

Fugglestone Red: Western POS Construction Environmental Management Plan

Feb 2026.

Introduction

Outline planning conditions 13, 14 and 24 and Reserved Matters condition 4 require the developer to submit, and have approved by the Council, what amounts to a Construction Environmental Management Plan in advance of commencement of development on any phase. This CEMP is submitted in support of the development of the western public open space and associated works. This Phase is expected to take in the region of eighteen months from commencement to completion.

All contractors and sub-contractors working on site are required to comply with the measures specified in this Management Plan and accompanying ecological reports. Failure to comply with these measures may result in construction work on site ceasing.

All development is required to be carried out in accordance with the Company's Health & Safety.

The existing Phase B3 compound will be used for the western POS works and much of this CEMP replicates that already approved CEMP for Phase B3.

Site Organisation

To minimise disturbance to local residents there will be no noise generating construction activities outside the following hours other than in an emergency or unless otherwise agreed, in writing, by the Local Planning Authority:

Mondays to Thursdays:	0700hrs and 2000hrs
Fridays:	0800hrs and 1800hrs
Saturday:	0800hrs and 1300hrs

There will be no noise generating continuous 24 hour activities except in an emergency or on any Sunday or Bank Holiday working, unless circumstances dictate otherwise.

The locations of the site compound, material store and contractors parking area are shown on the annexed plans. The compound will be kept secure at all times and will be maintained in as clean and orderly fashion as possible.

The western POS will utilize the already approved Phase B3 compound and site storage which is secured by a heavy duty fence in order to prevent any unauthorised access. Any surplus materials that can not be accommodated on site will be stored at a nearby development site.

The site compound will be lit outside working hours by 4 halogen lights that will be set on timers and PIR for intruder purposes only. The lights will be purely for the purposes of site safety and security.

Lighting will be located and directed with cowls where necessary to prevent intrusive light spillage being directed toward existing and future residential properties.

As far as is reasonably practicable the visual intrusion of the construction site on nearby residents will be contained and limited.

Any security cameras will be located and directed so that they do not intrude into nearby residential properties.

Temporary office buildings for supervisory staff, welfare facilities and secure storage units will

generally be located within the construction compound.

Signage will be erected at the site entrance to provide contact details and a complaints procedure.

The responsibility of implementing the site works in accordance with the planning permission will be with the Site Manager:

The appointed Ecological Clerk of Works is Ecosa, Ten Hogs House, Manor Farm Offices, Flexford Road, North Baddesley, SO52 9DF. The ECoW will check all ecological protection fencing and practices remain intact do the duration of the development.

Protective fencing

Protective fencing will be erected around all construction areas before relevant works commence and will be maintained in good condition. Geotextile membrane will be attached to the Heras fencing (or hoarding).

The fencing will be removed and/or relocated to a new position only when safe to do so.

Fencing has already been erected around the reptile receptor sites which will remain in situ and in good repair until instructed to be removed by the ECoW.

Noise and vibration

Screens/hoardings will be installed around the site compound early in the contract to reduce noise levels where practicable.

All contractors will be required to control and limit noise and vibration levels so that current legislative standards are not exceeded.

All materials will be handled, stored and used in a manner that minimises noise.

Plant and equipment utilised during construction will conform to current legislation on noise and vibration levels and will be examined on a regular basis for defects prior to the start of works. Under no circumstances will defective plant be used.

Where practicable equipment will be shut down when not in use. Engine compartments will be closed when equipment is in use.

Semi-static equipment will be sited as far away as reasonably practicable from residential dwellings adjacent to the development site.

Where existing concrete hardstands need to be broken up, an oversized breaker will be used to minimise the blow rate and hence the percussive nature of the noise produced. The amount of breaking up undertaken on site should be minimised. Material should be removed to a less sensitive location where it can be broken down further as necessary.

All complaints received about noise or vibration will be investigated immediately and where necessary, work practices will be modified.

No piling is currently proposed at the site.

Traffic Management and Public Access

It is expected that all construction traffic will approach and leave the site using the existing access points and haul roads.

