



Construction Environmental Management Plan (CEMP)

Masterplan Phase 2, Langstone
Park, Havant

March 2024

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PRC Group
12 Warren Yard
Warren Park
Milton Keynes
MK12 2NW

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Phlorum Limited

Southern Office: Unit 12, Hunns Mere Way, Brighton, BN2 6AH

T: 01273 307 167 E: info@phlorum.com W: www.phlorum.com

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1. Introduction

Background

- 1.1 Phlorum Limited was commissioned by PRC Group to compile a Construction Ecological Management Plan (CEMP) in relation to Masterplan Phase 2 which involves the construction of three buildings with associated parking and a new link road at Land at Langstone Industrial Park, Havant, PO9 1SA, here on referred to as 'The Site'.
- 1.2 This revision has been produced to reflect comments from the planning consultants.
- 1.3 The National Grid Reference for the centre of the site is SU 71325 05548. The survey area for Phase 2 extended over approximately 1.8 hectares (ha). Langstone Park as a whole extends over 16 ha. Langstone Park lies directly below the A27 and Havant Bypass and is situated within the village of Langstone. Langstone is a part of the Borough of Havant, Portsmouth. 700m to the south is Southmoor Lake which feeds directly to the English Channel.
- 1.4 This document defines the range of general and specific measures to which the Main Client and its contractors shall adhere during the works, to comply with both the Client's commitment, The Local Planning Authority's requirements, and current standards of best practice.
- 1.5 Phlorum Ltd (Phlorum), as specialist environmental consultants experienced in the management of major construction projects, has been appointed by PRC Group to develop a CEMP which will be submitted to all contractors involved in the project. Compliance with the CEMP will be a mandatory contractual requirement under the provision of Condition 24 of the planning permission.

Proposed Development

- 1.6 It is understood that Phase 2 of the proposed development involves the construction of three buildings along with associated parking, landscaping, and a new link road.

Planning

- 1.7 Planning permission has been granted, subject to various conditions, which include the following ecological conditions:
 -  Condition 9: percussive piling or works with heavy machinery shall be avoided during the bird overwintering period;

- 👁 Condition 12: a detailed Ecological Mitigation, Compensation and Enhancement Strategy is required prior to the commencement of any phase of development;
- 👁 Condition 24: a Construction Environmental Management Plan (CEMP) is required for each phase of development; and
- 👁 Condition 33: linked to Condition 12, further details of the Ecological Mitigation, Compensation and Enhancement Strategy are required prior to the commencement of each phase of development.

1.8 This Construction Environmental Management Plan (CEMP) has been produced to address the requirements of Condition 24.

1.9 Condition 24 states the following:

"Prior to the commencement of development in each phase (including demolition) a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The CEMP shall include, but not be limited to, the following:

In relation to the impact on the strategic road network and environmental impacts

- 👁 *Construction traffic routes and their management and control, parking and turning provision to be made on site, measures to prevent mud being deposited on the highway, adequate provision for addressing any normal wear and tear to the highway, and a programme for construction;*
- 👁 *Construction Traffic Management Plan (to include the co-ordination of deliveries and plant and materials and the disposing of waste resulting from demolition and/or construction so as to avoid undue interference with the operation of the public highway, particularly during the Monday-Friday AM Peak (0800-0900) and PM Peak (1630-1800) periods);*
- 👁 *an estimate of the daily movement of the construction traffic;*
- 👁 *the hours of construction work and deliveries;*
- 👁 *area(s) for the parking of vehicles of site operatives and visitors;*
- 👁 *area(s) for the loading and unloading of plant and materials;*
- 👁 *area(s) for the storage of plant and materials used in constructing the development;*
- 👁 *details of waste management arrangements;*
- 👁 *consideration of emissions to air, water and land. Including noise & vibration, dust, general discharges and appropriate mitigation strategies;*
- 👁 *the storage of materials and construction waste, including waste recycling where possible;*
- 👁 *Risk Assessments and Method Statements for the works; and*

- 👁️ *contact details of personnel responsible for the construction works.*

In relation to minerals recovery:

A statement providing the following:

- 👁️ *a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and*
- 👁️ *a method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the Local Planning Authority in consultation with the Minerals Planning Authority.*

In relation to steps and procedures that will be implemented to avoid or mitigate constructional impacts on the adjacent Chichester and Langstone Harbours SPA, Ramsar and the SPA's functional land:

- 👁️ *Noise/visual/vibrational impacts*
- 👁️ *Visual screening (for SPA birds)*
- 👁️ *Storage of construction materials/chemicals and equipment;*
- 👁️ *Dust suppression*
- 👁️ *Chemical and/or fuel run-off from construction into designated sites*
- 👁️ *Waste disposal.*

All measures forming part of the approved CEMP for each phase of development including demolition shall be implemented in full through the course of development operations within that phase".

- 1.10 This CEMP details the steps and procedures that will be implemented to avoid or mitigate constructional impacts on the adjacent Chichester and Langstone Harbours SPA, Ramsar and the SPA's functional land during the construction of the new buildings and link road (Phase 2). A Framework Construction Traffic Management Plan has been produced in a separate document by Motion (2023) and seeks to manage impacts on the strategic road network. This has been prepared pursuant to Condition 8. A statement in relation to minerals recovery has been produced in a separate document by Baynham Meikle (2024) in accordance with the minerals recovery statement required under Condition 24. Further CEMPs will be required for the other phases of the development.

Previous Reports

- 1.11 This document has been developed with reference to the findings contained within the previous Preliminary Ecological Appraisal (PEA) compiled by Phlorum (2022) for Langstone Park (Masterplan). The survey area extended over approximately 16 hectares (ha).

CEMP-Biodiversity Report

- 1.12 This document has been compiled in the context of the proposals stated in this introduction and based on information made available by the client at the time. Alterations to the scheme and changes in ecological legislation may necessitate amendments to this document at a later stage.

