



Construction Environmental Management Plan (CEMP)

Land at Langstone Technology Park
Phases 3A/3B

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1. Introduction

Background

- 1.1 Phlorum Limited was commissioned by Havant Sarl to compile a Construction Environmental Management Plan (CEMP) in relation to masterplan Phases 3A/3B of the proposed development at the Land at Langstone Technology Park, here on referred to as 'The Site'.
- 1.2 The National Grid Reference for the centre of the site is SU 71243 05697. The survey area for Phase 3 extended over approximately 3.2 hectares (ha). Langstone Park as a whole extends over 16 ha.
- 1.3 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.
- 1.4 Phlorum Ltd (Phlorum), as specialist environmental consultants experienced in the management of major construction projects, has been appointed by Havant Sarl to develop a CEMP which will be submitted to all contractors likely to be involved in the project. Compliance with the CEMP will be a mandatory contractual requirement and compliance will be confirmed by Phlorum through monitoring and auditing.
- 1.5 This version of the report has been produced to update the Site Plan in Appendix B.

Proposed Development

- 1.6 The proposed development in Phases 3A/3B involves the erection of three flexible employment buildings comprising five units (Units 8-12) in two phases (Phase 3a and Phase 3b), providing a total of 15,404m² (GEA) of employment floorspace for uses falling within Use Classes E(g)(ii), E(g)(iii), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), together with associated vehicular access, car parking, servicing, landscaping, and all ancillary and enabling works at Langstone Park, Havant.

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 development in any phase;

- 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 report is focused on Condition 24 the Construction Environmental Management Plan (CEMP).

1.9 Condition 24 contains sections relating to traffic management and mineral recovery. These are not dealt with in this report. 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 [This is to be prepared and submitted separately pursuant to Condition 24 and will sit alongside the CEMP.]

- 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 abnormal 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: **[Baynham Meikle, 2026]**

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 Spas functional land:

- 🌱 Noise/visual/vibrational impacts **[Section 4.15, Chapter 5 and Appendix A]**
- 🌱 Visual screening (for SPA birds) **[Sections 5.8-5.10 and Chapter 6]**
- 🌱 Storage of construction materials/chemicals and equipment **[Chapter 7 and Sections 10.6-10.8].**
- 🌱 Dust suppression **[Chapter 8 and Appendix A]**
- 🌱 Chemical and/or fuel run-off from construction into designated sites **[Chapter 9 and Appendix A].**
- 🌱 Waste disposal. **[Chapter 10]**

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.

Reason: To mitigate any adverse impact from the development on the A27 and to ensure that the A27 continue to be effective parts of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety. To ensure that environmental impacts are controlled and where necessary mitigated including impacts on the SPA. All having due regard to policies CS11, CS15, CS20 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework."

- 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 erection of three new buildings with associated vehicular access, car parking, servicing, landscaping, and all ancillary and enabling works (Phase 3).

- 1.11 It is understood that a phase-specific Construction Traffic Management Plan will be produced in a separate document in order to manage impacts on the strategic road network. This will align with the Framework Construction Traffic Management Plan which has been approved pursuant to Condition 8.
- 1.12 It is understood that a statement in relation to minerals recovery has been produced in a separate document by Baynham Meikle (2026) in accordance with the minerals recovery statement required under Condition 24.
- 1.13 This CEMP relates to Phases 3A/3B. Further CEMPs will be required for the other phases of the development.

Previous Reports

- 1.14 This document has been developed with reference to the findings contained within the previous Preliminary Ecological Appraisal (PEA – Phlorum, 2022) and Biodiversity Net Gain Assessment (BNG – Phlorum, 2022) for the wider Langstone Park Masterplan, as well as the PEA (Phlorum, 2026) which specifically relates to Phase 3A/3B of the masterplan development.

CEMP Report

- 1.15 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 environmental legislation may necessitate amendments to this document at a later stage.
- 1.16 The CEMP has been produced in accordance with the Guidelines for Ecological Report Writing (CIEEM, 2017) and BS42020:2013 Biodiversity – Code of practice for planning and development (2013).

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 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.
- 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 contractors shall be required to continuously review the CEMP in conjunction with the Main Client, on the basis of discussions with the Local Planning Authority (LPA) and other relevant statutory bodies.

