further visits as required: (1) upon request, (2) following any unexpected discovery of bat, bird, other species or other ecological concerns, (3) following any pollution or flood incident; and (4) any breach of CEMP stipulations.
- **‘Arboriculturist’** to be undertaken by Ecologic Consultant Ecologists LLP will ensure compliance monitoring is upheld throughout the duration of the project, in regard to the installation & implementation of tree protective measures in accordance with the Arboricultural Assessment.

4.6 Vegetation Removal

- 4.6.1 Ground vegetation and hedgerows that are to be removed to facilitate the construction works are to be cut to ground level.
- 4.6.2 All vegetation and hedgerows that are to be removed to facilitate the works will be timed to avoid the bird nesting season (i.e. avoiding March to August inclusive), or following a nesting bird check by the Ecological Clerk of Works, if possible, to confirm the absence of any active bird nests;
- 4.6.3 Ground vegetation shall be cut directionally towards retained habitats to a height of 15 cm, with a second cut undertaken 24 hours later to ground level; and,
- 4.6.4 The grassland shall be maintained at a low sward height post-clearing.

4.7 Retained Habitats

- 4.7.1 Retained on-site and adjacent off-site habitats will be protected under the following measures:
 - Installation of temporary fencing with warning signs around the development site. The fencing will be located at the perimeter of the working site and no machinery or materials will be sited or operated outside of the fence line.
 - Ground pressure / protection boards will be used to access the site to minimise any direct damage and/or compaction to the soil.
 - The construction phase is to include no external lighting which will illuminate any undeveloped areas / surrounding habitats.
 - A 5 m buffer is to be established along the outer hedgerows of the site, maintaining valuable dark corridors for sensitive foraging and commuting bats.
 - The root protection areas (RPAs) of retained habitats must be taken into account and buffered accordingly. This is to avoid direct damage through the compaction and disturbance of root protection areas, which could cause the deterioration of hedgerows and trees. All retained trees and hedgerows will be protected with tree protection fencing.

4.8 Site Excavations

- 4.8.1 As a precautionary measure during the construction works, any excavations or pipework, which are to remain open overnight, are to be fenced or covered to prevent potential access by wildlife species.

4.9 External Lighting

- 4.9.1 External lighting associated with site clearance and construction will be positioned and designed to specifically avoid illuminating the retained and surrounding habitats.

4.10 Pollution Prevention

- 4.10.1 The deconstruction/construction phase of the works will be planned in accordance with pollution prevention for businesses (Gov.uk; 2024) to avoid the release of any soil/spoil, fuels, oils & chemicals associated with machinery, refuelling and construction equipment or cement and concrete into the watercourse.
- 4.10.2 Measures will also be implemented to avoid any pollution during development activities comprising of
- Use water sprays and sprinklers to control and prevent the spread of dust.
 - Use of renewable and/or sustainable materials.
 - Responsible disposal of waste.
 - Collection and treatment of any wastewater.
 - Keeping construction materials such as sand, cement and fuels secure and in controlled locations.
 - All equipment and vehicles must only be operated within the working areas and must be fit for purpose and subject to daily checks for signs of wear and tear, including leaks of any substance.
 - Refuelling and maintenance of all equipment will take place within designated areas only.
 - Access routes to the site are to be kept clean at all times.

4.11 Siting of Materials, Equipment, Machinery, Facilities etc.

- 4.11.1 Any storage of construction materials, equipment, machinery, facilities etc. will be sited at least 5 m away from the retained habitats and separated from retained habitat with protective fencing.
- 4.11.2 All equipment and vehicles will be fit for purpose and will be subject to daily checks for signs of wear and tear, including leaks of any substance. Refuelling and maintenance of all equipment will take place within the designated area only. Storage facilities must be installed to contain and prevent the release of fuel, oils, and chemicals associated with plant, refuelling and construction equipment, into the environment. Secondary containment must be used with a capacity of no less than 110% of any container's storage capacity.
- 4.11.3 In the event of waste concrete, slurry or wash water from concrete or cement activities arising out of the deconstruction phase such arising will not be allowed to discharge into the environment. Concrete and cement mixing and washing areas will be contained and sited at least 10 metres from any watercourse or surface water drain.
- 4.11.4 All equipment, temporary structures, waste and / or debris associated with the works must be removed within five days of completion of licensed activities.

4.12 Drainage Arrangements (surface water)

4.12.1 General

- 4.12.1.1 The existing site falls from North to South, there is a fall of approximately 6 metres in the main section of site which is where the proposed buildings will be constructed. This area falls from approximately 149.00m AOD to 143.00m AOD. The fall from north to south is generally consistent all the way along the length of the site. As the site narrows to the east of the main development, the site slopes more southeast with a low point of 137.20m AOD at the southeast of the site.
- 4.12.1.2 The topographical survey undertaken at planning stage extended to the A303 to check that any overland flows from site (for existing and proposed) would not be directed towards the main road. The A303 road falls from west to east. Along the extent of the red line boundary the north side of the A303 is approximately 300-500mm higher than the site, except where the site entrance meets the road.
- 4.12.1.3 The topographical survey identified the low spot for the entire area to be within the red line boundary at the southeast of the proposed site. Therefore, any overland flows would be directed towards this area.