2. Purpose of CEMP

Purpose of the CEMP

- 2.1 The purpose of this CEMP is to set out the environmental criteria under which the works in Phase 2 shall be carried out, taking account of relevant environmental legislation and prevailing standards of best practice.
- 2.2 The CEMP establishes a series of objectives and measures to be applied throughout the construction period to protect the environment and limit disturbance to residents and other sensitive receptors from construction activities. However, this CEMP relates only to Phase 2 of the development which involves the construction of three buildings with associated parking and a new link road.
- 2.3 The CEMP sets out:
 -  the general principles to be applied during construction and the context within which mitigation measures will operate and be developed;
 -  the general provisions for construction site operations; and
 -  the general environmental requirements that need to be considered and adopted throughout the periods of construction.
- 2.4 The CEMP will form part of the environmental management measures to be implemented by the contractors. A review system will be developed to ensure that commitments entered into with the relevant local and statutory authorities are complied with. Where required, regular monitoring of environmental effects will be carried out by the contractors, or their consultants, in accordance with the requirements set out in the CEMP. The results of such monitoring will be audited by the Main Client and performance regularly reviewed with the contractors and the relevant authorities. This process will not remove any enforcement rights of local or statutory authorities but will help ensure potential problems are recognised and dealt with on a proactive basis.
- 2.5 The CEMP will be monitored by the contractor in conjunction with the Main Client as required. The CEMP will be revised for the various phases of the project, as required under Condition 24.

Relevant Legislation

- 2.6 The contractors will be required to comply with all relevant environmental legislation and Best Practice guidance during their work.

- 2.7 Protected species, including, species of reptiles and amphibians, all UK bats, the hazel dormouse dormice, otter, water voles and nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). Some rare bird species also receive protection under Schedule 1 of the Act. European protected species also receive protection under the Conservation of Habitats and Species Regulations 2010 (as amended). Badgers are afforded protection under the Protection of Badgers Act 1992.

Structure and Responsibility

- 2.8 The contractor shall need to identify the management structure responsible for implementing the CEMP. The CEMP will provide an overall management structure for ensuring and demonstrating compliance with contractor's environmental commitments, policies and objectives. This will include a programme of monitoring and auditing.
- 2.9 On tendering for the contract, the contractors shall nominate a suitably experienced manager to take responsibility for all issues associated with the environment. This shall include environmental management and compliance with all appropriate legislation and regulations and the development, implementation, monitoring, audit and updating of the CEMP.

Training

- 2.10 The contractor shall be responsible for identifying the training needs of staff to ensure that all personnel whose work may cause an impact on the environment receive appropriate environmental training. Training and awareness should include:
-  briefing staff on the role of the CEMP;
 -  provision of environmental elements in site induction talks; and
 -  giving Toolbox Talks on specific issues such as noise prevention, spillage prevention, and ecological protection etc.
- 2.11 All operatives on site will have appropriate Construction Industry Council Scheme (CSCS) or equivalent cards.

3. Site Operations

Worksite Layout and Appearance

3.1 The contractors shall take account of the following:

-  where the site is not naturally protected by existing fencing, or other barriers, temporary hoardings or fences will need to be erected to maintain public safety, prevent visual intrusion and if necessary, provide noise shielding;
-  the main client may require that hoardings include publicity information about the progress of the works and details of a Helpline, where appropriate;
-  lighting of the site for security and safety will be of a standard and arrangement acceptable to the reasonable requirements of the LPA, so as to prevent interference with local residents, local businesses, or sensitive wildlife areas. If night work is required, some impact from lights may be unavoidable. In these instances, lights should be screened, where possible, and directed downwards and away from properties;
-  security measures should be implemented by the contractors to prevent unauthorised entry to, or exit from, the sites; and
-  due to the space on the site and the sensitivity of the area, the contractors should ensure that no accommodation areas are provided for workers on the site.

Working Hours

- 3.2 The proposed working hours for the sites will be 08:00 to 18:00 hours, Mondays to Fridays and 08:00 to 13:00 hours on Saturdays, with no work on Sundays or Bank Holidays.
- 3.3 Whilst most work is likely to be possible during core working hours for the sites, there are several work areas/activities which may have to occur outside core hours and they are listed below.
-  Due to the construction programme, essential and specific work/activities may be required to extend outside core hours. Examples would be to enable concrete structures to be poured continuously and power floating. In these circumstances, a dispensation agreement will be required, prior to these activities to be carried out.
 -  Due to the special delivery of oversized plant and equipment (e.g. cranes), which may be required outside core hours, to ensure a limited impact as possible on the surrounding highways.

-  Fit out works inside the enclosed structure to be sanctioned with the prior agreement of the LPA.
- 3.4 Occupiers of nearby residential properties will be informed in advance of the works taking place and their duration. In the case of work required in response to an emergency, the local authority and local residents will be advised as soon as is reasonably practicable that the works are taking place and their likely duration.

Good Housekeeping

- 3.5 Under the terms of the contract the contractors will follow a "good housekeeping" policy at all times. This shall include but not necessarily be limited to:
 -  considerate site behaviour of contractor staff;
 -  prohibition of open fires;
 -  appropriate provisions for dust control and road cleanliness;
 -  the frequent cleansing of wheel washing facilities;
 -  frequent inspection of hoardings, their repair and re-painting, as necessary;
 - provision and maintenance of toilet and other welfare facilities;
 -  the removal of food waste;
 -  removal of rubbish at frequent intervals, leaving the site clean and tidy;
 -  the prevention of vermin and other infestations; and
 -  site lighting should not cause undue intrusion to residential properties.
- 3.6 The project will be carried out in compliance with the Considerate Constructors Scheme, or similar standard.

Responsibility for Enforcement

- 3.7 Work site inspections will be carried out by nominated representatives from the contractors and in addition, regular inspections will be carried out by the main client or its consultants. The main client will audit the implementation of the contractors works in accordance with the CEMP-Biodiversity and all safety procedures.
- 3.8 The site manager will be responsible for carrying out daily inspections of the ecological barriers, fences, signs and ecological areas, to ensure that no repair work is required. Plus the daily site checks will also ensure that the workers on site have not moved these protective fence/barriers, signs or impacted on ecological areas.