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.

- 2.8 Other important environmental legislation includes, but is not limited to, the following: Environmental Protection Act 1990, Air Quality Strategy for England, Scotland, Wales and Northern Ireland (Volumes 1 and 2) July 2007, Air Quality (England) Regulations 2000, Environment (Miscellaneous Amendments) (EU Exit) Regulations 2020, Department for Environment, Food & Rural Affairs' (Defra) Environmental Improvement Plan 2025, National Planning Policy Framework (NPPF), National Planning Practice Guidance (PPG), Noise Policy Statement for England (NPSE), Professional Practice Guidance on Planning and Noise (ProPG), British Standard (BS) 8233: 2014 Guidance on sound insulation and noise reduction for buildings, World Health Organisation (WHO) Guidelines for Community Noise (1999) and Noise Insulation Regulations 1975 (as amended 1988).

Structure and Responsibility

- 2.9 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.
- 2.10 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

- 2.11 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.
- 2.12 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 site 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 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.

Existing Site

- 4.3 During the 2022 PEA the habitats within the Phase 3A/3B area comprised buildings, hardstanding, amenity grassland, introduced shrub, scattered trees, standalone trees and ruderal vegetation.
- 4.4 The updated PEA for Phase 3A/3B (Phlorum, 2026) found the Phase 3A/3B development area comprised buildings, other developed land, development site, ruderal, modified grassland, non-native and ornamental hedgerow and a tree.
- 4.5 During the masterplan PEA (Phlorum, 2022), it was found that the Langstone Park masterplan site offered potential for roosting bats, breeding birds, foraging badgers, hazel dormice, reptiles, water voles, otters, stag beetles, and hedgehogs. During the 2022 survey, specimens of cotoneaster (*Cotoneaster sp.*) 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 (*Buddleja davidii*) was also seen which is not listed under Schedule 9 Part II of the WCA but appears on the Non Native Species Secretariat (NNSS, 2024).
- 4.6 However, the updated PEA for Phase 3A/3B (Phlorum, 2026) concluded that potential populations of roosting bats, badgers, hazel dormice, reptiles, water voles, otters, stag beetles and hedgehogs will not be affected by the works. The habitats within the Phase 3A/3B area were unsuitable for these species. As a result, the main protected species that could be impacted by the works in Phase 3A/3B of the development are nesting birds. No invasive plant species listed under Schedule 9 Part II of the Wildlife and Countryside Act 1981 (as amended) were seen within the Phase 3A/3B development area. However, specimens of buddleia, shrubby honeysuckle and Norway maple were recorded. These species appear on the Non Native Species Secretariat register of species that are of concern.

Risk Assessment

- 4.7 A risk assessment has been carried out of the potentially damaging activities on site. These include the following:

-  Demolition;
-  Clearance of habitat (e.g. vegetation clearance);
-  Piling and use of heavy machinery;
-  Excavation of trenches;
-  Work in proximity to tree root protection areas;
-  Potential impact on nesting birds;
-  Invasive plant species;
-  Dust /silt pollution; and
-  Potential pollution incident.

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

Control Measures

Ecological Receptor Location

- 4.9 An ecological receptor location will be maintained on the wider 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 remain the same as the previous development phase (Phase 2), in an area which will not be disturbed by the future works on site. The area of scattered trees and broad-leaved woodland to the east and southeast of the Phase 3A/3B development area is being retained so has been identified as a suitable ecological receptor location.
- 4.10 The ecological receptor location is shown in Appendix D.

Demolition and Construction Works

- 4.11 Phase 3A will involve the construction of a new building and associated works on the cleared B6000 site. Phase 3B will involve the demolition of B5000 and subsequent construction of the remaining two buildings and associated works. The works will involve the demolition of Building 5000 (Phase 3B) as well as the construction of three buildings with associated vehicular access, car parking, servicing, landscaping, and all ancillary and enabling works at Langstone Park.
- 4.12 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.
- 4.13 It is recommended that the demolition of the building takes place outside of the breeding bird season (see Nesting Birds section below). 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.
- 4.14 Appendix B provides a figure showing the site plan.