- 4.12.1.4 The existing site is generally laid with tarmacadam / hard landscaped with existing surface water drainage passing through an existing interceptor before reaching an existing soak away, an existing channel drain is provided in the 'exit' bell mouth of the site.
- 4.12.1.5 A Drainage Strategy together with accompanying general arrangements, and technical notes was prepared by Such-Salinger-Peters Consulting Engineers and was submitted in support of the developments planning application. The drainage strategy has been developed to handle rainfall up to a 1 in 100 year event +45% for climate change without producing any exceedance flows. The calculations used to verify the design are conservative.
- 4.12.1.6 The works should be managed and sequenced to ensure that the risk of contaminated runoff or groundwater from the site entering the drainage systems is kept to a minimum. On site facilities for containment and controlled release of runoff and groundwater to the existing drainage system shall be implemented.
- 4.12.1.7 The following legislation and guidance is relevant to surface water management in construction, works on site shall generally follow the best practice guidelines outlined
- The Water Environment (England and Wales) regulation 2009
 - Land Drainage Act 1991
 - Control of Water Pollution from Construction Sites – Guide to Good Practice (SP156)
 - Control of Water Pollution from Construction Sites – Guidance for Consultants and Contractors (C532)
 - Control of Water Pollution from Linear Construction Projects – Technical Guidance (C648)
 - Control of Water Pollution from Linear Construction Projects – Site Guide (C649)
 - EA Pollution Prevention Guidelines

4.12.2 *During Enabling Works / Construction Phase*

- 4.12.2.1 In advance of the demolition phase a 'cut and fill' exercise will commence (completing after full demolition), and will be undertaken to achieve the development formation levels across the site. The result of the 'cut and fill' exercise will provide a level site as detailed on the approved planning site section drawings.
- 4.12.2.2 The completed 'cut and fill' exercise will include the removal of all existing hard standing therefore reducing / eliminating any potential run off, with any surface water migrating through the exposed sub soil. It is proposed to leave the existing site entrances in place for as long as practicable throughout the construction to provide clean ingress and egress to and from the site throughout the construction phase.
- 4.12.2.3 It is proposed that the existing site soak away shall also remain in operation for along as practicable until the permanent surface water installations have been commissioned. A temporary collection 'French drain ' trench is proposed to the front of the entire site inside the site boundary running parallel to the A303 to address any unlikely surface water run off during construction.
- 4.12.2.4 In parallel with the 'cut and fill' it is proposed to commence the permanent designed solutions for both the surface water and foul drainage installations

4.12.3 *During Demolition Phase.*

- 4.12.3.1 During the demolition phase the existing hard landscaped areas are to remain with the exception of the buildings ground slabs, which shall be broken out / grubbed out and disposed of offsite.
- 4.12.3.2 It is proposed to use the existing surface water drainage network. Prior to deconstruction works commencing the existing surface water drainage network shall be jetted through, interceptor cleaned and cleared with any arisings being suitably disposed of offsite. The existing soak away is to be surveyed, cleaned and cleared of any silts.
- 4.12.3.3 Excess water in construction sites has a risk of carrying a high silt load resulting in run off from works / contamination.
- 4.12.3.4 Water run-off will be controlled with the provision of silt protection to surface water gullies via the use silt socks to protect the surface water system from contamination by excessive particulate loads. Any near misses or non-compliances will be investigated to improve systems and updated into the strategy as necessary.

4.13 Drainage Arrangements (foul water)

4.13.1 During Demolition & Construction Phases

- 4.13.1.1 Temporary foul drainage to serve the contractors welfare facilities shall be provided via an integral bunded waste tank fed by above ground drainage pipework.
- 4.13.1.2 Monitoring of waste levels will be undertaken by the Construction / Site Manager at a minimum of three times a week. Waste will be collected and disposed of a suitably licenced wet waste management specialist.
- 4.13.1.3 Alternative proposals / welfare units are being considered that make use of recycling grey water for flushing WC's.

5 Waste Management

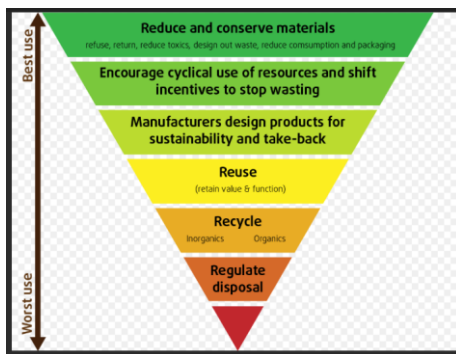
- 5.1 The disposal of waste generated during the project will be managed to maximise the environmental and development benefits from the use of surplus material and to reduce adverse effects of disposal. In general, the principles of the waste management hierarchy which favours waste minimisation, re-use and recycling over disposal to landfill will be implemented.
- 5.1.2 Opportunities will be investigated to maximise recycling of demolition materials. Soft strip materials will be initially segregated on site and further segregated at a waste transfer station into appropriate waste streams to maximise opportunity for re-use.
- 5.1.3 Any asbestos containing materials will be assessed in advance of demolition works commencing, and all asbestos removed to a licensed tip.
- 5.1.4 The proper management and handling of waste on site is essential to ensure that pollution and increased levels of contamination are minimised.
- 5.1.5 Effective management of waste on site will consist of the following measures –
- Closed skip containers
 - Non dumping / littering policy on site
 - Waste segregation
 - Regular clean-up of the site
 - Careful handling and transportation to avoid damage to raw materials.
- 5.1.6 Waste nullification will be encouraged following the 'Hierarchy of Waste' – Reduce, Reuse, and Recycle.
- 5.1.7 Licenced waste carriers will be used to transport waste off site. Waste transfer notes will be obtained for all waste leaving site in accordance with the Duty of Care requirements.
- 5.1.8 COSHH risk assessments will be issued by all Contractors using information from the material safety data sheet (MSDS), also submitted by Trade Contractors / Subcontractors.
- 5.1.9 COSHH assessments will be audited by the Project Team appointed Health & Safety Advisor.
- 5.1.10 Hazardous substances will be segregated and stored to prevent unplanned escape to the environment.
- 5.1.11 All diesel tanks, whether static or mobile, will be fully bunded to retain at least 110% of the volume. Storage facilities will be sited as far as possible from operational processes and existing drains. Inspections will be carried out on bunds and stores on a regular basis with a minimum of weekly monitoring being implemented.
- 5.1.12 Spill kits suitable for the absorption of the stored substance will be maintained at storage areas, and operatives trained in their use.