Deliveries will be restricted as far as reasonably possible to avoid peak traffic flow periods.

Car sharing will be encouraged amongst the workforce in order to minimise traffic movements.

Sufficient car parking for construction workers will be provided throughout the site. In the event that adequate on-site space becomes unavailable off-site provision will be utilised.

Delivery vehicles will enter the site and will be able to turn and exit the site in a forward gear using the internal estate roads for turning. Pointsmen will be used where necessary.

Storage & Treatment of Bulk Material and Spoil

Construction materials and spoil will be stored in accordance with a health and safety plan.

The spoil that is generated from the development proposals, will be re-used on site wherever possible. Any contaminated spoil will be removed and taken to an appropriately licensed landfill for disposal.

Subsoil and topsoil will be separated and stored correctly for use after construction. Subsoil will not be compacted, disturbed or drained which could cause problems with its subsequent use.

Dust and Odour Control

Best practicable means will be used to control dust and airborne pollutants at the site including the occurrence of smoke and fume emissions.

Areas of hardstanding associated with the development will be constructed as soon as possible.

All plant and equipment will be checked prior to use to ensure that it is in good working order and repair, and conforms to manufacturers' or statutory emissions standards. Any defective items of plant shall not be used.

All processing plant and vehicles carrying loose aggregate and workings will be covered or shielded to reduce/avoid dust emissions.

In periods of dry weather and where practicable, all soil stockpiles and surfaces will be dampened down with water to reduce dust emissions.

Where practicable, material stockpiles will be located away from the site boundary.

All earthworks will be sealed or re-planted as early as practicable to minimise dust.

Where practicable, on site aggregate handling will be carried out in enclosed areas.

No materials will be burnt on site

Silt Control

Top soil arising from development will only be stripped immediately prior to construction to avoid the unlikely event of runoff into the local land drainage system.

Storage of Fuels, Oils & Other Hazardous Materials

Special care will be taken during deliveries, particularly when fuels and hazardous materials are involved. Deliveries will be supervised at all times, tanks and containers will be labelled with the nature and volume of their contents, and the content levels will be checked prior to delivery to prevent overfilling.

Loading and unloading delivery areas will be clearly marked and isolated from the surface water drainage system and/or bare ground. Raised kerb surrounds may be needed, with drainage to the foul sewer when possible. Delivery pipes will be fitted with automatic cut off valves to prevent overfilling.

Vandalism and theft are frequent causes of pollution. Lockable valves will be fitted on all storage tanks/containers, fences will be made secure, and gates kept locked. Where possible, materials will be stored under cover and potential pollutants will be transferred into safe storage without delay.

A notice will be displayed stating that valves and trigger guns must be locked when not in use.

Any oil storage tank and oil stored in drums will be sited on an impervious base within an oil-tight bund with no drainage outlet. All fill pipes, draw pipes and sight gauges will be enclosed within the bund, and the tank vent pipe will be directed downwards into it. The base and bund walls will be impermeable to the material stored and will be 110% of the capacity of the largest tank in the bund.

Storage of oil tanks/drums at or above roof level will be avoided.

Any oil pipelines to be installed at the site will be situated in an accessible position above the ground where possible. Underground oil storage tanks and pipelines can be subject to damage and corrosion, such as, where a pipeline has to be laid underground, it will be placed in a protective sleeve or duct with open grating covers for inspection purposes.

Leaking or empty oil drums will be removed from the site immediately and disposed of via a licensed waste disposal contractor.

Bowsers will be stored within the site security compound when not in use.

Before any tank is moved or perforated at the end of a contract, all contents and residues will be emptied by a competent operator for safe disposal.

Mobile plant will be refueled in a designated area, on an impermeable surface, away from any drains or bare ground. A spill kit will be kept in close proximity. Vehicles will never be left unattended during refueling, and valves will not be jammed open. Hoses and valves will be checked regularly for signs of wear and these will be turned off and securely locked when not

in use. Diesel pumps and similar equipment will be placed on drip trays to collect minor spillages. The drip trays will be checked regularly and any accumulated oil removed for disposal.

