



WHITE PEAK Planning

Framework Construction Environmental Management Plan

Southleigh, Havant

Bloor Homes

November 2025

ref: 2023.003

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Tel: 0845 410 0117

info@whitepeakplanning.co.uk

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1.0 Introduction

1.1 This Document

1.1.1 This document is a Framework Construction Environmental Management Plan (CEMP) and has been produced by White Peak Planning on behalf of Bloor Homes Southern.

1.1.2 The Framework CEMP forms part of an Environmental Statement (ES) produced in support of an outline planning application for:

Outline planning application, with all matters reserved except for means of vehicular access to the public highway and associated highway improvements, for: the demolition of existing buildings, along with the erection of new residential dwellings (C3); a Local Centre (comprising local retail (E(a)), financial and professional services (E(c)(i), E(c)(ii), E(c)(iii)), restaurants, cafés, and drinking establishments (E(b) and Sui Generis, hot food takeaways (Sui Generis), medical services (E(e)), offices (E(g)(i)) and community facilities ((E(d)), E(f), F2(b), F2(c))); a Primary School (F1(a)); early years provision (E(f)); informal and formal public open space including community park; community food-growing space; Active Travel routes; drainage; utilities; and all other associated and necessary infrastructure.

1.2 Purpose and Content of this Document

1.2.1 The purpose of this document is to provide a framework for the production of a detailed CEMP prior to construction of the development. It aims to provide evidence to the local planning authority that the mitigation measures proposed within the ES will be delivered during the construction phase.

1.2.2 The Framework CEMP firstly sets out the structure of the document, covering the following:

- Project Team Roles and Responsibilities;
- Summary of Procedures;
- Consents and Permissions;
- Generic Environmental Actions;
- Liaison and Consultation Requirements;
- Register of Variations; and
- Technical Schedules.

1.2.3 In *Section 6*, the Framework CEMP then aims to clearly set out the site-specific actions that are required during construction to mitigate the potential environmental impacts identified in the ES. *Table 6.1* sets out the following:

- Actions required in order to achieve the levels of residual environmental impact as stated in the Environmental Statement (ES);
- The purpose of each action;
- Who is responsible for the action; and
- Reference to the relevant section within the ES.

1.3 Guidance

- 1.3.1 The content of this Framework CEMP has been informed by guidance produced by the Institute of Environmental Management and Assessment (IEMA)¹.
- 1.3.2 *Box 4.2: A good practice example of EMP structure* on Page 29 has been used as the basis for this Framework CEMP.

(1) IEMA (2008) Environmental Management Plans, Practitioner, vol. 12.

2.0 Project Team Roles and Responsibilities

- 2.1.1 The specific detail of this section will be updated following the granting of planning consent, however, general requirements are set out below.
- 2.1.2 The Principal Contractor for the site will nominate a senior member of staff to supervise the activities on the construction site at all times when the site is operational. The appointed person will be responsible for ensuring that all legislation, codes and standards are adhered to.
- 2.1.3 The designated person from the contractor will be the first point of contact for members of the public or statutory bodies in the event that there are complaints or disturbance. Contact details should be clearly displayed on hoardings around the site. All complaints must be logged and appropriate action taken within five days. A written response must be provided within five days.
- 2.1.4 The project team will be appointed prior to construction commencing.

3.0 Summary of Procedures

- 3.1.1 The contractor shall prepare and maintain a set of emergency procedures and contacts which should be prominently displayed on the site at all times. Such procedures must be followed in the event of an emergency or breaching of CEMP measures.
- 3.1.2 The specific detail of this section will be updated following granting of planning consent.

4.0 Consents and Permissions

4.1.1 This section will provide a record of the consents within which the project is taking place, for example:

- Planning Permissions;
- Discharge Consents;
- Consents for the Disturbance of Protected species.

4.1.2 The specific detail of this section will be updated following granting of planning consent.

5.0 Generic Environmental Actions

5.1 Legislation, Codes and Standards

5.1.1 All site work will be carried out under the provisions of the Health and Safety at Work Act 1974. Health and Safety briefings will be made to all staff before they enter the site initially followed by regular updates and awareness raising.