4. Biodiversity

Objective

- 4.1 The contractors shall comply with the relevant statutory provisions in respect of the protection of areas of nature conservation interest and of protected species and will control and limit, as far as reasonably practicable, any disturbance to such areas and such species.
- 4.2 Where species are protected by specific legislation, the contractors shall follow approved guidance to comply with those requirements and allow sufficient time for any licences or consents to be obtained.
- 4.3 The masterplan site comprises of buildings, hardstanding, amenity grassland, broad-leaved semi-natural woodland, introduced shrub, scattered trees, standalone trees, ruderal vegetation and running water and a dry ditch. However, the Phase 2 development area comprises hardstanding, amenity grassland and trees. Around the Phase 2 development site there is mainly hardstanding, amenity grassland, neighbouring onsite buildings, broad-leaved semi-natural woodland, and scattered trees. The Site Plan (Appendix B) shows that in Phase 2 three new buildings will be constructed along with associated parking and a new link road.
- 4.4 During the PEA (2022), it was found that the Langstone Park masterplan offered low potential for roosting bats, moderate potential for breeding birds, low potential for foraging badgers, low potential for hazel dormice, low potential for reptiles, moderate potential for breeding, commuting and foraging water voles, moderate potential for breeding and commuting otters, high potential for stag beetles, and high potential for hedgehogs. During the PEA survey, specimens of cotoneaster were seen. Five species of cotoneaster are listed as non-native invasive species under Schedule 9 Part II of the Wildlife and Countryside Act (WCA) (1981 amended). Buddleia were also seen which is not listed under Schedule 9 Part II of the WCA but appears on the Non Native Species Secretariat (NNSS, 2019).
- 4.5 However, around the Phase 2 development area, potential populations of badgers, dormice, water voles, otters, stag beetles, reptiles, and hedgehogs will not be affected by the works. Furthermore, at the time of the PEA, the Phase 2 area did not offer potential for roosting bats. As a result, currently the main protected species that could be impacted by the works in Phase 2 of the development are nesting birds.

Risk Assessment

- 4.6 A risk assessment has been carried out of the potentially damaging activities on site. These include the following:
 -  Clearance of habitat (e.g. vegetation clearance);

-  Piling and heavy machinery;
-  Excavation of trenches;
-  Potential impact on nesting birds;
-  Work in proximity to tree root protection areas;
-  Invasive plant species;
-  Dust /silt pollution; and
-  Potential pollution incident.

4.7 A risk assessment for the ecological issues is provided in Appendix A.

Control Measures

Ecological Receptor Location

4.8 An ecological receptor location will be maintained on site, away from the works area at all times, in case any protected species are discovered during the works. This receptor location will be outside the footprint of the works area but within the site boundary. The receptor location will be an area which will not be disturbed by the future works on site. The area of scattered trees and broad-leaved semi-natural woodland to the east of the Phase 2 development area is being retained so has been identified as a suitable ecological receptor location.

Construction Works

- 4.9 The work will involve the construction of three new buildings as well as associated parking, landscaping, and a new link road. An ecological watching brief is not required for this process, but all construction staff on site will still be aware of the potential protected species on site. If any protected species are found onsite during the construction phase all works will cease, and a suitably qualified ecologist should be contacted immediately.
- 4.10 Appendix B provides a figure showing the site plan.

Vegetation Clearance

4.11 The works will include the vegetation clearance of grassland, trees and shrubs. It is recommended that the vegetation clearance works occurs outside the breeding season for birds, which covers March to September. If the works cannot be undertaken outside of the breeding bird season, a suitably qualified ecologist will be required to supervise the works to ensure that no protected species are harmed or damaged during the works.

Piling and Heavy Machinery

- 4.12 In accordance with Condition 9, percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) shall be avoided during the bird overwintering period (i.e. October to March inclusive) unless otherwise agreed in writing by the Local Planning Authority in consultation with Natural England. The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site).

Excavation of Trenches

- 4.13 Ensure that excavations are covered at night or a ramp installed to allow wildlife to escape such as badgers, otters or other small mammals (see badger section below).

Tree Protection

- 4.1 All trees within the Phase 2 development area will be removed. All trees within the receptor site (the woodland area to the east of the Phase 2 site) will be retained. Therefore, the works in Phase 2 will not encroach into the root protection areas of any retained trees and tree protection fencing will not be required. However, if this changes, the below precautions should be implemented.
- 4.2 The root protection areas of retained trees must be left free from disturbance, and protected from contamination or compaction during the proposed works. Protection shall comprise a combination of tree protection fencing and temporary ground protection.
- 4.3 Tree protection fencing shall be installed around retained trees, in the location shown on the Tree Protection Plan. The specification for tree protection fencing shall be metal welded mesh panels (e.g. Heras panels), in concrete or rubber feet. The panels shall be supported by metal stabiliser struts mounted on either a base plate secured by ground pins, or in a block tray (refer to Appendix C). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed in writing with the local authority arboricultural officer.
- 4.4 Signs shall be affixed to the fencing as shown in Appendix D to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.

Nesting Birds

- 4.5 The vegetation clearance will take place outside the main bird nesting season which runs from March to August inclusive, with clearance works possible between September and February. Where this is not possible, the ecologist will check the trees for active nests and signs of bird breeding activity. If any nests are found then a buffer area will be created around the nest, and left until the birds have fledged. The buffer area should be fenced off and appropriate warning signs attached so staff know why it is fenced off.

Invasive Plant Species

- 4.6 The contractors will not knowingly introduce or cause to grow in the wild, species specified in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).
- 4.7 No non-native invasive plant species as listed in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were identified within the Phase 2 development area, however cotoneaster was found within the woodland adjacent to the Phase 2 area to the east.
- 4.8 The contractors will have to ensure that all staff are informed of these areas and the appropriate controls kept in place. All work in an invasive plant area should be supervised by a suitable qualified invasive plant specialist.
- 4.9 The aim of the invasive plant control plan for the site is to treat the plants on site, where possible. This may require controlled excavation and relocation of areas, plus on-going herbicide treatment.

Timing of Sensitive Works

- 4.10 Any clearance of sensitive ecological habitats will need to be supervised by a suitably qualified ecologist.
- 4.11 The contractors will, so far as reasonably practicable, avoid undertaking vegetation clearance during the relevant species' nesting, hibernation or rearing seasons, as appropriate.
- 4.12 Appendix C provides a timetable for the ecological works.