Correct facilities will be provided for storage and disposal of paint and liquid wastes.

Equipment and plant such as tanks, bunds, pipework and drains will be checked and maintained on a regular basis. Any corrective work necessary will be carried out as soon as possible.

The use of pesticides and herbicides will follow guidance outlined in the Environment Agency's Pollution Prevention Guidelines (PPGs). A register of hazardous materials with associated handling and disposal methods (i.e. beyond the COSHH mandatory register for health and safety) will be kept on site at all times.

The quantity of hazardous materials on-site will be minimised. All hazardous materials will be stored on site in accordance with a health and safety plan.

Water Environment

The internal highway drainage network will be developed alongside the construction of the internal highway network. Surface water from the internal roads within the development will be positively drained.

Maintenance of the trapped gullies, highway drainage systems, interception facilities including prevention equipment, will be undertaken by the contractors until they are adopted (if applicable).

Oil interceptors will be regularly maintained. Routine inspections will be undertaken at least every six months and a log maintained of inspection dates, depth of oil and any cleaning that is undertaken. Separators will be provided with sufficient access points to allow for inspection and cleaning of all internal chambers. Access to the separator will be kept clear and not used for storage.

Oil interceptors will be fitted with flow cut-off valves to isolate the separator in the event of an emergency during site cleaning operations. They will also be provided with a durable label, providing the information identified in the Environment Agency's Pollution Prevention Guideline note 3 (PPG3) the 'Use and design of oil separators in surface water drainage systems'.

The contractors will comply with the conditions set out within any consents granted by the Environment Agency (e.g. discharge consents).

Regular checks of equipment will be undertaken to ensure leaks are identified early and rectified, thus saving water and preventing pollution of groundwater.

Rainwater will be collected and used, and water recycled wherever possible.

Any contaminated runoff/water will be collected and disposed of at a suitably licensed facility by a licensed waste contractor.

Prior to the installation of the foul sewer, foul effluent will be collected in tanks and taken by road tanker to the closest sewage treatment works. Once connections have been made to the existing foul sewer, all foul sewage will pass to the sewage treatment works directly.

Surface water collected within bunded areas will be taken by road tanker to a sewage treatment works or discharged to an approved point of disposal such as the foul sewer via petrol/oil interceptor, once operational.

Dissolved (soluble or emulsified) oils, detergents and degreasers will not be discharged to the foul sewer as these can affect the efficiency of oil separators.

Manholes on site will be stamped 'F' for foul water and 'S' for storm/surface water.

Waste and Ground Conditions

Where possible waste materials will, in the following order of preference, be reduced, re-used, recycled and disposed of.

Attempts will be made to avoid the over-specification of materials, thereby reducing wastage. Pre-fabrication, which minimises material use and waste through controlled off-site processes, and where there is a higher level of quality control in a factory environment, also reduces failure and increases component durability/lifetime with associated environmental benefits, will be sought wherever possible.

Any ground contamination by spillage of fuel oils and hydraulic oils during construction will be excavated and removed to an appropriately licensed waste disposal site.

If during site preparation/construction activities, contaminants are identified, analysis will be undertaken to ascertain the nature of the contaminant and steps taken to remediate the ground and remove the contaminants. Removal will then be undertaken by a licensed contractor and the contaminants deposited in an appropriately licensed landfill.

Construction work will take place in such a way as to prevent, contain or limit, as far as reasonably practicable, any adverse impacts arising from the presence of contaminated land or material discovered during construction activities.

All waste materials will be segregated on site.

Separate skips will be used so that wastes can be segregated for recycling and to prevent cross contamination. Used containers (especially if they contain hazardous materials/liquids) may need special handling and the manufacturer's instructions will be followed.

Skips will be covered to prevent dust and litter being blown about and rainwater accumulation. They will be regularly inspected and replaced when full.

All waste will be stored in designated areas, isolated from surface drains and bunded to contain

any spillages. Rubbish compactors will be covered to prevent the build up of contaminated rainwater and drained to a tank/the foul sewer to prevent pollution liquid entering the ground/surface water drains.