5.1.2 There are numerous other topic-specific legislative documents, codes and standards that cover environmental and related matters which are applicable to this CEMP. Some of these are included below, but note that this is not an exhaustive list at this stage:

- The Control of Pollution Act 1974 (as amended)
- Wildlife and Countryside Act 1981
- Environmental Protection Act 1990
- Water Resources Act 1991
- The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Flood and Water Management Act 2010
- Clean Air Act 1993
- The Construction (Design & Management) Regulations 2015
- Special Waste Regulations 1996 (as amended)
- Management of Health & Safety at Work Regulations 1999
- Control of Substances Hazardous to Health (COSHH) Regulations 1999 (as amended)
- Pollution Prevention and Control (England and Wales) Regulations 2000
- Countryside Rights of Way Act 2001
- Traffic Regulations and General direction 2002 (as amended)
- BS 5228:2009 – Code of practice for noise and vibration control on construction and open sites
- BS 5837 Guide for Trees in relation to Construction
- BS 6031 Code of Practice for Earthworks
- BS 6069 Characterisation of Air Quality
- Environment Agency's Pollution Prevention Guidelines (PPGs):
 - EA PPG01 General guide to the prevention of pollution;
 - EA PPG02 Above ground oil storage tanks;
 - EA PPG05 Works & maintenance in or near water;
 - EA PPG06 Working at construction and demolition sites;
 - EA PPG07 Refuelling facilities;

- EA PPG08 Safe storage & disposal of used oil;
- EA PPG13 Vehicle washing & cleaning;
- EA PPG18 Managing fire water & major spillages;
- EA PPG20 Dewatering underground ducts and chambers;
- EA PPG21 Pollution incident response planning;
- EA PPG22 Dealing with spillages on highways;
- EA PPG23 Maintenance of structures over water; and
- EA PPG26 Storage & handling of drums & intermediate bulk containers.

5.1.3 In addition to the above PPGs, construction will also be undertaken in accordance with the CIRIA guidance documents, including 'Report 156: Control of water pollution from construction sites – a guide to good practice' (2001) and 'Report C648 – Control of water pollution from linear construction projects' (2006) which provides additional detail on actions required to reduce the impact of construction works on the water environment.

5.1.4 Compliance with the CEMP will not absolve the contractors or their sub-contractors from compliance with all legislative requirements applicable at the time of construction activities. Wherever this Framework CEMP makes reference to legislation, standards or codes it shall be the contractor's responsibility to ensure that the current versions are used at all times.

5.1.5 The contractors should be required to demonstrate that all site managers, supervisors, foremen and operatives together with security staff will be provided with the relevant training and awareness of site procedures and best construction practice. Appropriate equipment such as booms and absorption mats in the event of an accidental spillage or pollution incident will also be made available and easily accessible. The Environment Agency should be informed of all pollution incidents and action taken.

5.2 Standard Environmental Management System (EMS) Documents

5.2.1 This section will include details of standard documents contained within the proponent's/contractor's EMS relating to construction activities. This will include information on use and control of contractors etc.

5.2.2 The specific detail of this section will be updated following granting of planning consent.

6.0 Register of Site Specific Environmental Actions

6.1.1 *Table 6.1* provides details of the standard construction mitigation measures that have been proposed as part of the EIA. These measures are grouped by environmental topic and can be cross-referenced to the ES.

6.1.2 Each action contains the following information:

- Reference number;
- Purpose of the action;
- Detail of the action;
- Responsibility; and
- Reference to ES Chapter and Section.

