

- 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 The contractors will comply with the appropriate guidance notes and statutory procedures in the identification, handling, storage, recovery and disposal of waste.
- 10.4 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.
- 10.5 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

- 10.6 Operational waste from the Phase 3A/3B units will be stored in each unit with receptacles segregating waste streams. However, the scheme is speculative and the final users and waste streams are as yet unknown.
- 10.7 The site office waste and site office recycling waste from the Phase 3A/3B works will be located in/or next to the Phase 3A/3B site compound.
- 10.8 The general site waste from the Phase 3A/3B works will be stored in dedicated storage areas close to the Phase 3A/3B site compound. This will include dedicated hazardous waste storage containers/areas.

Monitoring

- 10.9 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.

- 10.10 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.
- 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 of 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, particularly the Chichester and Langstone harbour designated sites.

Appendices

Appendix A

Risk Assessment

RISK ASSESSMENT: CEMP**Job Number:**

14549

Job Title:

Langstone Park Phases 3A/3B



Activity or work to be undertaken	Description of working environment
Phases 3A/3B of the development: Demolition of Building 5000 and erection of three buildings with associated vehicular access, car parking, servicing, landscaping, and all ancillary and enabling works at Langstone Park.	Demolition and 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 any works that impact 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, injure, 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	Nesting bird check prior to demolition and tree felling works if undertaken during the breeding bird season. If nests are found then a 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	Spreading of invasive plants, e.g. cotoneaster.	4	3	12	AC	If any invasive plant species are identified on site during the works, 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 off to prevent unauthorised access into the area which could result in its spread across the site, or even off site.	3	2	6
Excavation of trenches	Potential harm of protected species or damage of shelters, such as reptiles, amphibians, and badgers setts. Also 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.	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 nearby 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. Store fine material, such as soil, sand, away from any water courses.	2	3	6

Dust and silt	Dust and particles could result in poor eyesight, 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 near sensitive ecological receptors/ protected species is reduced.	2	1	2
Welfare and wellbeing	Lack of suitable welfare and wellbeing could result in employee issues and potential legal issues.	2	2	4	AC	If a principal contractor is managing a site then they will be responsible under CDM Regulations to provide suitable welfare and resting areas.	2	1	2

Further information

Risk Matrix Table 1. CEMP.

	Name:	Position	Date
Prepared by:	Chloe Ruddell	Environmental Consultant	22/05/2026
Checked by:	Billie Clifford	Senior Environmental Consultant	22/05/2026

Table 1: Risk matrix table (Severity multiplied by Likelihood)

		Likelihood (L)				
		Rare 1	Unlikely 2	Possible 3	Likely 4	Almost certain 5
Severity (S)	Negligible 1	1	2	3	4	5
	Minor 2	2	4	6	8	10
	Moderate 3	3	6	9	12	15
	Major 4	4	8	12	16	20
	Catastrophic 5	5	10	15	20	25

Critical /High risks (15 to 25) – Unacceptable. The proposed works needs to be reviewed and/or changed, or mitigating action must be implemented to reduce risks, before works commences.

Moderate risk (5 to 12) – Acceptable: the activity, equipment, systems of work must be reviewed and where reasonably practicable additional measures identified and implemented to reduce the risk to low, where possible.

Low risk (1 to 4) – Acceptable: Usually, no further action will be required except for monitoring to make sure that the risk levels do not change. However, if it is possible to reduce the risk levels still further, by using controls that are reasonably practicable, then this should be done.

Value		Severity (type of injury/illness/environmental issues)
5	Catastrophic	<ul style="list-style-type: none"> Fatality or major injuries. Illness/ medical condition result incapacity to work. Major pollution incident, and/or toxic environmental damage. Legal non-conformity.
4	Major	<ul style="list-style-type: none"> Fracture of major bone or skull, loss of limb or eye. Any injury/illness leading to more than 1 month off work. High environmental damage.
3	Moderate	<ul style="list-style-type: none"> Fractures (hand, wrist, ankle etc.) Any other injury/illness leading to between 3 days and 1 month off work. External medical treatment required. Medium environmental damage.
2	Minor	<ul style="list-style-type: none"> Minor ill health. Injury/illness leading to less than 3 days off work Some minor first aid required. Low environmental damage.
1	Negligible	<ul style="list-style-type: none"> Minimal or no environmental or health and safety issues. No injuries requiring first aid requirements.

Value		Likelihood of occurrence
5	Almost certain	<ul style="list-style-type: none"> Will undoubtedly happen/recur possibly frequently. Expected to occur in normal circumstances (75-100%). [Legal non-conformity although not likely to happen will be given a default rating of 25, to show its severity and importance].
4	Likely	<ul style="list-style-type: none"> Will probably happen/recur but it is not a persisting issue. Probably will occur in time (50-75%).
3	Possible	<ul style="list-style-type: none"> Might happen or recur occasionally. May occur in time (25-50%).
2	Unlikely	<ul style="list-style-type: none"> Very unlikely to occur, only in exceptional circumstances, but it is possible it may do so (25%).
1	Rare	<ul style="list-style-type: none"> This will probably never happen. No previous incidence of non-compliance (less than 1%).