If plant/equipment maintenance is carried out on site, used oil will be stored in a bunded area for collection. Oil and fuel filters will be stored in a designated bin in a bunded area for separate collection and recycling.

In order to comply with the Duty of Care regulations the contractor(s) appointed to remove the waste from the site will be registered with the Environment Agency. A written description of the waste will be given to the contractor(s). Where there is hazardous waste for disposal, a

more rigorous consignment note system will be followed.

All contractors will comply with all relevant waste regulations including: carriers registration of waste contractors, disposal of licensed facilities, Duty of Care waste transfer notes, waste exemption registration (if applicable) and special waste consignment notes (if applicable).

Where possible, waste materials will be disposed of at sites closest to the development site in order to minimise transport impacts.

Tree Protection

Any remedial or protective work to trees or hedgerows on site and adjacent to construction activity will be carried out by suitably trained and qualified personnel using recognised methods in accordance with the latest guidance.

Any reptile fencing will be retained and maintained in accordance with the overarching Ecological Mitigation Strategy.

Dealing with emergencies

A site incident response/emergency plan will define the procedures for dealing with events such as spillages of oil/chemicals and leaking containers. All staff and contractors working at the site will be made aware of the site incident response/emergency plan and will know how to deal with an incident. Training exercises will be undertaken as necessary.

An up-to-date site drainage plan will be maintained and all contractors will be made familiar with the drainage systems, any potential hazards (in particular, how to deal with fire-water runoff) and action to take in an emergency. The plan and other necessary information will be displayed in the site office.

A variety of products/materials will be kept on site for use in the event of a spillage/leakage (e.g. sand and/or earth bags, proprietary absorbents in the form of granules, sheets pillows or loose powder, leak sealing devices such as a pad, clamp or putty and drain seals). The materials will be well maintained, strategically placed at accessible locations and clearly marked with durable notices explaining their use.

In the event of a major spillage the Environment Agency would be notified.

Any ground contaminated by a spillage/leakage of fuel oils/hydraulic oils during construction will be excavated and removed to an appropriately licensed waste disposal site.

Any items used for the clear up of spillage will be disposed of in a similarly appropriate manner.

Health and safety controls will be established in accordance with relevant health and safety procedures including arrangements for the possibility that unforeseen contamination/pollution may be encountered during the construction phase.

Personal protective equipment (PPE) will be worn by all construction personnel including, where necessary, hard hats, high visibility clothing and protective footwear.

Communication with Local Authorities & Residents

The District and County Council will be notified in writing by the developer within 14 days after

the commencement of development in accordance with Clause 5.1.2.1 of the associated Section 106 Agreement dated 02 April 2015.

A central information sign will be placed at the entrance to the site when development works commence with a contact name, telephone number and address for information or complaint purposes displayed

General

All contractors will be made aware of their responsibilities and informed of the ways in which their actions can cause pollution and generate waste and how these can be prevented. They will also be encouraged not to use excess resources such as water or energy.

Construction plant/equipment and vehicles will be maintained in order to minimise emissions and maximise fuel efficiency. Hazard warnings will be attached to plant/equipment as necessary.

Construction work will be carried out so that, as far as reasonably practicable, disturbance to the environment is contained within defined limits and site restoration proposals are implemented in a timely fashion.

The measures set out in this Plan will be adhered to except where there is a demonstrable conflict with safety issues

Ecology

The western POS comprises retained woodland and vegetation which have been used as a reptile translocation receptor site. These areas have been protected using suitable fencing. The remainder of the site has been cleared as part of the reptile translocation exercise.

Development of the Western POS will take place in accordance with the following documents:

- Reptile Mitigation Strategy. Ecosa: 2024.
- Public Open Space Ecological Mitigation and Enhancement Report. Ecosa: 2024.

The requirements and recommendations contained within the aforementioned reports must be adhered to. Should any queries arise Ecosa, as the Ecological Clerk of Works should be contacted in the first instance.