Table 6.1 – Site Specific Environmental Actions			
Ref	Purpose of the Action	Detail of the Action	Responsibility
ES Chapter 5 – Transport and Accessibility			
TA1	To avoid or reduce adverse effects on highway users, including pedestrians and cyclists.	<p>Prepare a Construction Traffic Management Plan (CTMP) including the following measures to reduce adverse effects generated by construction activities:</p> <ul style="list-style-type: none"> Any bulk transit trips will be undertaken during off-peak periods in order to minimise road user delays; If lane closures on the local highway network are deemed necessary, these will take place during off-peak periods; and Designated construction routes will be utilised by all construction vehicles. 	Developer / Principal Contractor
ES Chapter 6 – Noise			
N1	To limit temporary construction noise and vibration effects as far as is practicable.	Recommendations for best practicable means construction noise and vibration control measures have been set out within Appendix 6.3 to the ES. These should be followed as far as is practicable, while acknowledging that all construction noise and vibration impacts are inherently temporary. In this context, it may be desirable to accept higher levels of noise/vibration to a given receptor during the construction phase, if this serves to reduce the construction period.	Developer / Principal Contractor
ES Chapter 7 – Air Quality			
AQ1	Dust Mitigation – Communications	Develop and implement a stakeholder communications plan that includes community engagement before and during work on site.	Developer / Principal Contractor
AQ2	Dust Mitigation – Communications	Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environmental manager/engineer or the site manager.	Developer / Principal Contractor
AQ3	Dust Mitigation – Communications	Display the head or regional office contact information.	Developer / Principal Contractor
AQ4	Dust Mitigation – Dust Management Plan	Develop and implement a Dust Management Plan (DMP) approved by the Local Authority which documents the mitigation measures to be applied, and the procedures for their implementation and management.	Developer / Principal Contractor
AQ5	Dust Mitigation – Site Management	Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.	Developer / Principal Contractor

AQ6	Dust Mitigation – Site Management	Make the complaints log available to the local authority when asked.	Developer / Principal Contractor
AQ7	Dust Mitigation – Site Management	Record any exceptional incidents that cause dust and/or air emissions, either on- or off- site, and the action taken to resolve the situation in the log book.	Developer / Principal Contractor
AQ8	Dust Mitigation – Site Management	Hold regular liaison meetings with other high risk construction sites within 250 m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes.	Developer / Principal Contractor
AQ9	Dust Mitigation – Monitoring	Undertake daily on-site and off-site inspections where receptors (including roads) are nearby, to monitor dust. Record inspection results, and make the log available to the Local Authority when asked. This should include regular dust AQ 10soiling checks of surfaces such as street furniture, cars and window sills within 100 m of the site boundary, with cleaning to be provided if necessary.	Developer / Principal Contractor
AQ10	Dust Mitigation – Monitoring	Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the Local Authority when asked.	Developer / Principal Contractor
AQ11	Dust Mitigation – Monitoring	Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.	Developer / Principal Contractor
AQ12	Dust Mitigation – Monitoring	Agree dust deposition, dust flux, or real-time PM ₁₀ continuous monitoring locations with the Local Authority. Where possible commence baseline monitoring at least three months before work commences on site or, if it is a large site, before work on a phase commences. Further guidance is provided by IAQM on monitoring during demolition, earthworks and construction.	Developer / Principal Contractor
AQ13	Dust Mitigation – Preparing and Maintaining the Site	Plan the site layout so that machinery and dust-causing activities are located away from receptors, as far as is possible.	Developer / Principal Contractor
AQ14	Dust Mitigation – Preparing and Maintaining the Site	Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.	Developer / Principal Contractor

AQ15	Dust Mitigation – Preparing and Maintaining the Site	Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period.	Developer / Principal Contractor
AQ16	Dust Mitigation – Preparing and Maintaining the Site	Avoid site runoff of water or mud.	Developer / Principal Contractor
AQ17	Dust Mitigation – Preparing and Maintaining the Site	Keep site fencing, barriers and scaffolding clean using wet methods.	Developer / Principal Contractor
AQ18	Dust Mitigation – Preparing and Maintaining the Site	Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below.	Developer / Principal Contractor
AQ19	Dust Mitigation – Preparing and Maintaining the Site	Cover, seed, or fence stockpiles to prevent wind whipping.	Developer / Principal Contractor
AQ20	Dust Mitigation – Operating Vehicle/Machinery and Sustainable Travel	Ensure all vehicles switch off their engines when stationary – no idling vehicles.	Developer / Principal Contractor
AQ21	Dust Mitigation – Operating Vehicle/Machinery and Sustainable Travel	Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery-powered equipment where practicable.	Developer / Principal Contractor
AQ22	Dust Mitigation – Operating Vehicle/Machinery and Sustainable Travel	Impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on un-surfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, AQ 23subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate).	Developer / Principal Contractor
AQ23	Dust Mitigation – Operating Vehicle/Machinery and Sustainable Travel	Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials.	Developer / Principal Contractor
AQ24	Dust Mitigation – Operating Vehicle/Machinery and Sustainable Travel	Implement a Travel Plan that supports and encourages sustainable staff travel (public transport, cycling, walking, and car-sharing).	Developer / Principal Contractor