Protection of Habitats – Biodiversity Protection Zones

- 4.13 The principal contractor will be responsible for ensuring that the areas of vegetation outside the Phase 2 development site are protected during the demolition phase. This will create biodiversity protection zones which will be protected during the works. This includes the area of scattered trees and broad-leaved semi-natural woodland to the east of the Phase 2 works area that is being retained so has been identified as a suitable ecological receptor location. The use of protective fences and exclusion barriers are not required for this area. However, contractors will need to be informed that the biodiversity protection zone is protected and must not be damaged.

5. Noise, Visual and Vibrational Impacts

Objective

- 5.1 The contractors will control and limit noise and vibration levels during the construction phase, so far as is reasonably practicable, so that residential properties and all other sensitive receptors including the nearby Chichester and Langstone Harbour Ramsar and Special Protection Area (SPA) are protected from excessive noise and vibration levels arising from the works. Visual impacts of the development on the surrounding area will also be minimised where possible. The contractors will be required to demonstrate that Best Practicable Means (BPM) has been applied to all activities and through the design of the developments.

Sensitive Receptors

- 5.2 The PEA desk study has shown the masterplan site to be predominantly industrial, with buildings and hardstanding. The Phase 2 development area comprises hardstanding, amenity grassland, and trees. Within the wider vicinity, the area is mainly industrial and residential. To the south there is areas of large open green space, and there are woodland pockets between industrial sites and residential streets. The closest roads are the A27 to the north, Langstone Road to the east and Southmoor Lane to the west.

Noise and Vibration Control Measures

- 5.3 Condition 9 states that percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) shall be avoided during the bird overwintering period (i.e. October to March inclusive) unless otherwise agreed in writing by the Local Planning Authority in consultation with Natural England. The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site).
- 5.4 Mitigation measures as defined in BS 5528: Parts 1 and Part 2, 2009 and A1:2014 - Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance related to all construction works.
- 5.5 Measures required to implement BPM shall be consistent with the recommendations contained within BS 4142:2014+A1:2019 and may include:
-  careful selection, maintenance and location of plant, demolition methods and programming. Only plant conforming with relevant national or international noise emission standards and directives shall be used;

- 👁️ design and use of site hoardings and other temporary screens, where practicable and necessary, to provide acoustic screening at the earliest opportunity;
- 👁️ where practicable, appropriate choice of methods, routes and programming for the transport of demolition materials, waste and personnel by road;
- 👁️ erection of any noise barriers, should be considered if necessary during the demolition process, to provide additional protection against demolition noise;
- 👁️ monitoring and reporting of demolition noise and vibration at sensitive locations, as required. Details subject to consultation with the LPA; and
- 👁️ assessment of potentially significant noise and vibration sources, including a review of potential impacts from alternative techniques and suitable mitigation, to ensure BPM, e.g. for the piling technique chosen.

Visual Control Measures

- 5.6 Neighbouring buildings in Langstone Park and offsite features such as buildings, roads and vegetation provide a visual barrier between the site and nearby Chichester and Langstone Harbour Ramsar and Special Protection Area (SPA).
- 5.7 Where possible, machinery used should be below the height of nearby buildings.

6. Visual Screening for SPA Birds

Objective

- 6.1 Chichester and Langstone Harbour has been designated as a Ramsar and Special Protection Area (SPA) for the internationally important populations of wintering wildfowl and wintering waders it supports. The estuarine basins comprise sand and mudflat, which are exposed at low tide. These habitats support rich assemblages of invertebrates and algae beds, which are important for colonies of breeding terns and wintering birds. Its qualifying species are:
-  breeding little tern (*Sterna albifrons*) and sandwich tern (*Sterna sandvicensis*);
 -  overwintering bar-tailed godwit (*Limosa lapponica*) and little egret (*Egretta garzetta*);
 -  migratory ringed plover (*Charadrius hiaticula*), black-tailed godwit (*Limosa limosa islandica*), dark-bellied brent goose (*Branta bernicla bernicla*), dunlin (*Calidris alpina alpina*), grey plover (*Pluvialis squatarola*), redshank (*Tringa tetanus*) and ringed plover (*Charadrius hiaticula*);
 -  and an assemblage of at least 20,000 waterfowl.
- 6.2 The PEA survey (2022) found that the site does not support any features that contribute to the ecological designations of Chichester and Langstone Harbour.

Visual Screening

- 6.3 The masterplan site is predominantly industrial, with buildings and hardstanding. The Phase 2 development area comprises hardstanding, amenity grassland, and trees. Within the wider vicinity, the area is mainly industrial and residential. To the south there is areas of large open green space, and there are woodland pockets between industrial sites and residential streets. The closest roads are the A27 to the north, Langstone Road to the east and Southmoor Lane to the west.
- 6.4 The onsite and offsite features that are already present are deemed to be sufficient visual screening between the Phase 2 development area and Chichester and Langstone Harbour where SPA birds are present.

7. Storage of Construction Materials, Chemicals and Equipment

Objective – Pollution Incidents

- 7.1 A pollution incident could occur in various ways, such as: dust blown off site on to ecological area; silt run off into adjacent water courses; surface water run-off into a surface water drain; or a fuel/chemical spillage/leak.
- 7.2 It is particularly important that no pollution incidents occur that may impact the nearby Chichester and Langstone Harbour designated site which is 0.4km south of Langstone Park.
- 7.3 As part of the implementation of the CEMP, the contractors shall provide pollution incident control measures, in conjunction with Principal Contractor and its consultants and relevant authorities, to provide a rapid response to any uncontrolled releases or pollution incidents arising from the works.
- 7.4 The pollution incident control measures will set out systems to ensure that pollution effects upon people, land, air and water are contained and minimised and clean-up procedures are developed to respond effectively once an incident is discovered. The pollution incident control measures will also contain guidance on the storage and containment of any hazardous substances.