5.2 Site Waste Management Plan

- 5.2.1 The SWMP (Site Waste Management Plan) defines the projects waste management and disposal strategy. Whilst no longer a statutory requirement following the changes to the legislation in December 2013 the Principal Contractors responsible for the respective phases of works will still produce a SWMP for their respective works for the purpose of audit trail of information that the plan will provide during the course of the project. These documents will include the following details:
- A scheme for recycling / disposing of waste
 - Segregating material on site (considering safety and time / space constraints) will ensure demolition waste can be safely stored or removed from site to a predetermined specialised waste facility, as applicable.
 - Ensure careful use of water in dust suppression
 - Use of 'Best Practicable Means' for all operations to keep the environmental impacts of the works to a minimum.
 - The waste streams, EWC category, and quantities (in tonnes) that will be generated by the works.

- Waste Hierarchy as stated on Waste (England and Wales) Regulation 2011
- The proposed method of storage, handling and transportation of waste.
- The means of disposal and the relevant consents and licensing conditions in compliance with statutory requirements.
- The reporting and monitoring procedures. A general waste skip will always be provided in the site compound. Additional skips for individual waste streams will also be provided to match current work activities. These skips will include:
 - Wood
 - Concrete
 - Cable
 - Metals

Figure 10 – Waste Hierarchy Pyramid



Appendix A

Section 80 Application / Notice

NOTICE OF INTENDED DEMOLITION

Please read Section 80 reproduced overleaf before completing and submitting this form

1	I HEREBY GIVE NOTICE of proposed works of demolition as follows: Address of premises: <u>CHICKLADE SERVICE STATION</u> <u>A303</u> <u>HINDON, SALISBURY, SP3 5ST.</u> Commencement Date: <u>18/8/25</u> (If known, but see paragraph 8 below)	
2	Full description of premises: (e.g. Commercial – Petrol Service Station) <u>COMMERCIAL - PETROL SERVICE STATION.</u>	
3	Owners name and address Name <u>FANTHILL ESTATES</u> Address <u>ESTATE OFFICE</u> <u>FANTHILL BISHOP</u> <u>SALISBURY</u> Postcode: <u>SP3 5SH</u> Tel No:	Agents name and address Name <u>% PENNYS GROUP</u> Address <u>GREEN STREET</u> <u>STON EASTON, SOMERSET</u> Postcode: <u>BA3 4BY</u> Tel No: <u>01761 241387</u>
4	Does asbestos or asbestos/cement form any part of the building? <u>Yes/No</u> If Yes please detail method of disposal	
5	If an application under the Building Regulations or Town & Country Planning Acts has been submitted or is pending to develop the site, please give details here. Description of development/building <u>DEMOLITION of EXISTING BUILDING, CREATION of NEW SERVICE STATION + EV CHARGING POINTS.</u> Building Regulation reference Planning reference <u>PL/2022/06298</u> Is it a listed building <u>Yes/No</u> Is it in a conservation area <u>Yes/No</u>	
6	I confirm that a copy of this notice has been given to the following: (please tick the appropriate box to confirm) 1 Adjacent occupier (s) who are: (continue on rear of form or separate sheet if necessary) Name: <u>NONE</u> Please tick ☐ Name: Please tick ☐ Address: Address: 2. British Gas Corporation Please tick ☐ 3. Electricity Company please name: <u>SSE</u> Please tick ☒ 4. Water/Sewerage Company please name: <u>WESSEX WATER/ N/A</u> Please tick ☒	
7	Name of demolition contractor <u>PENNYS GROUP</u> Address <u>GREEN STREET</u> <u>STON EASTON, SOMERSET</u> Telephone: <u>01761 241387.</u>	
8	I understand that I will receive in return a notice specifying certain steps that must be undertaken during the course of the demolition and that copies of that notice will have also been given to the adjacent occupiers and authorities, including the fire authority. I also understand that the works of demolition must not be commenced until I have either received a section 81 Notice of the council's requirements or a period of six weeks has elapsed. Signed (Owner/Agent) <u>[Signature]</u> Date <u>29/7/25.</u>	

Notice to Local Authority of Intended Demolition [Section 80, Building Act 1984]

