GRAINGER PLC
SOUTHERN PRIMARY SCHOOL
SUBSTATION
BEREWOOD, WATERLOOVILLE,
HAMPSHIRE

OUTLINE CEMP

APRIL 2024

the journey is the reward

GRAINGER PLC
SOUTHERN PRIMARY SCHOOL SUBSTATION
BEREWOOD, WATERLOOVILLE, HAMPSHIRE

OUTLINE CEMP

APRIL 2024

Project Code:	**27857 - GTWVilleSchSub(CEMP).9**
Prepared by:	**Rebecca Kingston/Andrea Hughes**
Issue Date:	**April 2024**
Status:	**FINAL REV 1**

Mayer Brown Limited, Lion House, Oriental Road, Woking, Surrey GU22 8AR
Telephone 01483 750508 Fax 01483 750437 wokingoffice@mayerbrown.co.uk www.mayerbrown.co.uk

Grainger plc
School Substation
Berewood, Waterlooville, Hampshire
Outline CEMP

List of Contents

Sections

Tables

Figures

Drawings

Appendices

APPENDIX A: Grainger Key Performance Indicators

APPENDIX B: Environmental Risk Assessment

APPENDIX C: Environmental Method Statements

APPENDIX D: Incident Response Plan

1 Introduction

1.1 This Outline Construction Environmental Management Plan (CEMP) indicates the management framework required for the planning and implementation of the proposed site works, in accordance with environmental commitments identified within the Environmental Statement and any requirements of planning conditions or Section 106 legal agreements. Its purpose is to reduce the risk of adverse impacts resulting from construction on sensitive environmental resources, and to minimise disturbance to local residents and other sensitive receptors. The Outline CEMP describes the checking, monitoring and audit processes that will be required to ensure works are being undertaken in accordance with these requirements, together with measures to ensure that appropriate corrective actions or mitigation measures are taken. The Outline CEMP will form part of the overall Project Management and as such, activities described will be integrated with other Quality, Sustainability and Health and Safety management processes.

1.2 The provision of the works is subject to the discharge of Condition 11 of the Winchester City Council Decision. Therefore, this Outline CEMP will include for the specific RMA condition set out below:

1.3 Condition 11 states:

"No development within a reserved matters area shall take place until a Construction Environmental Management Plan (CEMP) which should be in accordance with the ecological mitigation measures set out in Environmental Statement and the ecological mitigation plan submitted for that Reserved Matters Application, has been submitted for each particular reserved matters application, and approved by the Local Planning Authority, to include details of:

i. construction traffic routes in the local area;
ii. parking and turning of operative, construction and visitor vehicles;
iii. loading and unloading of plant and materials;
iv. piling techniques;
v. storage of plant and materials;
vi. programme of works (including measures for traffic management);
vii. all deliveries and building works which should only be carried out between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours Saturday and no time on Sundays or recognised public holidays;
viii. provision of boundary hoarding and lighting including construction lighting;

ix. protection of trees, hedgerows and other natural features to be retained including their management until such time as they are adopted;

x. details of proposed means of dust suppression and noise mitigation;

xi. measures to protect the listed building as necessary;

xii. details of measures to be taken to prevent mud from vehicles leaving the site during construction;

xiii. measures to prevent pollution of the watercourse during construction;

xiv. the handling and management of construction waste;

xv details of surface water runoff; and

xvi construction lighting."

1.4 The specific responses to these requirements are contained within the relevant sections of the document and specifically within **Section 5**.

2 Project Outline

Overview

2.1 Berewood is located to the immediate west of Waterlooville and north of Portsmouth in Hampshire. The A3 forms the eastern boundary of the site and the northern boundary extends towards Hambledon Road. The western boundary is formed by woodland belts and hedgerows to the east of Newlands Lane. The main part of the site extends south to Purbrook Gardens, with the southern access part of the site extending further south to near Purbrook Heath Road. The built-up area of Waterlooville borders the eastern boundary of the site with the town centre immediately to the east. The Hambledon Road Local Centre is located to the north east and the Purbrook Local Centre to the south east. Brambles Business Park is located north west of Waterlooville Town bordering the site perimeter. The extent of the Berewood site is illustrated in **Figure 2.1** below.

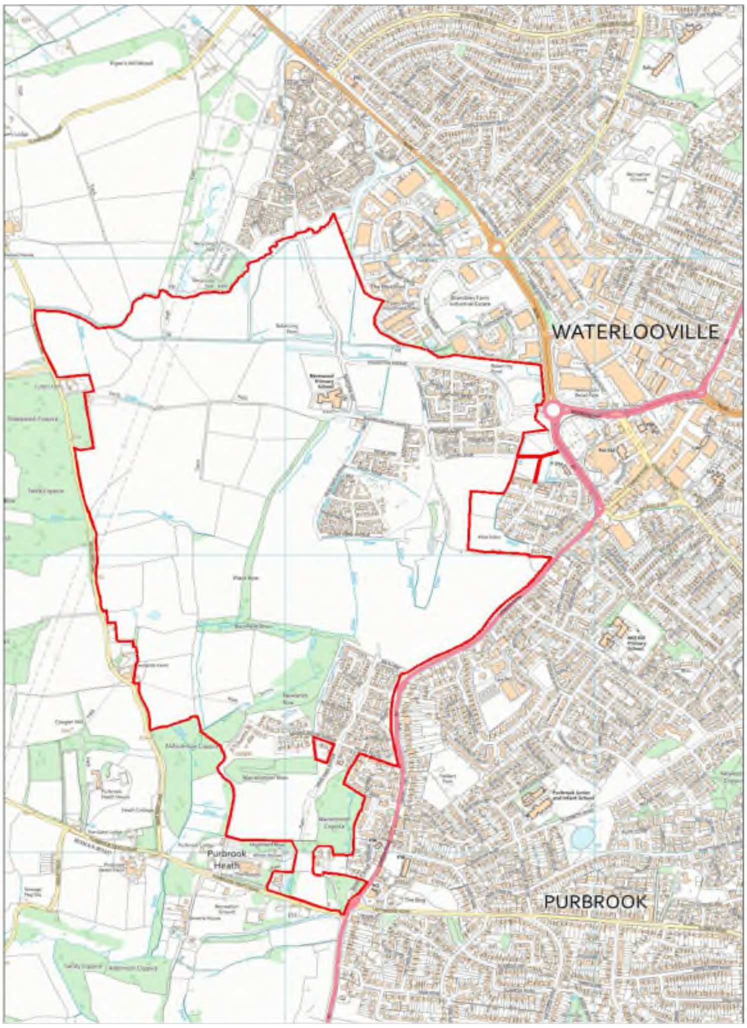


Figure 2.1 Berewood Site in Relation to Local Highway Network

2.2 Works have been ongoing at the Berewood site since 2008. In this time the main Development access off Maurepas Way has been constructed, enabling Phase 1 - Linnet Rise, to be built out. A separate Design and Build contract has also been completed on the 'PRS' site in the northern section of Berewood, adjacent to the Brambles Business Centre. In addition, Berewood Primary School has been completed and works are completed and nearing completion at Phases 9a b and 10a - Elm Green to the rear of the school. Works to the Western Link Road and associated SuDs behind this area are currently in progress.

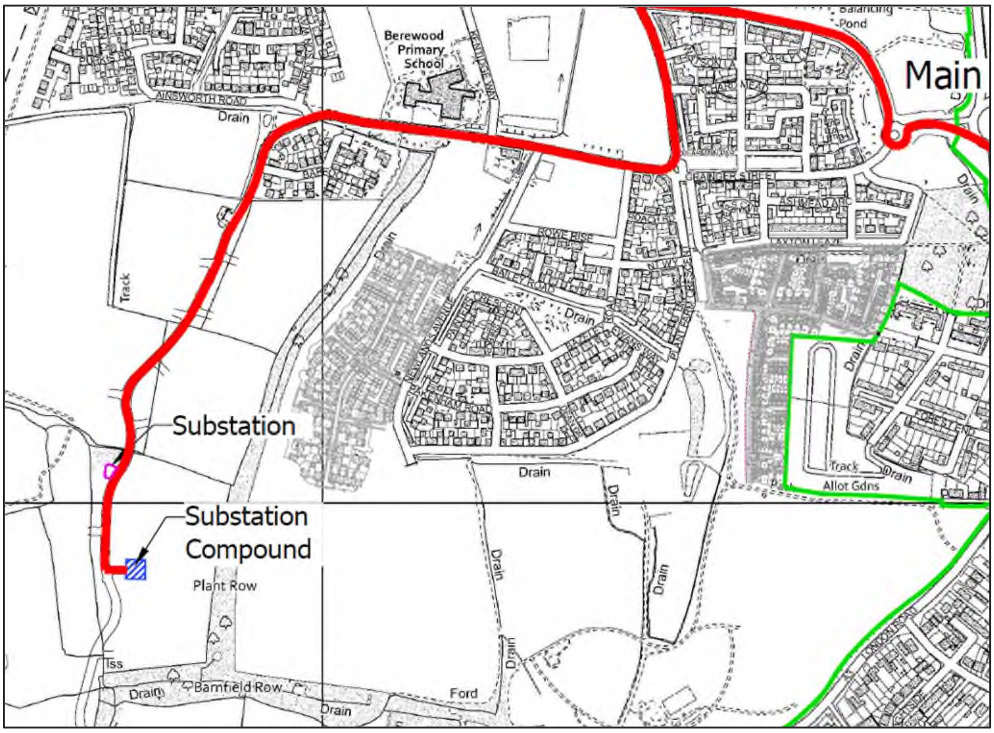
2.3 The Berewood Site Office has also been completed and adjacent works at 5a - Woodland Edge are in progress. Works to Phase 3b - Larkfields, adjacent to London Road have also begun.

2.4 Works to Phase 3a – Berewood Green have also been accessed from this portion of the site and are completed.

2.5 Infrastructure works have taken place which include the provision of access to the Commercial Area via a Segmental Arch Bridge. This enabled a length of River Channel to be realigned and restored to provide riverside walks & habitats. The northern pumping station, rising main and multi-use greenway which runs almost the full extent of the site, north to south have also been completed. All infrastructure works have included for the provision of stabilised haul roads, extensive drainage & SuDS features, streetlighting and associated landscaping and tree planting. All major services have been installed for developers to connect to. In addition, works are in various stages of completion within the employment land at Proxima Park to the north of the River Wallington.

2.6 A further access off London Road, in the southern portion of the site has also enabled Phase 2 – Yew Gardens and 13a – Oak Vale to be completed. Phase A of the Town Park works are completed as are initial works to the cricket pitch.

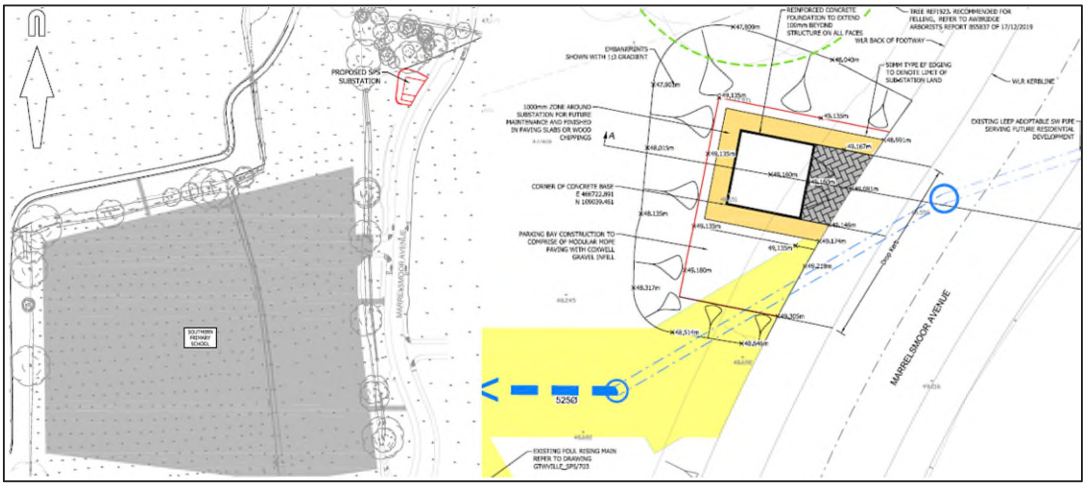
2.7 This CEMP relates to the build out works associated with the provision of the Southern Primary School Substation. This location is illustrated in **Figure 2.2:**



(DERIVED FROM MAYER BROWN DRAWING GTWVILLE_SPS/TP/03)

Figure 2.2: Location of Southern Primary School Substation and Compound

2.8 The proposed works are illustrated in **Figure 2.3**:



(DERIVED FROM MAYER BROWN DRAWING GTWVILLE_SPS/GA/01)

Figure 2.3: Southern Primary School Substation Proposed Works

Proposed Works

2.9 The works include for the infrastructure associated with the construction of a substation for the Southern Primary School, as illustrated above. Contract drawings and specific contractor responsibilities will be the subject of other documents. Works on site may include for, but are not limited to:

- Provision of compound facilities;
- Provision of substation;
- Set up of protective heras fencing and signage where required;
- Provision and maintenance of pollution control measures;
- Establishment of temporary wheel wash facilities as required;
- Provision of suitable surfacing;
- Topsoiling, grass seeding if required; and
- Management of topsoil and subsoil in accordance with a soil management plan as required.

2.10 All works at Berewood to date have been undertaken with the use of a CEMP management tool in order to control and manage potential environmental impacts. It is Winchesters requirement that all phases of the works are undertaken with the application of the same management principles. The appointed contractor will therefore be required to produce their own Detailed CEMP, prior to commencement, stipulating how the requirements of the Outline will be implemented on site.

3 CEMP Objectives

3.1 The Outline CEMP will ensure that:

- all environmental safeguards are carried out correctly
- site activities are well-managed
- adverse impacts on the environment are minimised
- the biodiversity of the site is conserved or enhanced
- all relevant legislation is complied with, and
- the project is monitored for environmental impact.

3.2 The Outline CEMP fits into the overall planning process of the project by complying with the conditions attached to the planning consent by Winchester City Council.

Site Environmental Standards

3.3 Site environmental standards will be based upon the above code and will detail the minimum measures that should be achieved for general operations that fall outside the risk assessment/method statement procedure designed to cover the majority of construction activities. They will cover the following issues:

- storage of materials;
- management of waste;
- water pollution;
- noise and vibration;
- air quality; and
- ecology

3.4 The standards will be used as a briefing tool on site.

Permits and Approvals

3.5 Where required, all consents, permissions and licences will be stored **within the Contractor's Detailed CEMP**. These will also be reviewed and updated where necessary, as works progress.

Environmentally Sensitive Receptors

3.6 The CEMP includes summary information taken from the Southern Primary School Substation Updated Ecology Assessment, which is based upon the **Lindsay Carrington**

Ecological Appraisals[1] [2] for the School Site in 2018 and Phase 11B housing site in 2023, both of which include or are adjacent to the substation study area. It is required that any contractors must review the Updated Ecology Assessment in the preparation of any Construction Method Statements (CMS) required prior to works commencing. This document has been reviewed in the production of an initial Environmental Risk Assessment and subsequent Method Statements and shall also be reviewed by the contractor. All mitigations must be in place, prior to the commencement of any works. The initial Risk Assessment and Method Statements are contained within **Appendices B** and **C** respectively.

Flora

3.7 The proposed location for the construction compound is largely bare earth or compacted aggregates with scattered species. Across all areas the vegetation comprises common and widespread species and is typical of those establishing on former arable or disturbed ground within the wider Berewood development.

Fauna

3.8 The site has been assessed for the presence of, or potential for:

- Badgers,
- Great Crested Newts;
- Bats;
- Reptiles;
- Dormice;
- Breeding Birds; and
- Wintering Birds

3.9 The ecology update assessment states that the impacts of the construction of the substation on ecological receptors will be limited. However, there is the potential for construction activities to impact foraging badgers, foraging or commuting bats and breeding birds. It is recommended retained habitat (mature woodland to the north of the application area) is protected through the erection of Heras fencing prior to works commencing.

3.10 The assessment notes that the recommendations set out in the 2023 LCES report to safeguard badgers, bats and breeding birds during the construction phase are still relevant to this application. These fauna, and a summary of the required mitigations

[1] Hannam, A (2018) *Ecological Appraisal and Phase 2 Surveys, School Site*, Berewood, Waterlooville, Hampshire PO7 7PS. LC Ecological Services, Wareham.
[2] E, P (2023) *Ecological Appraisal Phase 11B Berewood, Waterlooville Hampshire*, LCES, Wareham.

taken from the Lindsay Carrington Ecological Appraisal are discussed below. The mitigations discussed are also set out within the Method Statements within **Appendix C.**

3.11 While the habitat impacted by the substation is not considered to be suitable terrestrial habitat for common reptiles, an additional safeguard is recommended relating to reptiles and amphibians as follows:

"it is recommended the initial soil strip is supervised by an Ecological Clerk of Works (ECoW). In advance of works commencing the ECoW will undertake a finger-tip search of the substation site searching for common reptiles and amphibians. Provided no animals are found during the initial search the soil can be stripped from the site under supervision. This work would be undertaken between March and October.

If common reptiles or common amphibians are found they would be moved to the closest area of retained vegetation (the new SUDS features c70 metres west of the sub-station site). If a great crested newt is found, all work in that area will cease and Natural England will be contacted."

Badgers

3.12 While no evidence was found within 30m of the application area of badgers, active main setts are known to be present to the east and west of the application site. Additionally, fresh badger latrines were noted along the base of a tree line circa 40m east of the application area. It is therefore considered that the application site is highly likely to be used on occasions by both foraging and commuting badgers and recommendations are provided within **Table 5.2**.

Breeding Birds and Wintering Birds

3.13 The woodland to the north of the application area is suitable for nesting birds. Mitigations for Breeding Birds are provided in **Table 5.2.**

Bats

3.14 While the area around the substation is considered unlikely to provide a significant foraging resource for local bat populations, the hedgerows and trees within the wider site were considered to be of moderate value to foraging and commuting bats. As such, mitigations for Bats are provided in **Table 5.2**.

Topsoil

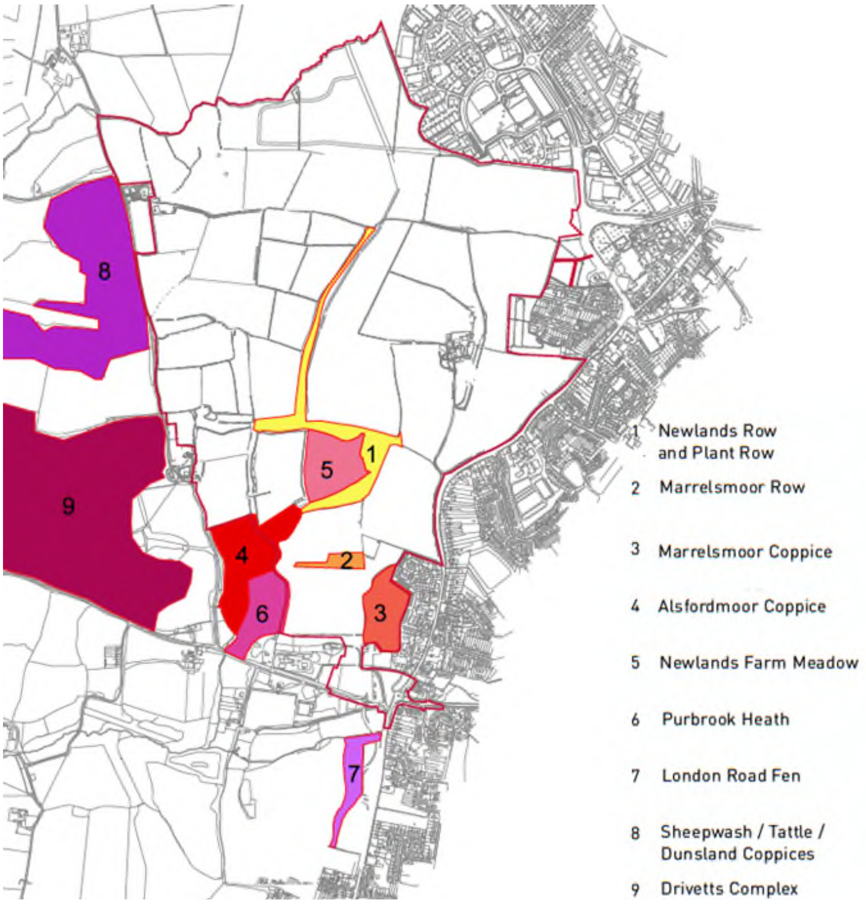
3.15 Where topsoil is required to be removed as part of the works, this will be undertaken and stored in accordance with the appropriate Construction Code of Practice[3] and Appendix K of the Institute of Environmental Management & Assessment Guide[4].

Archaeology

3.16 An archaeological Watching Brief will be maintained by the contractor to monitor the works, including topsoil stripping and excavation and to record any archaeological finds. Regular tool-box talks will be provided to operatives on procedures to follow upon encountering finds or unusual ground artefacts.

SINCs

3.17 Newlands Row and Plant Row Sites of Importance for Nature Conservation (SINC) lie directly adjacent to the site as indicated in **Figure 3.1**. Newlands Farm Meadow SINC lies approximately 100 metres to the southeast.



SOURCE:BIODIVERSITY BY DESIGN, NEWLANDS ENVIRONMENTAL STATEMENT 2010

[3] Department for Food and Rural Affairs (2009*) Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*. Defra, London.
[4] Stapleton, C *et al* (2022) *A New Perspective on Land and Soil in Environmental Impact Assessment*, IEMA, Lincoln

Figure 3.1 SINC Locations

3.18 Although no direct impacts are anticipated to the nearby SINC habitats, there is a potential for indirect impacts as a result of the proximity of the works. Therefore **Table 5.2** includes matters to be addressed to avoid impacts to the adjacent woodland.

Site Operatives

3.19 Site operatives will be protected from construction impacts by the adherence to on-site health and safety protocols and the use of all necessary Personal Protective Equipment

Humans

3.20 At this stage there are no residential dwellings located in the proximity of the works. However there is a potential for transient users of the local walking routes to be temporarily affected by intrusive noises and dust.

3.21 There is also a potential for residents along the access route to be impacted by unacceptable levels of noise and or dust /muds from construction vehicles. Receptors will be protected by the strict application of identified mitigation measures as set out within the Method Statements within **Appendix C.**

4 Planning and Control of Construction Works

CEMP Team

4.1 In order to enable efficient working practices on site, a CEMP team will be identified, with specific responsibilities delegated to each member. The team members required and their responsibilities are set out below.

Title	Contact Details	Responsibilities
Client's Senior Project Manager (PM)	Chris Williams 07990379610 CWilliams@grainagerplc.co.uk	The Client's Senior Project Manager will act with responsibility for managing the Project within the agreed environmental constraints and in conjunction with all other necessary management processes.
Client's Construction Project Manager (CPM)	James Rood 07904793379 James.rood@LFPLtd.com	The Client's Construction Project Manager oversee the Contractors and will act as a facilitator on environmental concerns between the PM and the Contractor.
Client's Environmental Manager (EM)	Andrea Hughes Mayer Brown Ltd 07974198231 ahughes@mayerbrown.co.uk	The Client's Environmental Manager will liaise with the PM, CPM, ES and Contractor and will be responsible for monitoring the performance of the project against the agreed environmental standards.
Client's Environmental Specialists (ES)	Jeff Picksley Holbury Consultancy Services 07788638938 Jeff.picksley@holburycs.co.uk	The Client's Environmental specialists will be available to provide advice as required
Contractors Project Manager (CPM)	TBC	The Contractors Project Manager act with responsibility for managing the Project within the agreed environmental constraints and in conjunction with all other necessary management processes.
Contractor's Site Manager (CSM)	TBC	The Contractors Site Manager will feed back to the Contractors Project Manager and will ensure that all environmental policies addressed in the CEMP are adhered to by operatives and sub-contractors throughout the construction phase.

Contractor's Environmental Manager (CEM)	TBC	The Contractors Environmental Manager will be responsible for overall Environmental issues arising from the project
Contractor's External Relations Officer – (CERO)	TBC	The Contractors External Relations Officer will be responsible for providing a point of contact for third parties and will be kept informed of all issues which may be of interest or concern.
Subcontractor(s)	**A list of subcontractors will be provided and stored within the Contractors detailed CEMP**.	The Contractor will be required to monitor the environmental and health and safety performance of all subcontractors to ensure compliance with the CEMP.
Environmental Health Officer – (EHO)	EHO Admin Gemma Crowfoot Winchester City Council 01962 8400222 ext 2172 gcrowfoot@winchester.gov.uk	A representative from the Local Authority's Environmental Health Department will be invited to attend CEMP Team meetings to ensure that the project is addressing all environmental issues raised during the project planning stage
Implementation Officer – (IO)	Chris Hughes (interim) Winchester City Council 01962 848375 chughes@winchester.gov.uk	A representative from the Local Authority's Planning Services Department will be invited to attend CEMP Team meetings to ensure that the project is addressing all planning issues raised during the project planning stage
Flood and Water Manager - (FWM)	Clare Mills Hampshire County Council Clare.mills@hants.gov.uk 01962846727	A representative from the County Council will be invited to attend CEMP Team meetings to ensure that the project is addressing all issues raised during the project planning stage
Environment Agency Biodiversity Officer (BO)	George Woodward Environment Agency 01962 764938	A representative from the Environment Agency will be invited to attend CEMP Team meetings to ensure that all issues of concern to the Environment Agency are being addressed.

Table 4.1: CEMP Team and Responsibilities

Resource Management Plans

4.2 Grainger plc has a number of Key Performance Indicators that should be monitored as part of the works. These are listed in **Appendix A** and include water and diesel usage.

4.3 Water and diesel consumption should be continuously monitored on site and with records retained for review.

Action Plans/Method Statements

4.4 Where required, an Action Plan or Method Statements will be prepared by the contractor and environmental specialist to identify and sequence mitigation activities that are needed in order to complete a required site works process. They will identify reference documentation, the approval required to complete that activity and the verification documentation to be produced as evidence of satisfactory completion of the works.

4.5 Action Plans and Statements will include a review of the environmental risks and commitments, so that appropriate control measures can be developed and included within the construction process

4.6 The Plan or Statement will also identify where "cessation of works" will be required when necessary. These will be put in place when continuation of a subsequent activity is prohibited unless the former activity has been signed-off. The Plan or Statement will be broken down into appropriate categories depending on the phase of works to be carried out.

4.7 Where required, Action Plans and Method Statements will be identified for general site management and to deal with activities under specific types of works e.g. hedge removal, earth works.

4.8 Where required, all method statements will be submitted to the enforcement agencies (Environment Agency, Natural England, and Local Authority Pollution Control Department), as appropriate.

4.9 Any Action Plans/ Method Statements created will be saved within the contractors Detailed CEMP. It should be noted that where action plans / method statements evolve through e-mail discourse, they will be stored in this form.