Vegetation Clearance

- 4.15 The works will include the vegetation clearance of grassland, trees, hedgerow and shrubs. It is recommended that the tree felling works occur 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 Use of Heavy Machinery

- 4.16 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

- 4.17 Ensure that excavations are covered at night or a ramp installed to allow wildlife to escape.

Tree Protection

- 4.18 The Arboricultural Impact Assessment (SJ Stephens Associates, 2026) states tree protection fencing is not deemed necessary for the Phase 3A/3B works as existing site hoarding protects the offsite adjacent trees. The site hoarding must be maintained in situ for the duration of the Phase 3A/3B works. The trees along the access road through Langstone Park are set back at a sufficient distance from the carriageway and therefore tree protection fencing is not required in this area.

Nesting Birds

- 4.19 The Norway maple at the southwest will be felled in order to facilitate the Phase 3A/3B development works. As part of Phase 3B, Building 5000 will be demolished. Tree felling and building demolition is recommended to take place outside the main bird nesting season which runs from March to September inclusive, with clearance works possible between October and February. Where this is not possible, the ecologist will check 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

- 4.20 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).

- 4.21 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 3 development area. However, during the masterplan PEA (Phlorum, 2022), specimens of cotoneaster (*Cotoneaster sp.*) were found within the woodland to the east and southeast of the Phase 3 site, and within an area of introduced shrub to the northwest. Five species of cotoneaster are listed in Schedule 9 Part II of the Wildlife and Countryside Act 1981 (as amended).
- 4.22 The contractors will need 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 suitably qualified invasive plant specialist.
- 4.23 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

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

Protection of Habitats – Biodiversity Protection Zones

- 4.27 Consistent with the approach for Phase 2, the principal contractor will be responsible for ensuring that the areas of vegetation outside of the Phase 3A/3B development area are protected during the construction 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 and southeast of the Phase 3A/3B development area. The use of protective fences, and exclusion barriers are not required for this area. However, contractors must be informed that the biodiversity protection zone is protected and must not be damaged.
- 4.28 The location of the biodiversity protection zone is shown in Appendix D.

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 development.

Sensitive Receptors

- 5.2 The masterplan Preliminary Ecological Appraisal (PEA) desk study (Phlorum, 2022) showed the masterplan site to be predominantly industrial with buildings and hardstanding. The Phase 3A/3B PEA (Phlorum, 2026) showed the Phase 3A/3B development area comprised buildings, other developed land, development site, ruderal vegetation, modified grassland, non-native and ornamental hedgerow and a tree. 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.
- 5.3 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 as Sites of Special Scientific Interest (SSSIs). Nearby residential properties are also sensitive receptors that must be protected from excessive noise and vibration levels during the works.

Noise and Vibration Control Measures

- 5.4 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).
- 5.5 It is understood that a Technical Note will be produced by an acoustics consultant in relation to external mechanical plant for the proposed development.
- 5.6 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.

- 5.7 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

- 5.8 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).
- 5.9 Where possible, machinery used should be below the height of nearby buildings.
- 5.10 Details of visual screening for SPA birds can be found in Section 6.

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 surveys (2022 and 2026) 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 3A/3B development area comprised buildings, hardstanding, a development site, ruderal vegetation, amenity grassland, non-native hedgerow and a tree. Within the wider vicinity, the area is mainly industrial and residential. To the south there are 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 3A/3B 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 will be 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 Suppression

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, 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 significant quantities of dust into the atmosphere beyond the construction site boundary, the contractors will undertake appropriate mitigation at source to minimise any emissions. 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 or air and soil.

Monitoring

- 8.4 The contractor shall undertake dust monitoring at sensitive locations, as necessary. As a minimum this should include regular visual site inspections for dust and, depending on the magnitude of any dust emissions, potentially dust deposition and/or particulate matter (PM₁₀) monitoring. The monitoring protocol should be reviewed as the construction project progresses and/or when new operations leading to dust emissions are implemented on site.

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 the 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 as Sites of Special Scientific Interest (SSSIs).

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 Environment Agency (EA).
- 9.4 If water is discharged either to a controlled water source or a sewer, then the appropriate discharge consent licence 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.