- (1) This section applies to any demolition of the whole or part of a building except-
 - (a) a demolition in pursuant of a demolition order made under Part IX of the Housing Act 1985, and
 - (b) a demolition –
 - (1) of an internal part of a building, where the building is occupied and it is intended that it should continue to be occupied,
 - (2) of a building that has a cubic content (as ascertained by external measurement) of not more than 1750 cubic feet (50 m³), or, where a greenhouse, conservatory, shed or prefabricated garage forms part of a larger building, of that greenhouse, conservatory, shed or prefabricated garage, or
 - (3) without prejudice to sub-paragraph (ii) above, of an agricultural building within the meaning of any of the paragraphs 3 to 7 of Schedule 5 to the Local Government Finance Act 1988, unless it is contiguous to another building that is not itself an agricultural building or a building of a kind mentioned in that sub-paragraph.
- (2) No person shall begin a demolition to which this section applies unless –
 - (a) he has given the local authority notice of his intention to do so, and
 - (b) either –
 - (1) the local authority have given notice to him under section 81, or
 - (2) the relevant period (as defined in section 81 i.e. 6 weeks) has expired.
- (3) A notice under subsection (2) above shall specify the building to which it relates and the works of demolition intended to be carried out, and it is the duty of a person giving such a notice to a local authority to send or give a copy of it to –
 - (a) the occupier of any building adjacent to the building,
 - (b) any public gas supplier (as defined in Part I of the Gas Act 1986) in whose authorised area (as so defined) the building is situated, and
 - (c) the public electricity supplier (as defined in Part I of the Electricity Act 1989) in whose authorised area (as so defined) the building is situated and any other person authorised by a licence under that Part to supply electricity to the building.
- (4) A person who contravenes subsection (2) above is liable on summary conviction to a fine not exceeding level 4 on the standard scale.

Please use this area to list any additional adjoining occupiers to the building

Name:	Please tick ☐
Address	

Name:	Please tick ☐
Address	

Name:	Please tick ☐
Address	

Name:	Please tick ☐
Address	

If you require any assistance or further information please contact:

Building Control
Wiltshire Council
County Hall
Trowbridge
BA14 8JN

Tel: 0300 456 0113
Email: buildingcontrol@wiltshire.gov.uk
Web: www.wiltshire.gov.uk/planning-building-control

Web: www.wiltshire.gov.uk

Appendix B

Constraints Plan

CONSTRAINTS PLAN

Excavations:

Any excavations or pipework, which are to remain open overnight, should be fenced or covered to prevent potential entrapment and/or injury of species such as badger and hedgehog.

Siting of Materials, Equipment, Machinery, Facilities etc.

Any storage of construction materials, equipment, machinery, facilities etc. will be sited at least 5 m away from the retained habitats and separated from retained habitat with protective fencing.

Pollution Prevention:

The construction phase of the works must be planned in accordance with pollution prevention for businesses (Gov.uk; 2024) to avoid the release of any soil/spoil, fuels, oils & chemicals associated with machinery, refuelling and construction equipment or cement and concrete into the watercourse.

Lighting:

External lighting associated with site clearance and construction will be positioned and designed to specifically avoid illuminating the retained and surrounding habitats.



Vegetation Removal:

Ground vegetation and hedgerows that are to be removed to facilitate the development is to be prior cut to ground level, including the following:

- Timed to avoid the bird nesting season (i.e. avoiding March to August inclusive), or following a nesting bird check by the Ecological Clerk of Works, if possible, to confirm the absence of any active bird nests;
- Ground vegetation is to be cut directionally towards retained habitats to a height of 15 cm, with a second cut undertaken 24 hours later to ground level; and,
- The grassland is to be maintained at a low sward height post-clearing.

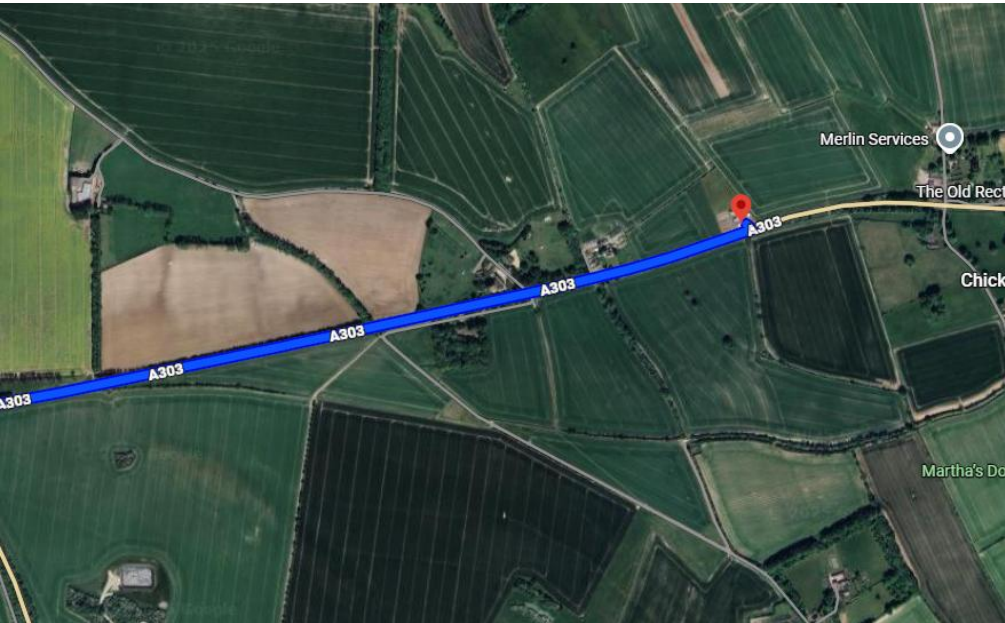
Retained Habitats:

Retained on-site and adjacent off-site habitats will be protected under the following measures:

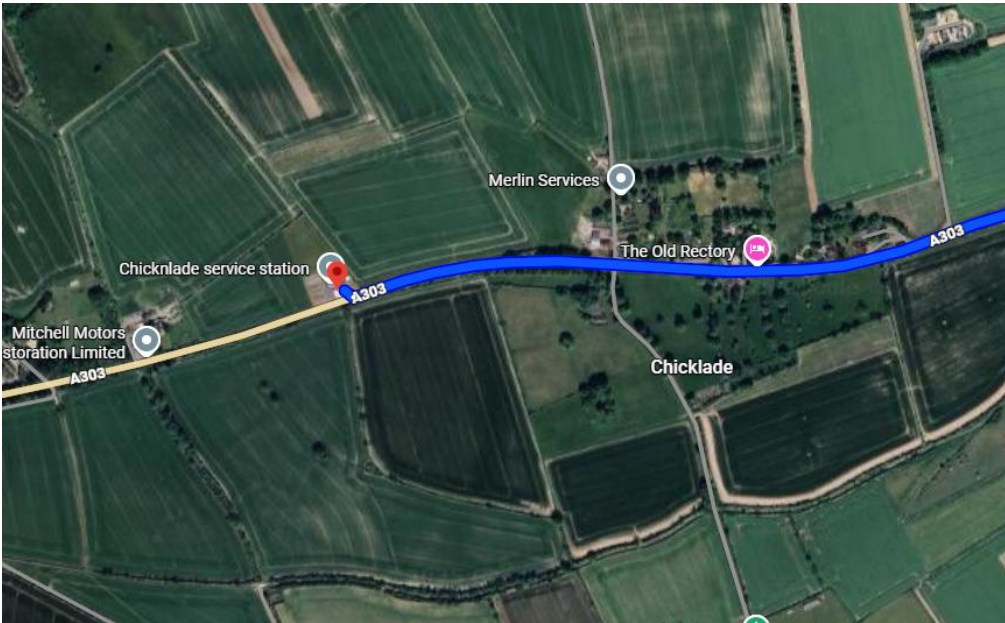
- Installation of temporary fencing with warning signs around the development site. The fencing will be located at the perimeter of the working site and no machinery or materials will be sited or operated outside of the fence line;
 - Ground pressure/protection boards will be used to access the site to minimise any direct damage and/or compaction to the soil;
 - The construction phase is to include no external lighting which will illuminate any undeveloped areas/surrounding habitats;
 - A 5 m buffer is to be established along the outer hedgerows of the site, maintaining valuable dark corridors for sensitive foraging and commuting bats; and,
- The root protection areas (RPAs) of retained habitats must be taken into account and buffered accordingly. This is to avoid direct damage through the compaction and disturbance of root protection areas, which could cause the deterioration of hedgerows and trees. All retained trees and hedgerows will be protected with tree protection fencing.

