

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN



Southern Allotments

**Land North of Toddington Lane,
Littlehampton.**

Construction Environmental Management Plan (CEMP)

(August 2025)

Appendix A: Wildlife Protection Plan

Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
Surrey
GU15 3TQ
[REDACTED]

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Introduction

The Construction Environmental Management Plan (CEMP) sets out the management measures to be adopted and implemented for the construction of the proposed Southern Allotments, North of Toddington Lane, Littlehampton

The CEMP has been prepared by Persimmon Homes to satisfy the requirement of planning condition 21 of planning application reference LU/47/11/.

The requirements of planning condition 21 of the approval are set out below.

21. No development within any phase or sub phase shall commence until details of an ecological management plan for the construction phase of that element of the development has been submitted to and approved in writing by the Local Planning Authority. The management plan shall be implemented in accordance with the approved plans.

The purpose of the CEMP is to ensure the development would not prejudice highway safety nor cause inconvenience to other highway users and any ecological matters are dealt with appropriately.

All contractors, sub-contractors and suppliers will be provided with a copy of the CEMP and will be required to comply with its contents. Contractors will be required to comply with all relevant environmental legislation and to take account of published standards, accepted industry practice, national guidelines and codes of practice appropriate to the scheme.

Development Proposal

The proposed development includes:

- Allotment Area.
- Associated infrastructure and landscaping.

Contacts

Persimmon Homes
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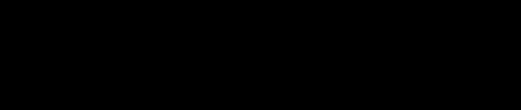
Technical Coordinator

Arren Yates
[REDACTED]

Site Manager / Contact

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Matthew Coe



Working Hours

- 08.00am to 18.00pm (Monday to Friday)
- 08.00am to 13.00pm (Saturday)
- No Sunday or Bank Holiday Working

Occasional working outside these hours may be required however this will be kept to a minimum however if works are required due to emergency the local authority will be notified where possible in a reasonable time frame.

Site Access

Appropriate signage will be erected at the site entrances advising contractors that they are leaving via an established residential area and / or main roads and will also advise of the relevant speed limit.

Compound, Parking, Deliveries and Unloading

The site entrance is to be hard surfaced and kept clean and clear. There will be on-site wheel washing facilities to prevent soil and materials being taken from the site on to the surrounding highway network. This will be in the form of a jet wash operated as required in a designated area.

In addition, road sweeping will be arranged as the need arises to ensure that the adjoining highway is maintained in good order along with sweeper extensions for the forklifts on site. A permanent site compound and storage area will be established.

The compound will be powered by mains operated temporary building supply as soon as is practical.

Any security lighting will be of a sodium type and located so as not to directly affect adjoining properties.

All deliveries will be scheduled to arrive outside of the peak highway network hours Monday to Friday AM peak (08:00 to 09:00) and PM peak (17:00 to 18:00) periods. (Unless there is no alternative). An average of 2-4 Lorries per day are anticipated along with 10-15 contractors.

All unloading of plant and materials will take place within the site and not in occupied areas. As noted above adequate material storage is to be provided within the site compound/materials area, with additional material being transported direct to the build zone.

Appropriate provision is made for the delivery vehicles to stand within the site whilst being unloaded without impeding access to/from the site. In addition, appropriate turning is to be provided to enable delivery vehicles to enter and exit the site in the forward direction. Any standing or waiting must be within the site and no delivery vehicles will be permitted in occupied areas. Through organised project planning by the Site Manager vehicle/HGV deliveries can be scheduled to stagger throughout the working day, particularly avoiding peak hours, as well as avoiding deliveries on site at the same time.

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Provision is made within the site for adequate parking of operative and construction workers vehicles together with parking for the site management team and other visitors to site. As far as possible, contractors and trades will be strongly encouraged to share transport to reduce vehicle movements. Contractor parking is to take place wholly within the site. Parking areas are to be clearly signed and surfaced to an appropriate standard.

Metal storage container for materials will be provided. A bunded diesel tank will be provided on an appropriate base. Separate skips will be provided in line with our group policy for disposal and recycling of waste materials on site, these will be regularly checked and replaced when required.

Storage for large plant will be provided in the site compound area which will be hard surfaced and left securely locked.

Noise

No noise producing works will be carried out on site outside of the allowed working hours. All plant and equipment on site will be maintained and operated in accordance with the manufacturer's guidelines and will comply with the Control of Noise at Work Regulations 2005.

The following will be required of all work activities:

- Comply with the recommendations of BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites;
- Fit compressors, percussion tools and vehicles with silences of a type as recommended by manufacturers;
- Ensure care is taken to avoid unnecessary noise when carrying out manual operations and when operating plant and equipment;
- Switch off all plant when not in use.

Dust Control

Dust control procedures will be implemented to avoid as far as is reasonably practicable the emission of dust and other particulates that would adversely affect the air quality to ensure there is no significant deterioration of current air quality as the result of the works. The emission of dust and other particulates will be controlled by implementing the following measures:

- Ensure no burning of waste materials takes place on site;
- Ensure an adequate water supply on the site;
- Ensure disposal of the run-off water from the dust suppression activities, in accordance with the appropriate legal requirements;
- Keep site fencing, barriers and scaffolding clean using wet methods;
- Provide easily cleaned hard standings for vehicles;
- Ensure regular cleaning of hard standings using wet sweeping methods;
- Not allow dry sweeping of large areas;
- Provide and ensure the use of wheel-wash facilities near the site exit wherever there is a potential for carrying dust or mud offsite;
- 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;
- Ensure all vehicles carrying loose or potential dusty material to or from the site are fully sheeted;
- 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 materials and overfilling during delivery;

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- Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out;
- Minimize the amount of excavated material held on site;
- Sheet, seal or damp down unavoidable stockpiles of excavated material held on site, when required;
- Considerate location of grinding and cutting activities and only use when fitted with or in conjunction with suitable dust suppression techniques such as water sprays or local extraction;
- Ensure that any plant, identified above, is operated in accordance with the conditions set out in the permit and a copy of the permit held on site;
- Seal or re-vegetate completed earthworks as soon as reasonably possible after completion;
- Ensure equipment is readily available onsite to clean any spillages and clean up spillages as soon as is reasonably practicable after the event using wet cleaning methods;
- Ensure slopes on stockpiles are no steeper than the natural angle of repose of the slope of the material and maintain a smooth profile;
- Avoid carrying out earthworks during dry weather if reasonably practicable having regard to programme and contracting arrangements for the relevant works or provide and ensure appropriate use of water sprays to control dust.

Security Hoarding

As far as is reasonably practicable the visual intrusion of the construction sites on nearby residents and users of local facilities and amenities will be contained and limited. The hoarding will accord with the following principles:

- The standard hoarding will be of suitable height, plywood faced, timber framed hoarding suitably painted or alternatively metal “Block and Mesh” type hoarding;
- Suitable measures will be used for tree protection, in accordance with the relevant British Standard and Arboricultural Method Statement by PJC;
- Notices will be displayed on all site boundaries to warn of hazards on the site such as deep excavations and construction site etc;
- Appropriate sight lines/visibility splays will be maintained to ensure safety of both vehicles and pedestrians;
- All hoarding and security fencing will be routinely inspected by the site management team.

Emergency Plan

A set of standardized emergency response procedures will govern the management of environmental incidents. Construction contractors will be required to adhere to and implement these procedures and ensure that site operatives are familiar with the emergency arrangements. The emergency procedure will contain emergency phone numbers and the method of notifying local authorities and statutory authorities. Contact numbers for key personnel will also be included. Dealing with Spills

The spill kits will be clearly marked, sign-posted and held close to the area where materials are stored and handled. A number of specialist spill contractors will be identified that can be called upon should this be required to manage a major spill.

In the event a spill occurs the following actions will be taken:

- when a spill occurs the site manager will be informed immediately.
- in dealing with the spillage the personal safety of the site-workers and the general public will not be compromised.
- where required to stop or contain the spillage work will be halted.
- the cause of the spillage will be stopped.

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- the spill will be contained. Particularly pathways to any drains and water courses will be blocked as soon as possible.
- the spilled materials will be removed and disposed of in accordance with the waste regulations.

In the event of major or complicated spills, the following additional actions will be taken:

- the site manager will assess the incident and if appropriate request a specialist spill contractor to attend the site

Monitoring and Review

Monitoring and review of all these procedures will take place on a quarterly basis, or when it is deemed necessary to implement a change, The CTMP will be updated as required and re issued to relevant parties for approval.

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Appendix A: Wildlife Protection Plan

Job Name: Littlehampton Allotments
Date: 08/08/2025
Prepared By: Alexia Tamblyn
Subject: CEMP - ecology

Pre-Construction

The retained native hedgerows and root protection areas (RPA's) around retained trees and hedgerows (see Figure 1 below) will prevent damage to the retained hedgerows and roots of the retained trees on site and the off site trees.

These RPA will be fenced off from the works area with Heras fencing following arboriculturists advice. This will occur prior to any construction works on site.

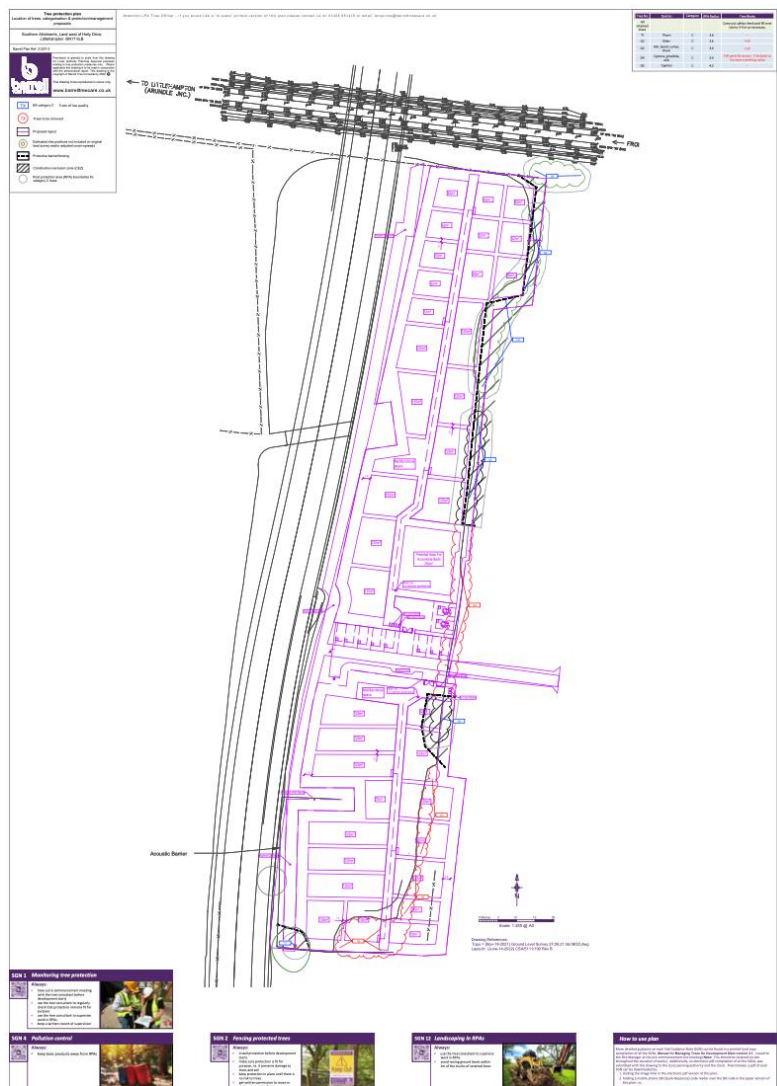
Signs can be erected along the length of the fence line informing construction workers of these protection zones and that they must not be entered at any time. There should be no storage of materials in these areas and the fence line should not be moved once erected unless for habitat enhancement work.

Heras fencing will not result in any impediment to  species that may be using the site, as they will be able to move under the panelling, ensuring permeability of the site remains.

During Construction

The protection zones will be maintained throughout the construction period. No fires should be lit within or within close proximity of these areas and no chemicals shall be used within the protection areas. Any fires on site, should be within cleared land, within the construction zone. Any use of chemicals on site should be within the construction zone, using best practice protocol.

There will be no permanent lighting resulting from the construction process.



Protected Species Mitigation Measures

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Reptiles

Extensive reptile surveys have been undertaken across the wider North Littlehampton development, with the most recent surveys undertaken by ECOSA in 2017 recording low populations of slow-worm and common lizard from within suitable reptile habitat to the north of the site (ECOSA, 2018). A reptile destructive search undertaken of the Southern Allotments in mid-2019 by ECOSA recorded a single common lizard, which was subsequently relocated to vegetation on the opposite side of the reptile exclusion fencing in the north-eastern corner of the site. The previously established reptile fence line had been partially buried and ripped, and some of the grassland habitats, which were located beyond the reptile fence line had grown over the fence. As such, potentially reptiles could be present on the very edges of the site.

All reptiles are protected under the Wildlife and Countryside Act 1981 (as amended), making it illegal to intentionally kill or injure a common reptile. All reptile species are species of principle importance under the Natural Environment Rural Communities (NERC) Act 2006, and local authorities and other public bodies have a legal duty to take their conservation into account.

Potentially damaging activities

The following potentially damaging activities may occur on site with regards to reptiles without mitigation.:

- Excavation of suitable reptile habitat, killing and injury from bucket
- Use of plant and vehicles within reptile habitat, killing and injury from crushing under wheels / tracks
- Storage of equipment on reptile habitat; killing and injury from crushing
- Fires within suitable habitat; killing and injury from burning

Mitigation

Due to low Reasonable Avoidance Measures (RAMs). Vegetation removal works will follow the following specification:

- Vegetation removal works to hedgerows and longer areas of grassland along the site's edges are to be carried out using hand tools only to ground level in two stages.
- Works will proceed in a linear progression to ensure common lizards can move along to suitable habitats on the edges of the site.
- Vegetation will be strimmed down using the following method in suitable weather conditions (avoiding rain/wet conditions) under ecological supervision:
 - 1 Day 1: Strim to 200mm rake cuttings then leave overnight to allow any reptiles present to vacate the area.
 - 2 Day 2: Fingertip search and strim to ground level
 - 3 Day 3 onwards: Ground works of the cleared area can commence without need of an ECoW or any further constraint. However, vegetation should be maintained below 50mm throughout the works.

Any brash piles onsite may provide suitable hibernacula for reptiles. As such, these should be dismantled before the reptile hibernation period starts. These should be dismantled carefully by hand or with an excavator with a toothed bucket, and, under supervision and direction from the ECoW.

Any reptiles recorded during this process should be allowed to move away into adjacent habitats unharmed, or captured and moved into suitable habitat. Once the sensitive clearance works have been completed it is considered that the site will not be constrained by reptiles.

Once confirmed by the ECoW that all habitats suitable to support reptiles have been safely cleared, they will sign off this element of the works and works in these cleared areas can continue without reptile-specific restrictions. However, vegetation should be maintained below 50mm throughout the works. If any reptiles are unexpectedly found following this process the site ecologist should be contacted for advice on how to proceed.

Nesting Birds

Under the Wildlife and Countryside Act 1981 (As amended), all wild birds, their nests and eggs are protected by law with certain exceptions. Nesting birds are likely to use trees and scrub on site.

Potentially damaging activities

The following potentially damaging activities may occur on site with regards to nesting birds without mitigation:

- Working practices including shrub clearance that may kill or injure a wild bird

- Working practices including shrub clearance that may disturb / damage a birds nest and or eggs.

Mitigation

Birds can use the hedgerows and grassland edges for nesting. The nesting bird season is typically March to August, inclusive. If the works begin within this time, in order to avoid any impacts on breeding birds the ECoW will attend site the morning before the vegetation is to be cleared and conduct a nesting bird assessment to identify any active nests. If active nests are identified these areas will clearly marked out works in the vicinity of the nest must cease until the birds have fledged the nest. A suitable buffer area will be left in agreement with the ecologist to allow the young to fledge undisturbed. Once the ECoW has confirmed that the young have fledged, the vegetation can be removed.

If vegetation cannot be easily inspected ahead of work, bird activity should be gauged and if a nest is not suspected then clearance should proceed in a sensitive manner under the supervision of the ECOW.

Hedgehog

The habitats on site are suitable for hedgehog. Under the Wild Mammals Protection Act (1996), it is an offence to unnecessary suffering to hedgehog through certain means, most notably in relation to development works being crushing, mutilation and asphyxiation.

Potentially damaging activities

Without mitigation site clearance works may result in hedgehogs being buried, crushed, asphyxiated, burnt or mutilated by machinery or excavated materials.

Mitigation

Being nocturnal, hedgehog take refuge in brash piles during the day and throughout hibernation. To avoid unnecessary harm to potential hedgehog, all brash piles will be dismantled by hand by the ECoW or under their supervision. The precautionary vegetation clearance methods for reptiles, mentioned above, will also help to avoid any harm to hedgehog. Any hedgehog found will be allowed to move to adjacent habitat, with brash carefully placed to conceal the individual and provide cover from predators.

In addition, fires onsite should be burnt where possible within containers. Stockpiling of materials to burn should not occur due to the potential for hedgehogs to seek refuge within such habitat ahead of burning. Any such material should be burnt straight away after clearance / demolition.

Conclusion

It is considered that if the information in this document is followed during construction, relevant legislation will be adhered to and the biodiversity interests of the site will be protected and maintained.

Clearance works will be undertaken under ecological supervision (ECOW) or with consultation with the project ecologist.