AQ25	Dust Mitigation – Operations	Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.	Developer / Principal Contractor
AQ26	Dust Mitigation – Operations	Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.	Developer / Principal Contractor
AQ27	Dust Mitigation – Operations	Use enclosed chutes, conveyors and covered skips.	Developer / Principal Contractor
AQ28	Dust Mitigation – Operations	Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	Developer / Principal Contractor
AQ29	Dust Mitigation – Operations	Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.	Developer / Principal Contractor
AQ30	Dust Mitigation – Waste Management	Avoid bonfires and burning of waste materials.	Developer / Principal Contractor
AQ31	Dust Mitigation – Measures Specific to Demolition	Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust).	Developer / Principal Contractor
AQ32	Dust Mitigation – Measures Specific to Demolition	Ensure effective water suppression is used during demolition operations. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.	Developer / Principal Contractor
AQ33	Dust Mitigation – Measures Specific to Demolition	Avoid explosive blasting, using appropriate manual or mechanical alternatives.	Developer / Principal Contractor
AQ34	Dust Mitigation – Measures Specific to Demolition	Bag and remove any biological debris or damp down such material before demolition.	Developer / Principal Contractor
AQ35	Dust Mitigation – Measures Specific to Earthworks	Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.	Developer / Principal Contractor

AQ36	Dust Mitigation – Measures Specific to Earthworks	Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable.	Developer / Principal Contractor
AQ37	Dust Mitigation – Measures Specific to Earthworks	Only remove the cover from small areas during work, not all at once.	Developer / Principal Contractor
AQ38	Dust Mitigation – Measures Specific to Construction	Avoid scabbling (roughening of concrete surfaces), if possible.	Developer / Principal Contractor
AQ39	Dust Mitigation – Measures Specific to Construction	Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.	Developer / Principal Contractor
AQ40	Dust Mitigation – Measures Specific to Construction	Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.	Developer / Principal Contractor
AQ41	Dust Mitigation – Measures Specific to Construction	For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust.	Developer / Principal Contractor
AQ42	Dust Mitigation – Measures Specific to Trackout	Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use.	Developer / Principal Contractor
AQ43	Dust Mitigation – Measures Specific to Trackout	Avoid dry sweeping of large areas.	Developer / Principal Contractor
AQ44	Dust Mitigation – Measures Specific to Trackout	Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.	Developer / Principal Contractor
AQ45	Dust Mitigation – Measures Specific to Trackout	Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.	Developer / Principal Contractor
AQ46	Dust Mitigation – Measures Specific to Trackout	Record all inspections of haul routes and any subsequent action in a site log book.	Developer / Principal Contractor

AQ47	Dust Mitigation – Measures Specific to Trackout	Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems or mobile water bowzers, and regularly cleaned.	Developer / Principal Contractor
AQ48	Dust Mitigation – Measures Specific to Trackout	Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).	Developer / Principal Contractor
AQ49	Dust Mitigation – Measures Specific to Trackout	Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.	Developer / Principal Contractor
AQ50	Dust Mitigation – Measures Specific to Trackout	Access gates should be located at least 10 m from receptors, where possible.	Developer / Principal Contractor
ES Chapter 8 – Landscape and Visual Effects			
LV1	To reduce the visibility of construction activity, provide a less visually cluttered appearance to the emerging built form and limit the sense of fragmentation of the landscape structure.	<p>The use of hoarding around the construction site where visual receptors are in close proximity.</p> <p>Locating compounds and stockpiles in the least visible locations within the Site and limiting movement of material between stockpiles so that these do not shift over time.</p>	Developer / Principal Contractor
LV2	Controlling the lighting of construction compounds and machinery to minimise upward and outward light pollution.	Through lantern design, direction and baffling and, in addition, ensuring that only the minimum area is lit for the minimum period.	Developer / Principal Contractor
LV3	To avoid damage to retained areas of open grassland.	Ensure vehicles and machinery follow set access route where possible.	Developer / Principal Contractor
LV4	To ensure that adverse visual effects of construction are not experienced by residential receptors at times when they could reasonably expect a cessation of construction activity, for example evenings and weekends.	Agree appropriate working hours with Havant Borough Council.	Developer / Principal Contractor
LV5	To ensure retained existing trees are protected during construction.	Install appropriate tree protection for retained trees, based on the submitted outline tree protection plan and subject to more detailed advice from a specialist arboriculturist at the point of detailed planning submissions.	Developer / Principal Contractor