Appendix C

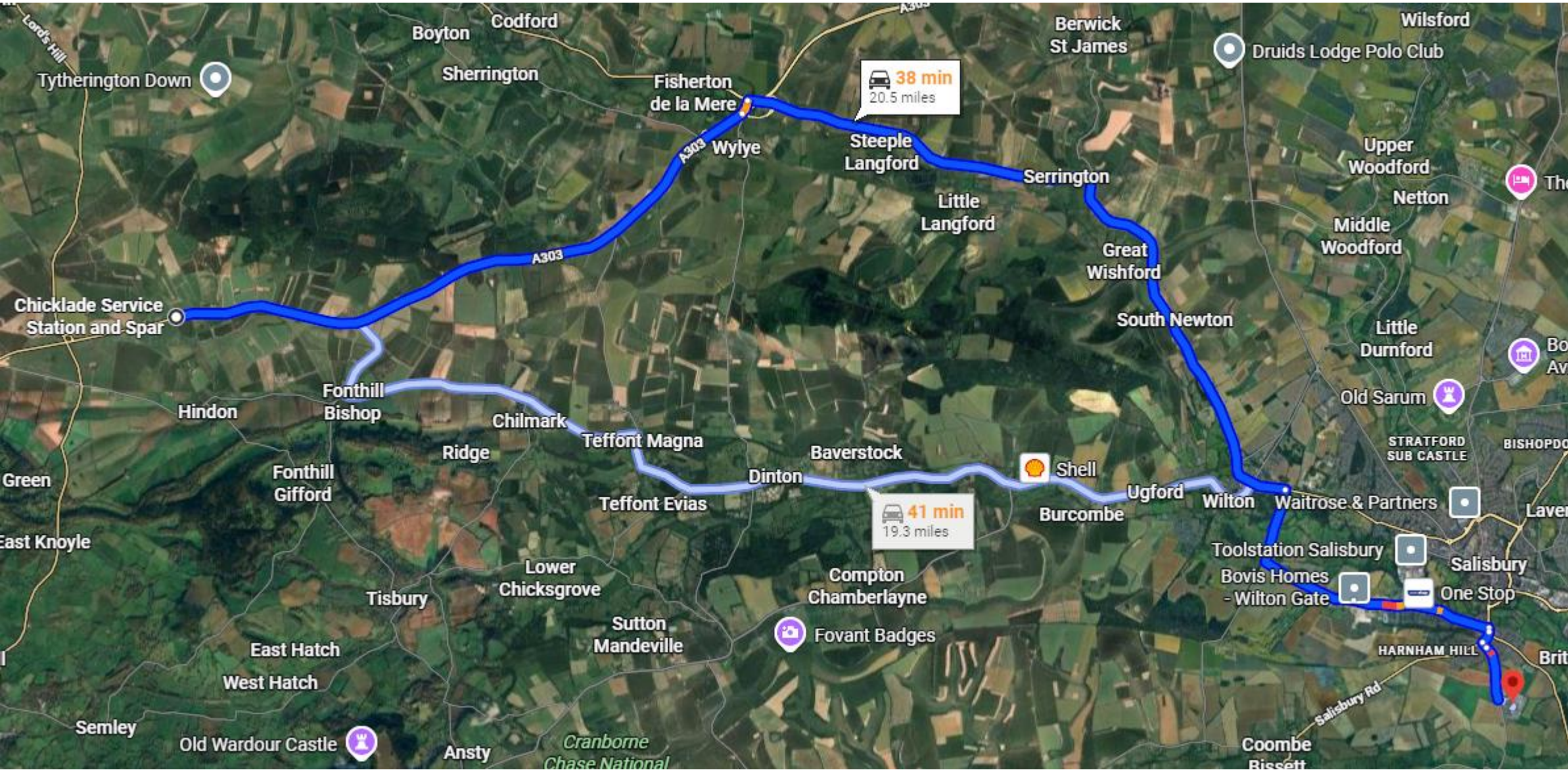
Site Logistics Plans



Route to site – Eastbound Traffic via A303



Route to site – Westbound Traffic via A303



Nearest A & E (Salisbury District Hospital, Odstock Road, Salisbury, SP2 8BJ)

Notes

Site Postcode: **SP3 5ST**

Site Location what3words: **///rankings.defends.regress**

Salisbury District Hospital A&E
what3words: **///pads.noting.gifts**

Rev.	Purpose
	Site Logistics

REKAN

Morelands Court, Hensting Lane, Fisher's Pond, Winchester SO50 7HH

T 023 8181 0100
E info@rekan.co.uk

Project

Chicklade Services

Title

Logistics Plans – Site Information / Location

Project ref.	Date	Scale
813	12.12.25	NTS

Dwg no.	Rev.
813.LP.001	P02



- Key:**
- Site ingress from A303
 - Site egress from A303
 - Site Staff Parking
 - Contractor Parking
 - Site Cabins - Offices / Welfare / Storage
 - WC Provision - 3 + 1
 - Smoking Shelter
 - Gate Security / Traffic Marshall
 - Material / Plant Storage
 - Site Traffic Flow Direction
 - Solid Hoarding
 - Heras Fencing
 - Pedestrian Barrier
 - Wheel Wash Facility
 - Gates

Rev.	Purpose
	Site Logistics

REKAN

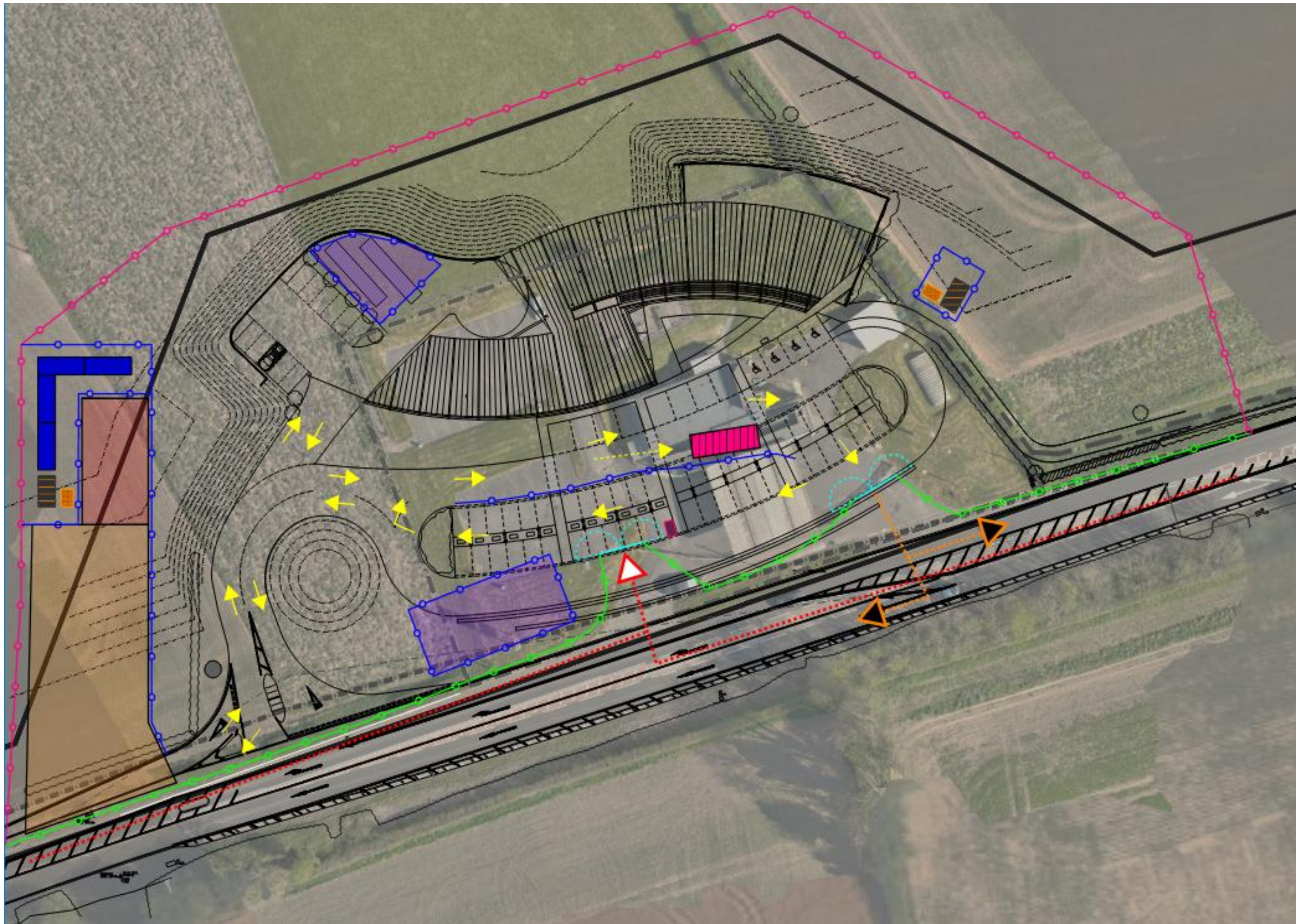
Morelands Court, Hensting Lane, Fisher's Pond, Winchester SO50 7HH
T 023 8181 0100
E info@rekan.co.uk