Pollution Incident Control Plan and Emergency Contacts Procedures

- 7.5 The contractors shall prepare, maintain and provide an Emergency Contacts List and Procedures for the site, in consultation with the Principal Contractor and its consultants, the LPA, Fire Brigade, Police, Ambulance Service, relevant Statutory Authorities and affected neighbours. These Procedures shall be followed in any site emergency.
- 7.6 The procedures will contain emergency contact phone numbers and the methods for notifying the LPA and the Emergency Services for action by the contractors and the site staff. The procedures shall be agreed with the LPA, relevant statutory authorities and Emergency Services.
- 7.7 These controls will include:
 -  Ensure that no spoil heaps are located near sensitive areas, such as the surface water course/surface water drains. If this is not possible and spoil heaps are located near surface water drains, the use of drain covers are required;

- 👁️ Ensure that spoils heaps, stores of dry materials, and haul roads are regularly sprayed with water, as required;
- 👁️ Silt traps are used if any works occurring near the water bodies on site;
- 👁️ Fuel, oils and chemicals stored in bunded containers with at least 110% capacity (as primary containment);
- 👁️ Drip trays used under single container, plant or generators, must have, as a secondary containment, 110% capacity;
- 👁️ Drip trays, or other secondary containment, for multiple containers must have capacity for whichever is greatest, either 25% of the combined capacity of all the containers, or 110% capacity of the largest container;
- 👁️ Spill response kits on site; and
- 👁️ Staff trained in use of spill response kit.

8. Dust Pollution

Objective

- 8.1 The contractors shall take all necessary measures to avoid significant environmental effects arising from dust on sensitive ecological habitats/species. Prior to the commencement of work, the contractors shall develop specific measures to limit dust emissions at source as part of the development of the CEMP-Biodiversity, such as Environmental Monitoring Procedures in accordance with BPM.

Dust Control Measures

- 8.2 The contractors shall take all reasonably practicable measures to avoid creating a dust nuisance and shall propose measures acceptable to the LPA, prior to commencing work.
- 8.3 In the event that processes cause, or are likely to cause, the release of quantities of dust into the atmosphere, the contractors will undertake appropriate mitigation at source to minimise any emissions. The methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities, and also the IAQM Guidance on the assessment of dust from demolition and construction 2014. Measures to control the propagation of dust will include one or more of the following practices under agreed programmes, as appropriate:
-  provide easily cleaned and properly drained hardstanding areas for vehicles entering, parking and leaving the site, with appropriate wheel washing facilities, including sumps and catchpits, which shall be kept clean by regular brushing and water spraying;
 -  site hardstanding areas will be kept free of any mud or debris deposited by site vehicles on roads or footpaths in the vicinity of the site;
 -  regularly damp down unsurfaced haul routes and verges as well as cleaning these areas where they are located close to sensitive locations and provide sealed surfacing, in order to prevent soil contamination;
 -  establish and enforce appropriate speed limits over any unmade surfaces, in order to minimise the creation of dust;
 -  control the cutting or grinding of materials on site, such that any dust created by these processes is minimised and does not migrate off the site, nor pose any significant environmental risks;
 -  vehicles loading and unloading dusty material should be screened and the material damped down;

-  ensure that all vehicles are adequately sheeted;
-  store materials, as far as possible from the site boundaries and sensitive receptors taking the prevailing wind direction into account; and
-  only mix concrete within areas which are enclosed and shielded, in order to prevent contamination of air and soil.

Monitoring

- 8.4 The contractor shall undertake dust monitoring at sensitive locations, as necessary.

9. Chemical and Fuel Run-Off into Watercourses

Objective

- 9.1 The contractors will implement working methods to protect, so far as is reasonably practicable, surface and groundwaters from pollution and other adverse impacts arising from the works, including changes to water levels, flows and quality. This is particularly important due to the close proximity of the site to Chichester and Langstone Harbour designated site.

Sensitive Receptors

- 9.2 The closest ecological statutory designated area is Chichester and Langstone Harbour Ramsar and Special Protection Area (SPA) which is 0.4km south of Langstone Park. Chichester and Langstone harbours are also both designated at Sites of Special Scientific Interest (SSSI).

Hydrology & Aquatic Resources Control Measures

- 9.3 Discharges to controlled waters, whether ground or surface, will only be permitted where levels of contaminants in appropriately treated wastewater are demonstrated to be acceptable to the EA.
- 9.4 If water is discharged either to a controlled water source of a sewer, then appropriate discharge consent license will be obtained.
- 9.5 It is understood that excavation works will not be below the water table. However, if this changes, prior to any excavations works below the water table, including any site de-watering, the contractors will inform the EA of the works to be carried out and obtain the appropriate consents and/or licences.
- 9.6 The contractors shall ensure the following: the requirements of consents for discharges to controlled waters shall be complied with, including any requirements for monitoring and reporting of results to the appropriate authority.
- 9.7 Appropriate measures will be taken to ensure that any oil interceptors and sediment settlement or other treatment facilities used if required are regularly inspected and maintained and that a full record is kept of inspections, maintenance works and measures taken to sustain equipment performance; and applications for Trade Effluent Consents shall be made to the relevant water company for any discharge into a sewer.

- 9.8 The contractors will make provisions for the control of hazardous substances, including oil drums/fuel stores or containers on site, in accordance with COSHH regulations. Such items are to be properly bunded so that in the event of spillage or leakage, no oil or other contaminants are allowed to reach water courses or groundwaters, including aquifers.

10. Waste

Objective

- 10.1 The contractors will be required to carry out the works in such a way that, as far as is reasonably practicable, the amount of waste to be disposed of is minimised and that any waste arising from the sites is properly classified and dealt with in accordance with the appropriate legislation.

Waste Control Measures

- 10.2 As part of the implementation of the CEMP, the contractors will identify the: waste categories; waste quantities; opportunities for recycling and/ or reuse; disposal routes; and licensing requirements, for all waste arising from the works. An audit programme will be undertaken by the contractors to demonstrate that any waste removed is received at an appropriately licensed waste facility.
- 10.3 It is understood that the materials from the demolition of B6000 will be stored on the B6000 development plot and then repurposed during the construction of a building in Phase 2 of the development.
- 10.4 The contractors will comply with the appropriate guidance notes and statutory procedures in the identification, handling, storage, recovery and disposal of waste.
- 10.5 Where possible all waste will be reduced, reused and recycled prior to landfilling. All hazardous waste will be segregated. Site office waste would be collected separately to maximise the opportunities of recycling.
- 10.6 All waste removed from site will have an appropriate filled out waste transfer note, and/or consignment note. These notes will be kept as a minimum for two to three years respectively.

Waste Storage

- 10.7 Before being repurposed in Phase 2 of the development, the materials from the demolition of B6000 will be stored on the B6000 development plot rather than the Phase 2 development plot in order to reduce any impacts on Chichester and Langstone Harbour because B6000 is further from the designated site.
- 10.8 The site office waste and site office recycling waste will be located in/or next to the site compound.
- 10.9 The general site waste will be stored in dedicated storage areas close to the site compound. This will include dedicated hazardous waste storage containers/areas.

Monitoring

- 10.10 As part of the implementation of the CEMP, the contractor shall produce a procedure to review the environmental capabilities of sub-contractors, including waste carriers and disposal sites and ensure that they are regularly audited.
- 10.11 Checks will also be carried out to ensure that there are appropriate, and filled out, waste transfer notes and consignment notes are being kept.

11. Silt Run-off

Objective

- 11.1 The contractors shall take all necessary measures to avoid significant environmental effects arising from silt run off. This could be from silt entering a water course or from silt entering a surface water drain. Prior to the commencement of work, the contractors shall develop specific measures to limit silt run-off at source as part of the development of the CEMP-Biodiversity.
- 11.2 This is particularly important due to the close proximity of the site to the Chichester and Langstone Harbour designated site which is 0.4km south of Langstone Park.

Surface Water Control Measures

- 11.3 Silt pollution can damage and kill aquatic life by smothering and suffocating. This can result in killing fish and plants due to the restriction of oxygen levels and removal of sunlight. Plus, it can also cause flooding by blocking culverts, drains, and channels. Preventing this is particularly important due to the close proximity of the site to Chichester and Langstone Harbour designated site which supports internationally important populations of birds.
- 11.4 Measures to control silt run off will include one or more of the following practices as appropriate:
-  Store fine material away from a water course or drain;
 -  cover stockpiles;
 -  install silt traps, sumps, cut off trenches, if silt run-off is likely to impact on a water course or drain;
 -  normally a double containment system will be required to control silt run-off, so if one fails the second one still works;
 -  When de-watering an excavation do not discharge directly to a water course or drain;
 -  Limit any excavation close to a water course;

Monitoring

- 11.5 The contractor shall undertake regular monitoring on site to ensure that silt run-off is not impacting on a water course or surface water drain.

Appendices

Appendix A

Risk Assessment

RISK ASSESSMENT: Biodiversity Method Statement

Job Number:

12747

Job Title:

Langstone Industrial Park - Phase 2



Activity or work to be undertaken	Description of working environment
Phase 2 of the development: Construction of three new buildings and a link road.	Building construction.

People at risk	Phlorum workers including temporary workers, plus the main contractor workers
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Hazard	Cause and potential consequence	Risk rating (RR) before control			HC E S EC AC PPE	Control measures	Risk rating (RR) after control		
		S	L	Initial RR			S	L	Final RR
Failure of ensuring legal compliance	Working resulting in legal offence and potential prosecution as a result of impact on protected ecological habitat or species.	5	5	25	AC	Certain ecological habitats and species are protected under UK legislation. Some habitats/ species are protected under International law. Ensure all works complies with the appropriate legislation. Ensure ecological surveys are carried out prior to any works. Ensure that any works that impacts on protected habitats or species has the appropriate licences/approval, and the works are supervised by an ecologist, as required.	3	3	9
Work near nesting birds	Kill, injury, or take any wild bird, or eggs, or destroy any wild bird nest. Additional protection for a Schedule 1 listed bird (under the Wildlife and Countryside Act 1981).	5	4	20	AC	If nests are found then an exclusion zone must be secured around them. This zone must remain in place until the young have fledged.	4	3	12
Work near invasive plants	Spread of invasive plants. Certain non-native invasive plants are listed in Schedule 9 of the Wildlife and Countryside Act 1981, where it is illegal to plant or otherwise allow them to grow in the wild, which also means it illegal to allow them to grow across a site boundary.	4	4	16	AC	If any invasive plant species are identified on site during demolition, they will need to be appropriately managed: Ensure that an invasive plants expert (member of the Property Care Association Invasive Weed Control Group PCA IWCG) is used to supervise the control, and or treatment of the invasive plant. A herbicide spraying program could take several years before the plant's growth is controlled. If the invasive plant is left on site then it needs to be fenced of to prevent unauthorised access into the area which could result in its spread across the site, or even off site.	3	3	9
Work near trees	Tree Preservation order (TPO) can be applied to any trees and makes it an offence to cut down, top, lop, uproot or wilfully damage the tree. BS 5837 provide guidance on trees and includes root protection areas (RPA).	4	4	16	EC	No work in Phase 2 of the development should occur near retained trees on site. If this changes: Ensure that protective fences are installed around the root protection area of all trees retained on site. Signage will also need to be installed on the fences warning workers what the area is. If any works are required in the fence of areas then approval will need from the local tree officer. Ensure no plant or materials are stored within the RPA of trees.	3	3	9
Vegetation clearance	The removal of vegetation from the site and the potential harm of protected species or damage of their shelters.	4	3	12	AC	Ensure that trees and shrubs are felled to a foot above ground out of the bird breeding season (October to February). If needed trees need to be soft strip in sections, under an ecological watching brief. Ensure that the lower ground vegetation is only cleared out of the hibernation period for reptiles and amphibians (March to September). Vegetation clearance in a two phased approach. Ensure that an ecologist supervises the removal of all vegetation from the site to ensure no protected species are harmed or shelters damaged.	3	1	3
Excavation of trenches	Potential danger of species getting trapped in trenches over night such as otters or badgers, as well as small mammals.	4	3	12	AC	Ensure that trenches are covered at night or ramps inserted so animals can escape if they fall in.	3	1	3

Surface water run off	Silt entering a water course resulting in silt build up leading to killing of fish and plants due to restricting oxygen levels and removing sunlight. and/or pollution (fuel/ chemicals) being washed in to water courses, resulting	4	3	12	EC	If surface water run off into a water course is likely then install sumps/traps to contain silt and any pollutants. Normally two silt fences required. Ensure traps/sumps installed prior to works starting. The ecologist/site manager will need to carry out regular checks to ensure silt/pollution run off is not impacting on a near by water course.	3	1	3
Fuel, oil or chemical spillage	Fuel, oil or chemical spillage resulting in contamination of an ecological habitat and/or species	2	5	10	EC	Ensure all fuel/chemicals are stored in bunded area (110% capacity). Ensure that there is a spill response kit on site and staff trained in how to use it. Ensure spillage and used spill kit is removed off site as hazardous waste. Use drip trays under plant to reduce a pollution incident. <u>Store fine material, such as soil, sand, away from any water courses.</u>	2	3	6
Dust and silt	Dust and particles could result in poor eye sight, and breathing problems. Dust also cover plants reducing their potential to photosynthesise. Silt run off can impact on water courses impacting plants and animals.	3	2	6	PPE. EC	Ensure appropriate PPE is used as required when conditions are dusty. Use water spray on haul roads and spoil heaps. Keep spoil heaps away from sensitive ecological areas. Ensure waste lorries are sheeted. Ensure speed limit on site is maintained.	3	1	3
Noise	Workers may experience noisy environments while working onsite. Noise can impact on wildlife.	3	2	6	PPE	Ear plugs are provided to all workers for work onsite. Ensure noise levels (e.g. from piling or heavy machinery) near sensitive ecological receptors/ protected species is reduced.	2	1	2

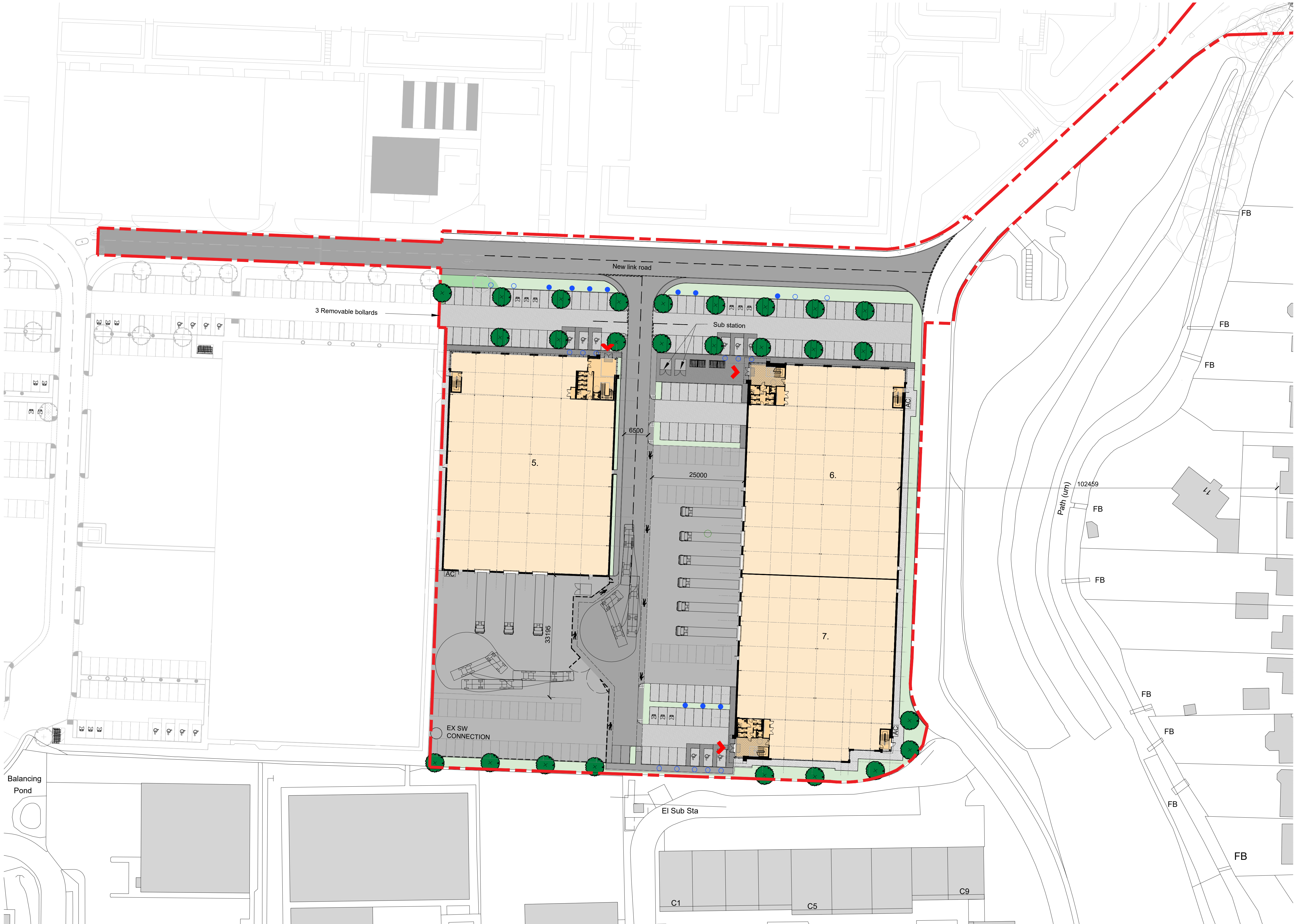
Further information

Risk Matrix Table 1. method statement.

	Name:	Position	Date
Prepared by:	Billie Clifford	Environmental Consultant	09.02.2024
Checked by:	Richard Schofield	Director	09.02.2024

Appendix B

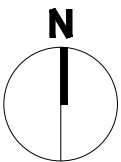
Site Plan



Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

The copyright of the drawings and designs contained therein remains vested in the PRC Group.

Revisions: Drawn/Chkd: Date:



	GIA (m²)			GEA (m²)	GEA (ft²)
	Grnd	First	Total		
5.	2,618	476	3,094	3,229	34,756
6.	2,380	439	2,819	2,932	31,559
7.	2,041	385	2,426	2,529	27,221
T.	7,039	1,300	8,339	8,690	93,536

- KEY
- APPLICATION AREA
 - SOFT LANDSCAPE
 - TARMACADAM SURFACING
 - BRUSHED CONCRETE SERVICE YARD
 - NATURAL BLOCK PAVING TO VEHICLE AREAS
 - CHARCOAL BLOCK PAVING TO PEDESTRIAN AREAS
 - WELL CONSOLIDATED GRAVEL
 - TWO TIER CYCLE STORAGE AND SHELTER - TOTAL 37 SPACES REQUIRED
 - DOUBLE ELECTRIC VEHICLE CHARGING POINTS / DUCTS FOR FUTURE POINT
 - CAR SHARE PARKING SPACES
 - DROP KERB
 - PROPOSED TREES
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE REMOVED
 - INDICATIVE LOCATION OF BAT BOXES (AS PER ECOLOGIST SURVEY)

PARKING PROVISIONS:

Revised layout proposes a total of 192 car parking spaces.

Unit 5 - 71 car parking spaces.
Unit 6/7 - 121 car parking spaces.

Client:
XLB LLP



Project:
LANGSTONE PHASE 2

12 Warren Yard,
Warren Park,
Milton Keynes,
MK12 5HW
01908 305 246

info@prc-group.com
www.prc-group.com

Drawing Title:
PROPOSED SITE PLAN

Architecture
Planning
Master Planning
Urban Design
Interiors
Landscape

Scale @ A1: 1:500
Checked by: ME
Date: JAN 24

Job No: 11629
Stage: PL 004
Drawing No: *
Rev: *

Issue Status:
Construction ☐ Preliminary ☐
Information ☐ Approval ☐
Tender ☐

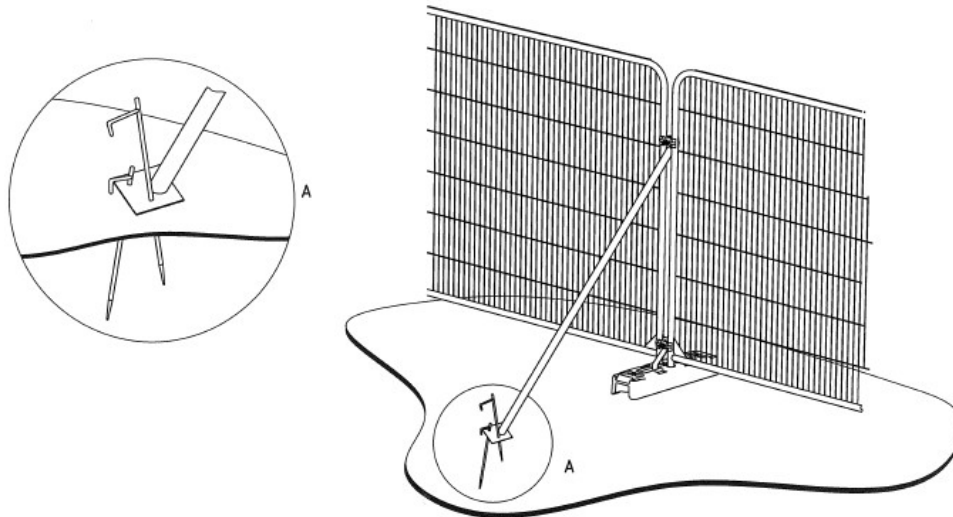
Offices
Working
London
Milton Keynes
Warsaw

PRC Architecture & Planning

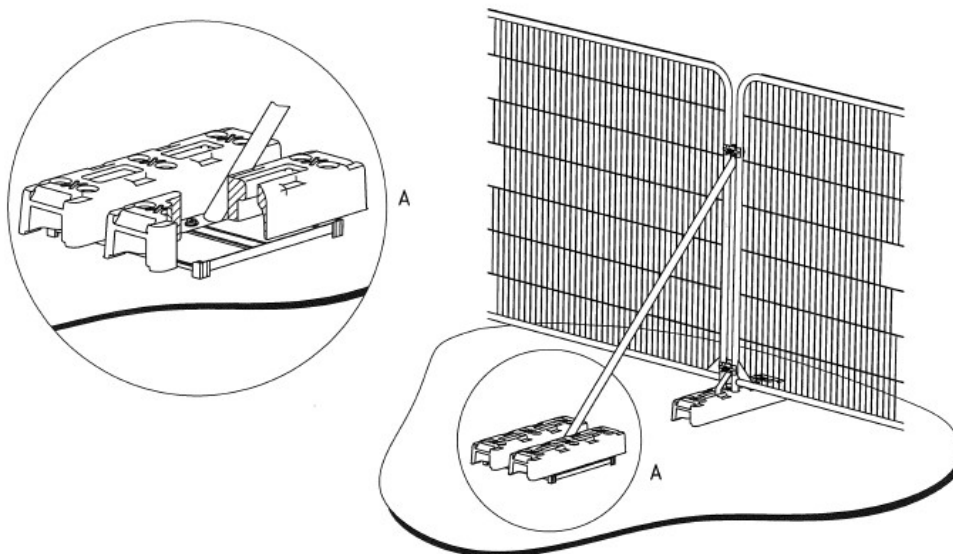
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Appendix C

Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Appendix D

Example Protective Fencing Sign



Appendix E

Timetable of Ecological Work



Timetable of Works

Activity	Timing	Comments	Person Responsible
Install fences/ barrier/signs	ASAP 2024	The project ecologist can provide advice	Principal contractor/ site manager (with advice from project ecologist)
Vegetation clearance	Winter: November to end of February 2024	The project ecologist can provide advice	Principal contractor/ site manager (with advice from project ecologist)
Construction of buildings	Any time when required	The project ecologist can provide advice	Principal contractor/ site manager (with advice from project ecologist)
Site inspections to ensure ecological controls/barriers /receptors are not damage/disturbed	Every day during the construction phase	If there are issues then the project ecologist can provide advice	Principal contractor/ site manager



Phlorum Limited

Head Office & Registered Office:

Unit 12
Hunns Mere Way
Woodingdean
Brighton
East Sussex
BN2 6AH
T: 01273 307 167

Northern Office:

Ground Floor
Adamson House
Towers Business Park
Wilmslow Road
Didsbury
Manchester
M20 2YY
T: 0161 955 4250

Western Office:

One Caspian Point
Pierhead Street
Cardiff Bay
Cardiff
CF10 4DQ
T: 029 2092 0820

info@phlorum.com
www.phlorum.com

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