ES Chapter 9 – Biodiversity			
B1	Avoid damage to retained habitats.	Siting of compounds, storage areas, and haul routes to avoid direct effects on retained habitats	Developer / Principal Contractor
B2	Avoid damage to retained habitats.	Exclusion of construction activities from retained habitats and the root protection areas of retained trees and hedgerows.	Developer / Principal Contractor
B3	Mitigate disturbance to nocturnal fauna.	Restrictions on working hours and the use of external lighting.	Developer / Principal Contractor
B4	Avoid harm to or disturbance of nesting birds.	Appropriate seasonal prescriptions for the clearance of potential nesting bird habitat.	Developer / Principal Contractor
B5	Avoid harm to badger and other terrestrial mammals.	Measures to avoid the entrapment of terrestrial mammals within excavations and the fragmentation of their dispersal routes by fencing or hoarding.	Developer / Principal Contractor
B6	Maintain current information on ecological constraints.	A suite of update and pre-commencement protected species surveys to be conducted at subsequent project stages.	Developer / Principal Contractor
ES Chapter 10 – Cultural Heritage			
None – archaeological investigation listed as additional mitigation.			
ES Chapter 11 – Water Environment			
WE1	Fluvial Flood Risk	<p>The CEMP will be prepared and implemented to manage the identified flood risk during the works (for any construction activities located within Flood Zones 2 and 3).</p> <p>This will include the preparation of an emergency plan (including emergency evacuation of construction personnel) to be implemented if/when a flood warning is received, contain information on prevention measures to avoid pollution including stopping materials from floating away and how temporary works that may increase the risk of flooding may be safely and swiftly removed.</p>	Developer / Principal Contractor
WE2	Sediment Mitigation	<p>Silt traps or fences are to be deployed to prevent sediment from land-based construction entering any of the water bodies.</p> <p>Excavated sediment is to be stored away from water bodies to prevent re-entry into the water bodies.</p>	Developer / Principal Contractor

WE3	Pollution Mitigation	<p>During construction, standard mitigation measures will be put in place to minimise the potential effects posed to water quality. The EA provide details with regards to this (now archived), in Pollution Prevention Guidelines 5: Works and Maintenance In or Near Water (2018) and Pollution Prevention Guidelines 6: Working at Construction and Demolition Sites (2012).</p> <p>The construction works will be appropriately phased to ensure that the surface water drainage system is in place as early as possible within the construction programme. The strategy will be designed with appropriate pollution control measures to intercept contaminants produced as a result of the construction works. These measures will be incorporated into the construction works by the contractor through the CEMP.</p> <p>Accidental pollution impacts can be limited by having good working practices in place including well maintained equipment in order to highlight and repair damaged or suspect equipment.</p> <p>Spill kits are to be positioned at strategic locations on site and thorough training provided for staff to ensure a rapid and effective response to any pollution incidents that occur on site.</p> <p>Certified bunded storage containers for chemicals and other potential pollutants will reduce the risk of pollutants entering the environment from improper storage. Use of equipment chemical nappies will also limit the impact from minor spillages and leaks.</p> <p>Suitable buffer strips and bunds to limit the possibility of accidental pollution incidents.</p>	Developer / Principal Contractor
ES Chapter 12 – Agriculture			
AG1	Maintain soil quality and functions.	Preparation of an Outline Soil Resource Management Plan.	Developer / Principal Contractor

7.0 Liaison and Consultation Requirements

7.1.1 This section will include requirements for prior authorisation or provision of monitoring data, along with key internal and external contacts, for example:

- Environment Agency contacts;
- Neighbour notification contacts.

7.1.2 The specific detail of this section will be updated following granting of planning consent.

8.0 Register of Variations

- 8.1.1 This section will record changes to construction methods, design and mitigation and the implications of these changes and authorising personnel.
- 8.1.2 The specific detail of this section will be updated following granting of planning consent.

9.0 Technical Studies

- 9.1.1 This section will record changes to construction methods, design and mitigation and the implications of these changes and authorising personnel.
- 9.1.2 The specific detail of this section will be updated following granting of planning consent.