Project
Chicklade Services

Title
Logistics Plans – Phase 1

Project ref.	Date	Scale
813	12.12.25	NTS

Dwg no.	Rev.
813.LP.001	P02



Key:

- Site ingress from A303
- Site egress from A303
- Site Staff Parking
- Contractor Parking
- Site Cabins - Offices / Welfare / Storage
- WC Provision - 3 + 1
- Smoking Shelter
- Gate Security / Traffic Marshall
- Material / Plant Storage
- Site Traffic Flow Direction
- Solid Hoarding
- Heras Fencing
- Pedestrian Barrier
- Wheel Wash Facility
- Gates

Rev.	Purpose
	Site Logistics

REKAN

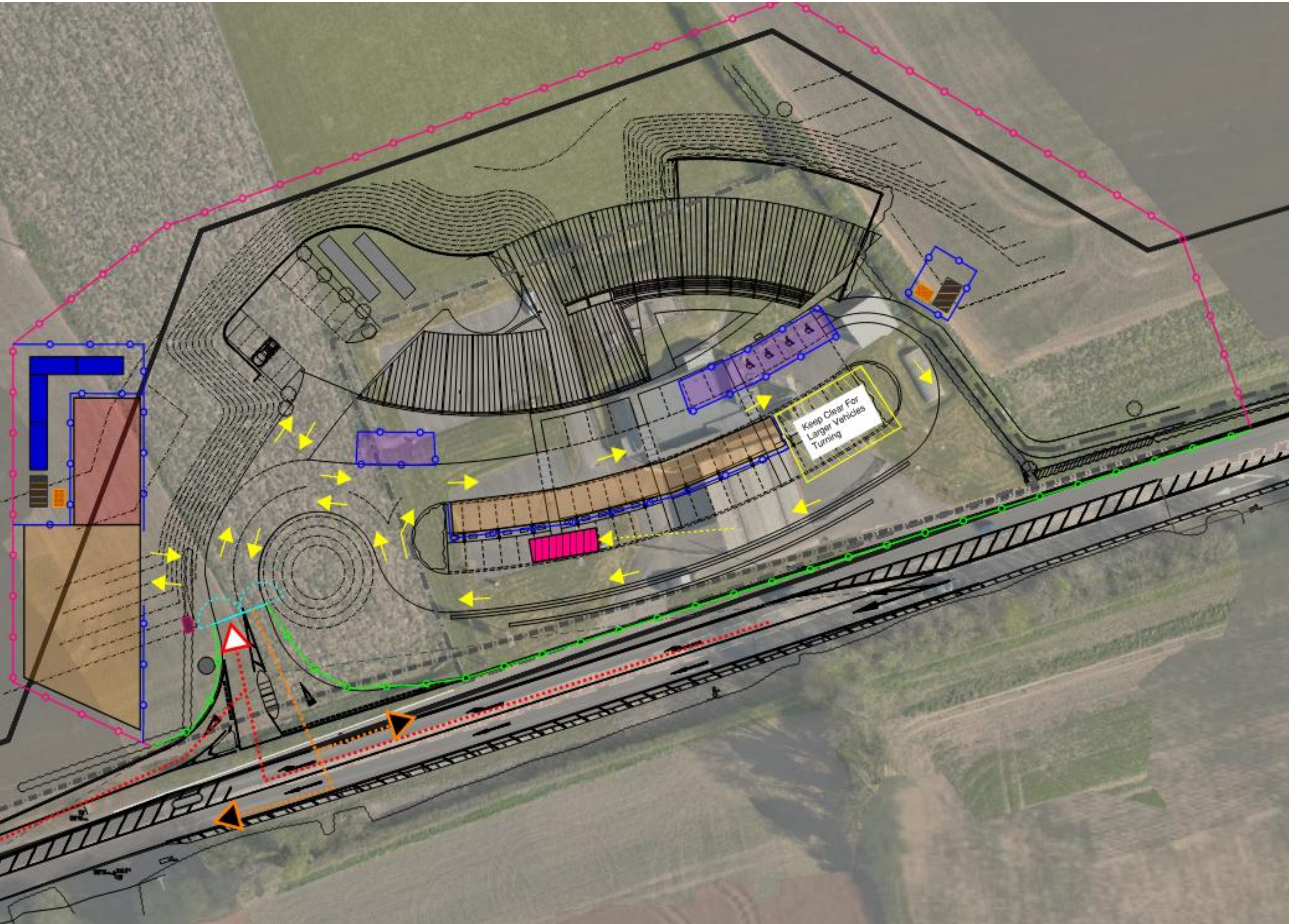
Morelands Court, Hensting Lane, Fisher's Pond, Winchester SO50 7HH
T 023 8181 0100
E info@rekan.co.uk

Project
Chicklade Services

Title
Logistics Plans – Phase 2

Project ref.	Date	Scale
813	12.12.25	NTS

Dwg no.	Rev.
813.LP.001	P01



Key:

- Site ingress from A303
- Site egress from A303
- Site Staff Parking
- Contractor Parking
- Site Cabins - Offices / Welfare / Storage
- WC Provision - 3 + 1
- Smoking Shelter
- Gate Security / Traffic Marshall
- Material / Plant Storage
- Site Traffic Flow Direction
- Solid Hoarding
- Heras Fencing
- Pedestrian Barrier
- Wheel Wash Facility
- Gates

Rev.	Purpose
	Site Logistics

REKAN

Morelands Court, Hensting Lane, Fisher's Pond, Winchester SO50 7HH
T 023 8181 0100
E info@rekan.co.uk

Project
Chicklade Services

Title
Logistics Plans – Phase 2 (Post S278 Works)

Project ref.	Date	Scale
813	12.12.25	NTS

Dwg no.	Rev.
813.LP.001	P02

Appendix D

CEMP Risk Assessment Matrix

Risk Assessment Matrix Table

Activity	Likelihood	Potential severity of ecology risk	Risk Level (likelihood x severity)	Mitigation &/or Precautionary Measures	Residual risk
Enabling works	Certain	Low	Low	Works to be coordinated by 'Environmental Manager' (contractor team) & compliance monitoring visits by Ecological Clerk of Works (ECoW) (independent ecologist). Compliance to include: • Siting of materials, equipment, machinery, facilities etc.; • Pollution prevention; and, • Biodiversity protection zones – habitat/vegetation protection. A weekly recording form to be completed by the 'Environmental Manager' and/or the 'Ecological Clerk of Works'.	Low
General works	Certain	Medium	Medium	Works to be coordinated by 'Environmental Manager' (contractor team) & compliance monitoring visits by Ecological Clerk of Works (ECoW) (independent ecologist). Compliance to include: • Siting of materials, equipment, machinery, facilities etc.; • Pollution prevention; • Biodiversity protection zones – habitat/vegetation protection; • Covering of any excavations related to the works; • Wildlife sensitive lighting; and, • Vegetation removal. A weekly recording form to be completed by the 'Environmental Manager' and/or the 'Ecological Clerk of Works'.	Low

Risk Assessment Matrix Table

Activity	Likelihood	Potential severity of ecology risk	Risk Level (likelihood x severity)	Mitigation &/or Precautionary Measures	Residual risk
Vegetation removal	Certain	High	High	Works to be coordinated by 'Environmental Manager' (contractor team) & compliance monitoring by Ecological Clerk of Works (ECoW) (independent ecologist). All works to be undertaken within daylight hours between 8:00 and 18:00 to ensure there is no disturbance to nocturnal protected species from lighting or machinery. Ground vegetation and hedgerows are to be prior cut to ground level, including the following: • Timed to avoid the bird nesting season (i.e. avoiding March to August inclusive), or following a nesting bird check by the Ecological Clerk of Works, if possible, to confirm the absence of any active bird nests; • Vegetation to be cut using a phased approach with the first cut down to a height no lower than 15 cm to discourage reptile colonisation, directionally, working towards retained vegetation, and a second cut 24 hours later to ground level; and, • The grassland is to be maintained at a low sward height post-clearing.	Low
Vegetation retention/ protection	Certain	Medium	Medium	Works to be coordinated by 'Environmental Manager' (contractor team) & compliance monitoring by Ecological Clerk of Works (ECoW) (independent ecologist). Any retained vegetation within proximity to works is to be protected with hoarding and/or fencing (exclusion barrier) with warning signs. Any retained vegetation within the development site will be continuously managed to a short sward prior to and during development by mowing to ensure reptiles/amphibians are encouraged away from the working areas. A 5 m buffer is to be established along the outer hedgerows of the site, maintaining valuable dark corridors for sensitive foraging and commuting bats. The root protection areas RPA of the adjacent off-site habitats (trees and hedgerows) must be taken into account and buffered accordingly. This is to avoid direct damage through the compaction and disturbance of root protection areas which could cause the deterioration of hedgerows and trees. All retained trees and hedgerows will be protected with tree protection fencing.	Low

Risk Assessment Matrix Table

Activity	Likelihood	Potential severity of ecology risk	Risk Level (likelihood x severity)	Mitigation &/or Precautionary Measures	Residual risk
External lighting	Certain	Medium	Medium	Works to be coordinated by 'Environmental Manager' (contractor team) & compliance monitoring by Ecological Clerk of Works ECoW (independent ecologist). The construction phase is to include no external lighting which will illuminate any undeveloped areas/surrounding habitats or any existing and/or proposed bat roosting provisions. Potential bat flyways for barbastelle and greater horseshoe, which included the outer hedgerows identified by Ecosupport Ltd. (2022b) are to remain unilluminated.	Low

Appendix E

Environmental / Ecological Recording Form

ENVIRONMENTAL/ECOLOGICAL RECORDING FORM

Environmental Manager &/or Ecological Clerk of Works (ECoW) Weekly Recording Form					
Date of visit:				Week no#	
Recording Staff:					
Weekly weather:	Temp °C	Wind 1-12	Cloud cover %	Humidity %	Precipitation
Weekly weather summary:					
Organisations, contractors &/or workers on site	Name		From/To		Induction date
Previous, current & proposed stage of works (summary):			Ecological requirements:		

Issue	Notes:	✓, ✗ or N/A
Fixed point photos:		
Compound position/ condition:		
Equipment/ vehicle condition:		
Storage (inc. fuel, oils, and chemicals):		
Tree & Habitat Protection Fencing:		
Vegetation removal/ management:		
Nesting birds:		
Amphibians/ Reptiles:		
Dormouse:		
Bats:		
Other (please state):		

Signed:

Ecological Manager	Print:
Date:	Sign:
Ecological Clerk of Works	Print:
Date:	Sign: