



Construction Environmental Management Plan (CEMP) & Method Statement

Project Title: Installation of Permanent Prefabricated Toilet Block

Location: Hayling Golf Club – within Hayling Golf Links

Client: Hayling Golf Club, Sinah Common, Links La, Hayling Island PO11 0BX

Principal Contractor: Self Managed

Date: 20th November 2025

Version: 4.0

1. Introduction

This Construction Environmental Management Plan (CEMP) and Method Statement set out the environmental management measures and construction methodology for the installation of a permanent prefabricated toilet block within Hayling Golf Links.

The plan ensures works are carried out responsibly, protecting the designated features of the SSSI, minimising disturbance to wildlife, and preventing pollution.

Compliance with:

- Wildlife and Countryside Act 1981 (as amended)
- Conservation of Habitats and Species Regulations 2017
- Environmental Protection Act 1990
- Waste Regulations 2011
- Natural England SSSI consent requirements
- Local Planning Authority planning conditions

2. Roles and Responsibilities

- Site Manager (Environmental Lead): Graeme Roberts
- Project Manager : Pete Hole
- Overall Management – Club General Manager : Steve Slinger
- Contractors/Subcontractors: comply with this CEMP and attend inductions as necessary.

3. Site Description and Constraints

The works are located within Hayling Golf Links, designated for its coastal habitats, rare species, unique flora including a profusion of different natural grasses and wildlife habitat.

Hayling Golf Club



Hayling Golf Links is a Site of Special Scientific Interest (SSSI) because its natural seaside site supports a wealth of wildlife, especially birds, insects, and plants, along with a collection of naturally occurring grasses that are important for biodiversity. The links form part of Sinah Common, a designated SSSI, and Hayling Golf Club works with Natural England to manage the course to protect this valuable natural habitat.

Key sensitivities include:

- Protected habitats:

Hayling Island is designated for its complex of maritime and terrestrial habitats, including pioneer shingle vegetation and maritime shingle grassland, vegetated dunes, and saltmarsh. The site is also notified for its outstanding assemblage of nationally scarce plants. No protected habitats are affected by this work as has been assessed by the Ecological consultants documented in the Planning Application.

- Protected species:

The following flora and fauna have been found on the Hayling Golf Club site.

- Ringed Plover
- Great Crested Newt
- Chidling Pink - *Petrorhagia nanteuilii*

None of these have been found in the area to be used for the toilets per the report from the ecologists.

- Public access:

The site is a golf course and there is public access all over the course, via the club's entrance in Links Lane and the Maintenance work area.

- Water environment:

There is a freshwater lake on the course where members of Portsmouth and District Angling Society are able to fish. The course is bordered relatively closely by the sea to the South and West (Langstone Harbour Entrance). Neither of these will be affected by the project.

4. Key Environmental Risks

- Disturbance to habitats and species.

The works are being carried out outside of the bird nesting season to minimize any impact to those. The area to be used for the building already has two portable toilets on it and the land to be used is within the boundary of the existing facility, meaning no loss of habitat for any animals, birds or reptiles.

- Soil and water pollution

The work will not incur any pollution to the areas around.



- Damage to sensitive ground from vehicles/plant.

No sensitive ground will be disturbed by the works. Access to the site will be via pre-existing paths regularly used by the club.

- Noise and vibration impacts.

There will be limited noise and vibration impacts during the works, nothing over and above any standard work on the course, caused by the general course management equipment. The unit is a prefabricated unit so will be manufactured away from the site.

- Lighting measures to ensure boundary habitats are not luminated.

There will be no artificial light at the site. Work will only be done during daylight hours. The expected duration of which is 2-3 days. We are not putting in any electricity to the site.

- Improper waste disposal.

All waste disposal during the implementation will be managed through the standard processes in place for management of all waste at the club. As we are regularly doing land works at the club this is well within our capabilities to manage. Post implementation, waste disposal of the toilet effluent will be managed regularly through an accredited effluent disposal contractor.

5. Mitigation and Control Measures

5.1 Site Access & Setup

- Use designated access routes with ground protection mats.
- Fence compound and exclusion zones to protect habitats.
- Signage installed to warn public of construction.

5.2a Construction Methods (Method Statement) – Toilet Block

Step 1: Site Preparation – establish compound, exclusion zones, toolbox talk.

Step 2: Delivery of Unit – prefabricated unit delivered by HIAB lorry to the works compound, then moved to site (approx. 300yds) by on course equipment, timed to avoid peak visitors.

Step 3: Foundations – shallow excavations (300–500mm), low-impact concrete pads.

Step 4: Lifting & Positioning – HIAB/crane places unit, supervised under LOLER regs.

Step 5: Services – hand-dug trenches for water and sealed foul drainage.

Step 6: Finishing & Reinstatement – permeable paths, reseeding/turfing, compound removal, ECoW sign-off.

5.2b Construction Methods (Method Statement) - Cesspit

Step 1: Site Preparation – establish compound, exclusion zones, toolbox talk.

Step 2: Delivery of Unit – unit delivered by HIAB lorry to the works compound, then moved to site (approx. 300yds) by on course equipment, timed to avoid peak visitors.

Step 3: Foundations – excavations (~2m), low-impact concrete pads to place cesspit unit on.



Step 4: Lifting & Positioning – HIAB/crane places unit, supervised under LOLER regs.
Backfill hole with concrete to seal in unit.

Step 5: Services – hand-dug trenches for sealed foul drainage from the Toilet block.

Step 6: Finishing & Reinstatement – permeable paths, reseeding/turfing, compound removal, ECoW sign-off.

5.3 Pollution Prevention

- No fuel storage within 20m of water features.
- Spill kits on site; operatives trained.
- Refuelling off-site where possible.
- No concrete washout onto ground.

5.4 Ecology Protection

- Pre-works ecological survey.
- Vegetation clearance outside nesting season already completed.
- Avoid night working and artificial lighting near habitats. None planned
- ECoW present during sensitive works.

5.5 Waste & Materials

- Segregated waste streams, licensed carriers.
- No burning permitted.
- Excavated soils reused where approved.

6. Monitoring & Reporting

- Daily checks by Site Manager.
- ECoW monitoring during sensitive works.
- Incident log maintained.
- Incidents reported to Natural England within 24 hours.

7. Emergency Response

- Pollution: stop work, deploy spill kit, notify Environment Agency.
- Wildlife: stop work, contact ECoW, notify Natural England if needed.
- Fire/Weather: follow site plan, evacuate if required.

8. Stakeholder Engagement

- Natural England consulted before/during works.
- Local Authority planning conditions observed.
- Local community informed with signage and contact details.



9. Training & Awareness

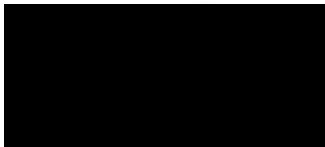
- Inductions cover SSSI sensitivities, pollution, waste, species protection.
- Weekly toolbox talks held.
- All staff are trained in HSAW and provided with the necessary H&S equipment.

10. Review & Audit

- Weekly reviews between Site Manager and Contractor.
- ECoW submits monitoring reports.
- CEMP updated as needed.
- Post-construction environmental audit.

Approval

Approved by:



Name: Philip Stride

Role: Hon. Chair, Assets and Projects Hayling Golf Club

Date: 20th Nov. 2025