Hierarchy of Control:

Abbreviation	Hierarchy of Control (HC)	
E	Elimination	Eliminate the hazard.
S	Substitution	Provide an alternative that is capable of performing the same task and is safer to use.
EC	Engineering Controls	Provide or construct a physical barrier or guard.
AC	Administrative Controls	Develop policies, procedures and guidelines, in consultation with employees, to mitigate the risk. Provide training, instruction and supervision about the hazard.
PPE	Personal Protective Equipment	Personal equipment designed to protect the individual from the hazard.

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.

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Revisions: _____ Drawn/Chkd: _____ Date: _____

PHASE 3A				GEA			
Ut	GF (m²)	FF (m²)	Total (m² / ft²)	Ut	GF (m²)	FF (m²)	Total (m² / ft²)
8.	2,294	405	2,699 / 29,051	2,817	30,321		
9.	1,624	286	1,910 / 20,559	1,996	21,484		
SUB			4,609 / 49,610	4,813	51,806		
PHASE 3B							
10.	2,159	296	2,455 / 26,425	2,546	27,404		
11.	2,313	409	2,722 / 29,299	2,831	30,472		
12.	4,437	606	5,043 / 54,282	5,214	56,123		
SUB			10,220/11,000	10,591/114,000			
TOTAL			14,829/159,618	15,404/166,074			

- KEY
- PHASE 3A / 3B BOUNDARY
 - SOFT LANDSCAPE
 - TARMACADAM SURFACING
 - BRUSHED CONCRETE SERVICE YARD
 - NATURAL BLOCK PAVING TO VEHICLE PARKING BAYS
 - CHARCOAL BLOCK PAVING TO VEHICLE AREAS
 - CHARCOAL BLOCK PAVING TO PEDESTRIAN AREAS
 - WELL CONSOLIDATED GRAVEL
 - RETAINING WALL, HANDRAIL TO TOP OF WALL
 - 2.4m HIGH SECURITY FENCE
 - TWO TIER CYCLE SHELTER - PROVIDING 20 SPACES PER SHELTER
 - DOUBLE ELECTRIC VEHICLE CHARGING POINTS / DUCTS FOR FUTURE POINT (10%)
 - DUCTS FOR FUTURE DOUBLE CHARGING POINTS (20%)
 - CAR SHARE PARKING SPACES (5%)
 - DROP KERB
 - PROPOSED TREES
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES APPROVED FOR REMOVAL UNDER OUTLINE CONSENT (AS PER ECOLOGIST SURVEY)
 - INDICATIVE LOCATION OF BAT BOXES (AS PER ECOLOGIST SURVEY)
 - INDICATIVE LOCATION OF BIRD BOXES (AS PER ECOLOGIST SURVEY)
 - PEDESTRIAN PRIORITY ROUTE

PARKING PROVISIONS:

Layout proposes a total of 342 car parking spaces.

Unit 8 - 62 car parking spaces.
Unit 9 - 41 car parking spaces.
Unit 10 - 42 car parking spaces.
Unit 11 - 62 car parking spaces.
Unit 12 - 135 car parking spaces.

CYCLE STORAGE PROVISIONS:

The layout proposes a total storage for 100 cycles across the site.



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Architecture
Landscape
Town Planning
Masterplanning
Urban Design

Client: HAVANT SARL

Project: LANGSTONE PHASE 3A / 3B

Drawing Title: PROPOSED SITE PLAN

Job No:	11747	Project Stage:	PL	Status:	PLANNING
First Issue Date:	MAY 26	Scale:	B1	Lead Checker:	ME
Project:	-	Originator:	-	Zone:	-
	-	Level:	-	Type:	-
	-	Rate:	-	Doc No:	004
	-		-	Rev:	-

BM File Name: _____

Appendix C

Timetable of Ecological Work



Timetable of Works

Activity	Timing	Comments	Person Responsible
Install fences/ barrier/signs	ASAP 2026	The project ecologist can provide advice	Principal contractor/ site manager (with advice from project ecologist)
Tree felling	October 2026 to end of February 2027	Nesting bird check by an ecologist required if undertaken outside of the breeding bird season	Principal contractor/ site manager (with advice from project ecologist)
Demolition of buildings	October 2026 to end of February 2027	Nesting bird check by an ecologist required if undertaken outside of the breeding bird season	Principal contractor/ site manager (with advice from project ecologist)
Construction of buildings	Any time when required	The project ecologist can provide advice if required	Principal contractor/ site manager
Site inspections to ensure ecological controls/barriers /receptors are not damage/disturbed	Everyday during the demolition and construction phase	If there are issues then the project ecologist can provide advice	Principal contractor/ site manager

Appendix D

Ecological Receptor Location