

**East Midlands Gateway  
Phase 2 (EMG2)**

**Document DCO 6.3A**

ENVIRONMENTAL STATEMENT

**Technical Appendices**

Appendix 3A

# Construction Environmental Management Plan (CEMP)

January 2026

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The East Midlands Gateway Phase 2  
and Highway Order 202X and The East Midlands Gateway  
Rail Freight and Highway (Amendment) Order 202X

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# Construction Environmental Management Plan

## ENVIRONMENTAL STATEMENT APPENDIX 3A

**Client** Segro Properties Ltd

**Project** East Midlands Gateway 2 (EMG2)

**Date** January 2026

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## 1.0 Purpose of the Construction Environmental Management Plan (CEMP)

### Introduction

- 1.1 As explained in Chapter One of the Environmental Statement, the East Midlands Gateway 2 (EMG2) scheme comprises 3 interrelated components. These are the EMG2 Main Site, Highways Works and EMG1 Works. The Chapter explains that there are two concurrent applications for all 3 components: a DCO Application for the EMG2 Main Site and Highways Works, and an MCO Application for the EMG1 Works.

### DCO Application and the CEMP

- 1.2 This Construction Environmental Management Plan (CEMP) sets out the overarching systems and controls that will be adopted during the construction of the EMG2 Works and Highway Works comprising the DCO Scheme to minimise any adverse environmental impacts in accordance with the conclusions of the Environmental Statement and Construction Good Practice. This CEMP provides the framework with which all Phase and construction component-specific Construction Environmental Management Plans (P-CEMPs) required for each component of development by DCO Schedule 2 Requirement 11, must accord.
- 1.3 This CEMP and in turn P-CEMPs, will cover construction-related matters which are set out in the DCO Schedule 2 Requirements, such as construction noise in Requirement 20. The governing document for all DCO Scheme construction activity is the DCO with its requirements (Document DCO 3.1). Where matters are dealt with differently in the CEMP or P-CEMP to the Requirements, it is the DCO Requirements that will take precedence. A document hierarchy explaining the relationship between the DCO, the Requirements and documents produced pursuant to those Requirements is appended to the Guide to the Application (Document DCO 1.3).
- 1.4 The exact number of P-CEMPs will depend on the precise split of components of construction work which has yet to be confirmed. However, P-CEMPs will be provided for:
- The EMG2 Works (potentially split further into the earthworks, drainage, roads and landscaping)
  - Each component of the Highway Works as defined in the DCO and included in Parts 1, 2 and 3 of Schedule 1 of the DCO
  - Each warehouse developed on the EMG2 Main Site.
- 1.5 This CEMP should be read in conjunction with the Construction Management Strategy for the Safeguarding of East Midlands Airport.

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### MCO Application

- 1.6 The EMG1 Works comprised within the MCO Application will not be governed by this CEMP. Instead, they will continue to be governed by the EMG1 DCO. Requirement 11 of the EMG1 DCO will operate to prevent the EMG1 Works commencing until a new construction environmental management plan, drafted in accordance with the principles set out in the already approved construction management framework plan, has been submitted to and approved in writing by the local planning authority and local highway authority respectively. That approach will apply to the construction activities for the development of Plot 16, potentially split further into the earthworks, drainage, roads, landscaping and warehousing.

### Obligations, Compliance and Enforcement

- 1.7 The principles set out by this CEMP and the arrangements established through the P-CEMPs will be incorporated within all construction contracts arising from the development of the scheme and all contractors, their subcontractors and suppliers will be required to comply with the overarching principles and details contained in each P-CEMP.
- 1.8 Any non-conformance with or infringement of either the CEMP or P-CEMP shall be reported to the Project Manager within 24 hours and proposals for rectifying the non-conformance shall be submitted to the Project Manager within 7 days. The management and reporting of non-conformances will be the responsibility of the Environmental Manager.
- 1.9 The contractor shall submit proposals to the Project Manager, before works commence, for the internal and external auditing of compliance with the CEMP and the P-CEMP. Copies of all audit reports are to be provided to the Project Manager within 7 days of the audit. Furthermore, the Project Manager will undertake audits as and when he sees fit.
- 1.10 Failure to rectify a non-conformance within an agreed timescale may result in the relevant works being suspended until the Project Manager is satisfied that the non-conformance has been corrected, or in extreme cases termination of the contract.
- 1.11 The CEMP will remain valid throughout the construction phase of the DCO Scheme.

## **2.0 Description of the Works**

- 2.1 A detailed description of the development is set out in Chapter 3 of the Environmental Statement. In summary the DCO Scheme involves:

#### EMG2 Works:

- Construction of a logistics and advanced manufacturing development and ancillary buildings;

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- Construction of road infrastructure;
  - Construction of a bus interchange;
  - Construction of HGV parking;
  - Upgrading the EMG1 substation;
  - Construction of a Community Park; and
  - Provision of hard and soft landscaping.

#### Highways Works:

- A453 EMG2 access junction works;
- Hyam's Lane works;
- Works to the M1 northbound;
- Construction of link road from the M1 northbound to the A50 westbound;
- Works to the A50 westbound;
- Works to the link road from the M1 southbound and A50 eastbound to M1 Junction 24;
- Works to the M1 Junction 24 roundabout and A453 northbound approaches;
- Improvements to the EMG1 access junction;
- Construction of the Active Travel Link between the EMG1 access junction and the A453 west of Finger Farm roundabout;
- Provision of an uncontrolled crossing of the A453 at the East Midlands Airport signalised access junction;
- Works to the M1 northbound signage on the approach to the M1 Junction 23A;
- Works to Long Holden;
- Works to the A42/A453 Finger Farm roundabout; and
- Upgrade to public footpath L57 to a cycle track.

## 3.0 General Site Management

### **Roles and Responsibilities**

- 3.1 The site-wide coordination and implantation of the principles established in this CEMP through the preparation and agreement of each component-specific Construction Environmental Management Plan (P-CEMP), will be the responsibility of the Developer's Project Manager with the support of the Developer's Environmental Consultant.

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- 3.2 As each contract comes forward an Environmental Manager will be appointed for that Contract; generally this will be a contractor appointment but in some circumstances the Project Manager may undertake this role or appoint others. The Environmental Manager shall ensure that the principles of the CEMP shall be fully integrated into all site procedures, processes and activities, through the preparation and agreement of P-CEMPs and ensure that appropriate environmental management systems, under BS 14000 or similar, are put in place through each P-CEMP.
- 3.3 The Developer's Project Manager will carry out appropriate audits of the contractors' arrangements to ensure full compliance with the P-CEMP. Any infringement of the P-CEMP or any environmental incident shall be immediately reported to the Project Manager. The contractor will be required to fully investigate the issue and take appropriate corrective action.
- 3.4 The key contacts are:
- Developer – Segro
  - Project Manager – TBC (Developer Appointment)
  - Ecological Consultant – FPCR
  - Landscape Consultant – FPCR
  - Engineering Consultant – BWB Consulting
  - Principal Contractor – TBC (Developer Appointment)
  - Principal Designer – PB Safety Consultancy
  - Site Manager – TBC (Contractor Appointment)
  - Environmental Manager – TBC (Contractor Appointment)
  - Health and Safety Manager – TBC (Contractor Appointment)
- 3.5 The key firms and individuals may change as the scheme develops, and each P-CEMP should set out and update as appropriate the list of key contacts.

### **Communications**

- 3.6 The effective implementation of the CEMP through each P-CEMP is intrinsically linked to good communications between all the project stakeholders, particularly the Local Authority, and the public.
- 3.7 To promote effective communications during any contract each P-CEMP shall require the following to be implemented at the commencement of each contract:
- The Project Manager will brief the contractor's senior management team on the philosophy and content of the CEMP and details of the relevant P-CEMP, which will generally include the Director responsible for the scheme.
  - The Ecological Consultant shall brief the contractor's senior management team on all ecological aspects of the scheme.

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- The contractor shall be responsible for developing a site-specific induction for all those working or visiting its site. The scope of the induction will be agreed in advance with the Project Manager.
- 3.8 The contractor's monthly progress report shall include reporting on compliance with the P-CEMP.
- 3.9 The contractor will provide a programme to achieve continuous improvement of environmental matters during the contract. The Developer wishes to see positive training on environmental matters on an ongoing basis.
- 3.10 The contractor shall develop an appropriate strategy for communicating with the public both before commencement and during the contract. This must be in accordance with protocol for community liaison to be developed by the Community Liaison Group established prior to the commencement of development pursuant to Requirement 26 and, for any Highway Works on the strategic road network, the details agreed pursuant to Requirement 5 of Schedule 2 of the DCO (Document DCO 3.1).

## 4.0 Components and Logic

- 4.1 This section of the CEMP outlines the different components of works to be carried out and outlines the possible restraints which may have an impact on the way the components are assembled. It sets out how these matters have informed the approach adopted in the preparation of the Indicative Master Programme (see Appendix One).
- 4.2 A P-CEMP must be prepared for each component of development. Where necessary, for example if several contractors are involved in the delivery of a particular component, it may be necessary for multiple P-CEMPs (each specific to individual contractors) to be prepared. Each P-CEMP must accord with the principles set out in this CEMP and must have regard to the details contained in other P-CEMPs for that component of development.
- 4.3 Each P-CEMP must place an obligation on the contractor to ensure that all relevant requirements set out in the DCO have been discharged / approved, prior to work commencing. For example, works cannot start until Requirement 13 (archaeology and built heritage) has been discharged. Each P-CEMP must fully accord with all the details agreed pursuant to all the Requirements where relevant.

### **Key Activities**

- 4.4 The following table provides a summary of the Key Activities:

<b>Key activity</b>	<b>Works No.</b>
Main Site Earthworks and Drainage	Within Works Nos1 to 5
Main Site Roads	2
Main Site Landscaping	5
Main Site Buildings	1
Main Site Bus interchange	3
Main site HGV parking	4
Highway Works	Within Works Nos 6 to 19
Community Park	21

4.5 These activities are described more fully in Schedule 1 of the DCO (Document DCO 3.1) and the relevant works areas are shown on the Works Plans (Document DCO 2.3).

### **Highway Works**

4.6 The Highway Works are to be undertaken in accordance with the detail submitted and approved pursuant to Schedule 2 Requirement 5 of the DCO. These timescales are determined as set out in the Transport Assessment and will take account of the restraints on phasing of the Highway Works set out below.

### **Main Site Earthworks, Drainage, Roads and Landscaping**

4.7 The Earthworks, drainage and landscaping are split into three phases as shown on drawing EMG2-BWB-GEN-XX-SK-CH-SK044 (see Appendix 2).

4.8 In order for works to commence on the EMG2 Main Site a temporary construction access will be formed on the A453 together with the creation of temporary construction access tracks and main site compounds as shown on drawing EMG2-BWB-GEN-XX-SK-CH-SK044 at Appendix 2.

### **Main Site Buildings**

4.9 The Buildings are split into zones as indicated on the Parameters Plan (Document 2.5)

### **Key Restraints Governing the Logical Phasing of Works**

#### **Highway Works**

4.10 The Phasing of the Highway Works will be undertaken in accordance with Requirement 6. Other than complying with the protective provisions that govern highway works in the DCO there are no restraints on commencement of any phases of the Highway Works.

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4.11 Other practical restraints may include:

- Design resources
- Construction resources
- Availability of materials
- The mitigation of delays and disruption to the existing highway network
- Statutory Undertaker imposed restraints
- Other third party-imposed restraints
- Scale of the Scheme

4.12 The importance of managing the phasing of the works to mitigate delays and disruption on the existing highway network is perhaps the most significant practical restraint. Generally, this is best achieved by diverting traffic onto new alignments away from works under construction and controlling the level of interference on the networks at any time. A Construction Traffic Management Plan has been prepared and is attached at Appendix 3. The management of the Highway Works should be undertaken in accordance with this document.

### **Main Site Earthworks, Drainage, Road and Landscaping**

4.13 The Phasing of all components of the works will be undertaken in accordance with details agreed pursuant to Requirement 3 for the Main Site,

4.14 The scale of the Main Site earthworks is such that it would be appropriate to adopt a phased approach so that subsequent activities can commence before all the previous tasks have been completed.

4.15 Landscaping will be installed in accordance with the timings agreed pursuant to Requirement 9.

4.16 The order of the Main Site Earthworks, Drainage, Roads and Landscaping is shown on the Indicative Master Programme (Appendix 1); however, the actual order may change as market needs may dictate, and in accordance with details agreed pursuant to Requirement 3.

4.17 The Main Site Roads (Works No. 2) will generally be constructed concurrently with the development of the adjacent building plateau and in accordance with details agreed pursuant to Requirement 3.

### **Buildings**

4.18 Construction of building units can only be commenced on plots that have a plateau. Buildings will not be occupied until the screening and bunding is in place in accordance with the details to be agreed pursuant to Requirement 3.

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### **Indicative Master Programme**

- 4.19 The Indicate Master Programme contained in Appendix 1 shows how the works may be assembled.
- 4.20 Final assembly of the works will be undertaken following detailed design, selection of materials and the appointment of key contractors and in accordance with phasing agreed pursuant to Requirement 3 for the EMG2 Main Site, and Requirements 5 and 6 for the Highway Works.

## **5.0 Pollution and Contamination**

- 5.1 Pollution and contamination can be pre-existing or caused by construction activities.
- 5.2 Where pre-existing contamination has been found to exist, contractors will be required in accordance with Requirement 22 to undertake remediation measures identified in the geo-environmental assessment, investigations and reports in a suitable and acceptable manner and at such time as is appropriate. These measures must be agreed with the Environment Agency (EA) before any measures are implemented and verification reports shall be prepared and issued to the EA on completion of the remediation.
- 5.3 A UXO/UXB risk assessment will be undertaken before any intrusive works are undertaken.
- 5.4 In the event that suspected contaminated material is uncovered during the works an appropriate area will be protected, all works will be suspended, and a suitably qualified person shall be engaged to investigate and develop a suitable strategy for dealing with any contaminated material.
- 5.5 The contractor shall plan and execute its work to ensure that hazardous or polluting substances do not cause harm to underlying aquifers, surface water systems, landscaping and associated ecology.
- 5.6 At the commencement of any component of earthworks the necessary permanent drainage basins for that component will be constructed and outfalls into the existing water courses will be provided, in accordance with the drainage strategy contained in the Environmental Statement, the surface water drainage scheme agreed pursuant to Requirement 17 and any approvals required under DCO Article 19.
- 5.7 Additional settlement and control ponds will be provided as necessary during a component to prevent pollution entering the existing water courses.
- 5.8 The scheme requires significant earthworks which will inevitably increase the risk of pollution to the surface water system. All contractors shall adopt water pollution prevention procedures

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in line with good practice. In preparing the procedures the contractor shall consider the following as a minimum:

- Published guidance from the Environment Agency
- Control of water pollution from the construction site and other documents published by CIRIA
- The site-specific requirements of the EA
- Arrangements for monitoring water bodies to ensure and demonstrate water quality
- Fuelling of plant and equipment
- Maintenance of plant and equipment
- Storage of hazardous materials
- Control of concrete truck washout arrangements
- Flood warnings
- The landscape and ecological environment

5.9 All contractors will be required to include water pollution prevention in all inductions and shall arrange update tool box talks at appropriate intervals during the contract.

5.10 All incidents involving water pollution shall be immediately reported to the Project Manager.

## **6.0 Measures for Controlling Noise and Vibration**

### **Noise**

6.1 Contractors will implement measures to minimise the potential noise disturbance caused by construction traffic and activities.

6.2 When planning all activities contractors shall predict the corresponding noise levels and review the likely impacts and what can be done to mitigate and minimise any adverse impacts.

6.3 If construction activities are likely to cause a potential disturbance at sensitive receptors consideration should be given to noise measurements before and during construction. The thresholds set out in Table 7.3 of the Environmental Statement (Document DCO 6.7) should be used to determine the extent of the potential disturbance.

6.4 The guidance given in BS 5228-1: 2009+A1:2014 "Code of Practice for Noise and Vibration Control on Construction and Open Sites Part 1: Noise" relating to working methods will be referenced and incorporated, where appropriate and practicable, within the method statement which will form the basis for the implementation of construction works.

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- 6.5 As a precaution, check noise monitoring will be undertaken at the start of the different phases of the works to determine whether the noise levels from construction activities are as predicted in the P-CEMP for that phase of work.
- 6.6 At least 28 days prior to any construction works commencing, a construction monitoring protocol will be agreed with the Local Planning Authority. This will establish the frequency, duration and location of the noise monitoring. It will also identify the construction noise thresholds at the appropriate receptor locations and the protocol that shall be followed if these thresholds are exceeded or if any complaints are received.
- 6.7 In planning their work contractors shall consider the following as a minimum with respect to managing the potential effects of noise:
- Phasing of earthworks to prioritise the construction of any bunding (where applicable);
  - Selection of equipment and working methods;
  - Maintenance of equipment;
  - Switching off equipment when not in use;
  - Use of acoustic enclosures and temporary hoardings/screens;
  - Timing and duration of activities;
  - Use of "white noise" reversing warnings on mobile plant;
  - Site personnel being instructed on use of best practicable means;
  - Liaison with residents in advance of works and on an ongoing basis; and
  - Plant to be located as far as reasonably practicable from receptors.
- 6.8 Details of the contractor's proposals for the use of best practicable means (BPM) to manage construction noise shall be included in each P-CEMP.

### **Vibration**

- 6.9 Contractors will implement measures to minimise the potential vibration disturbance caused by construction traffic and activities.
- 6.10 When planning all activities contractors should consider the potential for vibration and review the likely impacts and what can be done to mitigate and minimise any adverse impacts. The thresholds set out in Table 7.5 of the Environmental Statement (Document DCO 6.7) should be used to determine the extent of the potential impact.
- 6.11 The guidance given in BS 5228-2:2009+A2:2014 "Code of Practice for Noise and Vibration Control on Construction and Open Sites Part 2: Vibration" will be referenced and incorporated, where appropriate and practicable, within the method statement which will form the basis for the implementation of the construction works.

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In planning their work, contractors should consider the following as a minimum with respect to managing the potential impacts of vibration:

- Selection equipment and working methods;
- Timing and duration of activities;
- Site personnel being instructed on use of best practicable means;
- Liaison with residents in advance of works and on an ongoing basis; and
- Plant to be located as far as reasonably practicable from receptors.

### **Working Hours**

6.12 Construction work within the development site will be controlled by Requirement 19 and confined to the following:

07:00 -19:00 hours Monday to Friday,

07:00 -16:00 hours Saturday.

6.13 No works will be undertaken on Sundays or public holidays, save in exceptional circumstances only and with prior notification given to the LPA.

6.14 Any changes to the above working hours will also be agreed with the LPA.

6.15 All delivery vehicles and plant arriving and leaving the site will also comply with the same time restrictions, although site personnel will be permitted to access the site 30 minutes before these hours and exit the site 30 minutes after them. Adherence to the codes of practice for construction working given in British Standard BS 5228 will be required.

6.16 Construction work outside the development site will require some out of hours and night working to comply with the requirements of National Highways or for practical and safety reasons.

## **7.0 Soil Management and Measures for Controlling Emission of Dust**

7.1 The prevention and minimisation of loss or damage of soil resources requires the adoption of Soil Management measures. Each relevant P-CEMP and in accordance with Requirement 12, should incorporate a Soil Management Plan to be undertaken by a suitably qualified practitioner in accordance with the principles outlined in the Construction Code of Practice for Sustainable Use of Soils on Construction Sites, the measures set out in the Soils and Agricultural Land Quality Report and Soil Resource Management Plan (ES Chapter 15, Appendix 15A and 15C- Document DCO 6.15A and C) and the measures set out in the Landscape and Ecological Management Plan. Each P-CEMP will be required to include details such as:

- Depth and method of topsoil stripping and stockpiling, including separation of topsoil resources of different potential.

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- Methods of stripping and stockpiling of higher quality re-useable subsoil (if appropriate).
  - Identification of landscaping topsoil requirements and assessment of suitability and availability of on-site resources (if appropriate).
  - Means of protection of subsoil from compaction damage and remedial measures (ripping/subsoiling) to remove damage.
- 7.2 Many construction activities increase the risk of dust nuisance. Each P-CEMP will be required to set out the details of a dust management plan setting out the methods to be used to control dust and other emissions to air. These should accord with the principles set out below.
- 7.3 Contractors will plan their activities to reduce the level of risk and mitigate any residual impacts in accordance with 'Institute of Air Quality Management (IAQM) Guidance on Assessment of Dust from Demolition and Construction 2024'.
- 7.4 Generally, the most effective method of dust control is damping using a fine spray. The contractor will fully investigate sources of water and where possible use recycled water. Potable water should not be used.
- 7.5 When sensitive receptors are in close proximity to the site and sources of dust generation the contractor should consider dust monitoring before and during construction. The contractors will be advised to discuss their arrangements with the Environmental Health Officer (EHO).
- 7.6 In planning activities, contractors should consider the following as a minimum:
- Damping down arrangements including using sprinklers
  - Sources of water for damping down
  - Location of haul roads and their surface types and exposed soil following earthworks
  - Stabilisation of temporary haul roads
  - Sweeping arrangements of hard surfaces
  - Site speed limits
  - Selection of plant and equipment
  - Maintenance of plant and equipment
  - Covering of payloads while in transit
  - Covering of skips, chutes and conveyors
  - Location and surface treatment of stockpiles
  - Burning will not be permitted on site
  - Consideration of prevailing wind direction
  - Programme and seasonal timing, including consideration of time of day and weather conditions
  - The siting of dust generating activities relative to sensitive receptors
  - Use of windbreaks

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- Duration of activities.

## **8.0 Contractors' Facilities including Compound areas, Temporary Buildings and Fencing, Parking areas and Storage of Plant and Materials**

- 8.1 It is likely that more than one contractor will be working on the development at any time, each requiring different facilities located at different locations. It is assumed that only one contractor shall be working on any part of the development at any one time.
- 8.2 Indicative locations of the Contractors' Facilities on the Main Site are shown on the Plans at Appendix 2. It is envisaged that these facilities will also be used as the main compounds for the highway works adjacent to the main site (Works Nos.6,7,15,17 and 18).
- 8.3 Additional facilities may be provided for each area of works.
- 8.4 Each P-CEMP shall include details of the Contractor's facilities including compound areas, temporary buildings and fencing, parking areas and storage of plant and materials.
- 8.5 Each P-CEMP will include a management plan to dispose of foul water from welfare facilities either via a consented connection to the local public foul water sewers, or through removal to an offsite licensed facility.
- 8.6 When preparing details in accordance with this requirement consideration, as a minimum, shall be given to:
- Size and location
  - Separation from other facilities
  - Separating access routes from working areas
  - Separation of the public from access routes and working areas
  - Storage of Plant and Materials
  - Arrangements for removal following completion of construction
  - Publishing details of internal circulation routes within the site. The plans shall show how pedestrian routes will be segregated from plant and equipment routes.

## **9.0 Procurement**

- 9.1 Each P-CEMP will include a requirement for construction materials to be sourced locally where practicable, to minimise the impact of transportation.
- 9.2 Contractors will be required, where practicable, to ensure that pre-fabricated elements will be delivered to site ready for assembly in order to reduce on-site construction waste and reduce vehicle movements as part of the construction process.

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## 10.0 Waste Management

- 10.1 Each P-CEMP shall set out details of construction waste management in accordance with the Site Waste and Materials Management Plan Appendix 18E of the Environmental Statement (Document DCO 6.18E). It is inevitable that some waste will be produced during the construction works. Throughout the construction process, all activities will seek to minimise the generation of waste, utilising the waste hierarchy where practicable, to manage waste. The waste hierarchy seeks to reduce waste through elimination, reduction, re-use, recycling through to disposal as the final option. Handling and disposal of waste must be carried out under the 'Duty of Care' Regulations and current legislation.
- 10.2 Waste management procedures shall be developed and will include the following topics:
- Identification of the types of waste that may be generated;
  - Implementation of re-use and recycling strategies;
  - Implementation of waste minimisation strategies;
  - Set up of waste disposal facilities;
  - Control and management of the disposal of different types of waste, utilising local waste management facilities wherever possible;
  - Roles and responsibilities;
  - Monitoring, reporting and auditing of waste produced on site.
- 10.3 Waste can also be controlled through the use of particular construction techniques and use of recycled materials. Each P-CEMP, where relevant, will include a requirement to work with the supply chain to identify and utilise suitable recycled aggregates where they are available within suitable travelling distance to minimise the import of clean aggregates. Each P-CEMP, where relevant, will also include a requirement to explore and utilise prefabricated construction techniques where practical to do so.
- 10.4 If unknown made ground deposits are encountered a Material Management Plan (MMP), in accordance with the CL:AIRE DoW CoP, will be prepared which will define how the made ground materials may legitimately and safely be reused as part of the development earthworks. The MMP must be based upon suitable risk assessment that underpins the remediation strategy or/and Design Statement concluding that the objectives of preventing harm to human health and pollution of the environment will be met if materials are reused in the proposed manner and positions. It will also define the method of verification. This has to be reviewed and agreed by

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an independent Qualified Person registered with CI:AIRE not involved in the project to safeguard the integrity of the Materials Management Plan and its use in practice.

### **Earthworks/Spoil**

10.5 The proposed development will seek to minimise the import and export of material, wherever possible. The re-use of materials around the site, as suitable engineering material or infill material, will be carried out whenever possible, in accordance with details agreed pursuant to Requirement 12.

### **Reduction**

10.6 A number of potential options are available to complement construction waste reduction including maximising off-site fabrication, efficient design specification of standardised components/materials, implementing a just-in-time delivery system to minimise the volume of goods/materials stored on site and therefore exposed to inclement weather conditions and other site damage sources.

### **Re-Use**

10.7 Certain materials may have a relatively high level of re-use (e.g. timber, aggregates, bituminous planings, brick and block-work) within the construction stage operations. Such wastes may arise from spoiled materials, and natural waste from construction processes. Procedures will include:

- Separate skips/receptacles will be provided to receive different types of specific waste which can be re-used on site.
- Licensed waste carriers will be required to identify possibilities of local community re-use of waste materials.

### **Recycling**

10.8 Certain materials may have a feasible recycling value (e.g. timber, aggregates, plastics, glass, and metals). These may arise from similar construction processes as those identified above for re-use.

Procedures will include: -

- Separate marked skips/receptacles will be provided for the depositing of particular types of waste suitable for efficient recycling; and
- Discussion with licensed waste carriers in respect to the feasibility/efficiency of specific materials recycling.

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## Disposal

10.9 It is inevitable that certain materials will have to be removed from site for disposal as they have no re-use/recovery value. Procedures to be considered in preparing a Site Waste Management Plan will include:

- All wastes which require removal from site for final disposal will be subject to an effective management control regime ensuring statutory compliance. The key components of this regime are illustrated below:
  - Appointing competent and suitably registered waste carrier(s);
  - Establishing an effective site waste stream strategy (recycling, re-use, disposal);
  - Providing an effective waste skip strategy to suit the waste stream strategy and which differentiates between hazardous, non-hazardous and inert wastes;
  - Should asbestos be encountered all potentially asbestos containing materials will be disposed of by a suitably licensed contractor in accordance with relevant guidance and legislation;
  - Providing adequate information/training to site operatives in respect of the waste stream strategy; and
  - Implementing an effective audit procedure, to audit the waste disposal regime from source to licensed disposal facility(s). This will include reviewing all relevant Waste Management Licences and Waste Transfer Licences of all waste contractors on the project. In addition, a record will be kept of all Waste Transfer Notes to ensure that all waste movements from the site are properly documented. Non-Conformance Reports would be issued to ensure any deficiencies are corrected.

## 11.0 Storage of Fuel, Oil and other Chemicals

11.1 Each P-CEMP will set out details for the arrangements for the storage of fuel, oils and chemicals having regard to the location of contractor compounds.

11.2 All fuel, oil and chemicals shall be stored in accordance with the Manufacturer's recommendations and any tanks shall be in accordance with PPG7 (above ground oil storage tanks) and PPG2 dealing with spills or subsequent amendments or replacements thereof.

11.3 On-site refuelling will be undertaken in a designated impermeable area to prevent runoff/infiltration.

11.4 Fuel, oil, and chemical storage areas should be covered to prevent the accumulation of rainwater and should be bunded to prevent spills being released into the environment accidentally. Bunded areas should be able to hold 110% of the volume they store and may

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benefit from a valve to release any accumulated rainwater. An oil separator (interceptor), or other device to remove oil from water, may need to be installed.

- 11.5 Drip trays are to be used under vehicles, where appropriate to ensure that oil is collected to prevent contaminated runoff.
- 11.6 All fuel, oil and chemicals will be stored at least 10m away from the top of bank of watercourses.

## **12.0 Development affecting a Watercourse**

- 12.1 Each P-CEMP shall set out details of any watercourse that may be affected by the works. All works affecting a watercourse shall be carried out in accordance with a method statement to be prepared and included in each P-CEMP.
- 12.2 No works within an ordinary watercourse or within the by-law protected strip either side shall commence until approval has been granted, by the lead local flood authority pursuant to Article 19 of the DCO.
- 12.3 No works within a Main River or within the by-law protected strip either side shall commence until an Environmental Permit has been issued by the Environment Agency.
- 12.4 Each P-CEMP shall set out details of any works that affect any floodplain and such works must be carried out in accordance with the mitigation measures detailed in the flood risk assessment (Document DCO 6.13G and 6.13H) unless otherwise agreed in writing with the Environment Agency, the lead local flood authority or the appropriate approving body pursuant to Requirement 16.

## **13.0 Temporary Lighting**

- 13.1 No works within the Main Site are planned to be undertaken in periods of darkness and therefore it is unlikely that task lighting will be required. However, unplanned events can occur for which task lighting may be required for short periods; in this event each P-CEMP shall set out the maximum height of lighting lanterns and the average lux levels.
- 13.2 The P-CEMP for any component of the highway works shall provide details of requirements for night working and any associated proposals for lighting.
- 13.3 Temporary lighting will be provided in the contractor's compound for security and safety reasons. Details shall be set out in the P-CEMP including the average lux level.
- 13.4 Task lighting shall ensure that there is no upward light.

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13.5 Lighting will be switched off when not required for safety or security.

## **14.0 Prevention of Debris on Highways**

14.1 Each P-CEMP shall include details of the contractor's proposed measure for cleaning vehicles before leaving the site and other measures to ensure mud and other deleterious material is not deposited on the public highway. This shall include arrangements for the use of suction sweepers in accordance with the 'Institute of Air Quality Management (IAQM) Guidance on Assessment of Dust from Demolition and Construction 2012'.

## **15.0 Construction Traffic Management**

15.1 A detailed Construction Traffic Management Plan (CTMP) has been prepared and is Appended to and forms part of this CEMP. The CTMP sets out the arrangements and management practices that will be adopted to minimise the impact of traffic on the local road network and will be agreed with the relevant highway authority prior to the commencement of construction-related works. The CTMP is also intended to provide clear guidance to the Principal Contractor (once appointed) and all sub-contractors regarding access routes to the site, maintenance requirements for the existing public road, restrictions to vehicle access, speed limits imposed or the duration of the works, and identification requirements for all vehicles involved in the project.

15.2 Each component of the development will require a separate Construction Traffic Management Plan for that specific phase, which will be referenced as a pCTMP (phase).

## **16.0 Protecting Biodiversity Interests**

### **Landscape**

16.1 The Landscape Designer will identify existing landscaping or newly planted landscaping that needs to be protected and details shall be set out in each P-CEMP. Protection shall be provided in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations. Any tree surgery required will be carried out in accordance with BS 3998:2010 Tree Work Recommendations.

### **Ecology**

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16.2 All P-CEMPs will be prepared in accordance with the Landscape and Ecological Management Plan (LEMP) (Document DCO 6.9J).

### **Habitats – General**

16.3 The following principles should be incorporated into each P-CEMP where appropriate.

16.4 As a result of the duration of works, each P-CEMP will be informed by an update walkover survey that will ensure that an up-to-date baseline informs the specific construction site management measures during each phase to avoid and/or reduce effects on habitats and species.

16.5 Key measures are outlined below and would be expected to be required for each P-CEMP.

16.6 Prior to the commencement of construction activity, including that required to bring about the change in levels and establish the development platform, a sturdy fence, as detailed in each P-CEMP will be established on the perimeter of development areas at an appropriate distance to take account of tree root protection zones in line with British Standard BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations. This would where necessary be informed by an up-to-date Arboricultural survey of the phase in question.

16.7 No temporary storage of materials, construction of haul routes, or site machinery would be sited within retained habitats as identified in the P-CEMP and access by construction site personnel would be prevented.

16.8 An ecological clerk of works will ensure that measures will be implemented to prevent inadvertent damage to retained or created habitats throughout the construction phase particularly where vegetation is to be removed or during works close to retained habitat.

16.9 This is to ensure that retained woodland, trees, hedgerows and other vegetation are not adversely affected during the construction process, particularly through compaction of the soil and inadvertent encroachment and damage.

16.10 All site personnel will be made aware of the importance of retained vegetation through a briefing prior to commencing work. Movement of earth to facilitate the necessary changes in levels will be undertaken in such a way as not to impact on retained habitats, either through soil compaction or subsidence.

16.11 CIRIA guidance on Environmental Good Practice on site guide will be always adhered to in order to reduce the chance of chemical spills and other pollution events. Relevant spill kits will be kept on site for the rapid treatment of any spillages, with staff trained in their use present when work is underway. Exclusion fencing will be established along the routes of watercourses and particular care taken in terms of movement of machinery and storage of materials in proximity to these features.

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- 16.12 Best practice measures for the industry will be employed according to agreed standards in order to minimise adverse effects on the surrounding area through dust deposition. This will include wheel washes of construction vehicles and dust suppression techniques during periods of dry weather and / or high winds. Measures for the control of dust are considered in greater detail elsewhere in this document.

**Habitats – veteran and irreplaceable habitats.**

- 16.13 Where the loss of over-mature or veteran trees is unavoidable, a bespoke compensation strategy will be implemented to conserve ecological function and promote habitat continuity for saproxylic invertebrates, fungi, and associated species.

- 16.14 The following measures will be implemented:

- Deadwood Monolith Creation:
  - Large-diameter sections of felled trees will be retained and installed vertically as standing deadwood features (monoliths), or laid horizontally as lying deadwood, at two designated areas within the site's green infrastructure network. Monoliths will be installed at a range of orientations, exposures and moisture conditions to replicate natural deadwood heterogeneity. Priority will be given to installing monoliths close to retained over-mature trees to encourage natural species dispersal.
- Stump and Soil Translocation:
  - The original stumps and surrounding topsoil (top 10–30 cm) from felled veteran trees will be carefully excavated and relocated adjacent to the new monoliths. This will assist in transferring soil fungi, microbial communities, and invertebrates associated with the original tree environment, helping to maintain ecological continuity.
- Vertical Log Piles:
  - Trenches approximately 0.5 m deep will be excavated, filled with vertically stacked branchwood, and lightly backfilled with loose soil, leaving timber ends exposed. These features will be created in semi-shaded locations, ideally near hedgerows or retained trees, to provide a structurally diverse deadwood habitat.
- Working Methods and Supervision:
  - Specialist contractors experienced in handling large, complex timber pieces and veteran material will be engaged. Works will require large machinery (e.g., 360° excavators with grabs) and careful handling to avoid damaging important decay features such as cavities and fungal bodies. All operations will be supervised by an ecologist and arboriculturist.
- Protection Measures:
  - Low post-and-wire fencing, bollards, or similar barriers will be erected around monolith installation areas to prevent unauthorised access. Interpretive signage will be installed

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at key locations to explain the ecological value of the installations and promote awareness among future site users.

- Monitoring and Adaptive Management:
  - All deadwood habitat installations will be incorporated into the Landscape and Ecology Management Plan (LEMP) and subject to routine inspections. Management actions (such as securing leaning monoliths, or enhancing habitat if decay rates differ from expectations) will be implemented as necessary to maintain ecological function over time.

16.15 Each P-CEMP will detail the timing, sequencing, and installation methods for the translocation of deadwood features, including monoliths, stumps, and associated soils.

16.16 The timing of works will be coordinated with felling operations to minimise the duration that deadwood material is stored before installation, thereby preserving structural integrity and associated ecological communities.

16.17 Initial establishment and aftercare management of the deadwood habitats will be detailed in the Landscape and Ecology Management Plan (LEMP), including routine monitoring, protection measures, and adaptive management interventions where necessary.

## **Fauna**

### **Badgers**

16.18 The Protection of Badgers Act 1992 consolidates the previous legislation on badgers. It aims to protect the species from persecution rather than being a response to an unfavourable conservation status, as the species is common over most of Britain, with particularly high populations in the southwest.

16.19 As well as protecting the animal itself, the 1992 Act also makes the intentional or reckless destruction, damage or obstruction of a badger sett an offence. A sett is defined by Natural England as *“any structure or place which displays signs indicating current use by a badger”*.

16.20 In addition, the intentional elimination of sufficient foraging area to support a known social group of badgers may, in certain circumstances, be construed as an offence by constituting ‘cruel ill treatment’ of a badger.

16.21 ‘Interim guidance’ issued by Natural England in September 2007 specifically states *“it is not illegal, and therefore a licence is not required, to carry out disturbing activities in the vicinity of a sett if no badger is disturbed and the sett is not damaged or obstructed.”*

16.22 Prior to the commencement of any construction a pre-commencement badger survey will be conducted to identify the current status of any setts that have been identified or excavated in the interim.

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- 16.23 Given the current baseline a licence will be required prior to the commencement of any phase that affects badger setts (e.g. the Main Site earthworks). This has been applied for with Natural England and a LONI has been granted. This application will be made in full post consent and no construction works undertaken within 30m of any badger sett until this has been granted.
- 16.24 The relevant P-CEMP will detail any specific measures required under that licence including details of exclusion zones around existing, retained and proposed artificial setts and any measures proposed to ensure access to retained habitats is maintained.
- 16.25 Consideration will be given by the Project and Environmental Managers, under advice from the ecologist where necessary, to the normal requirement to conduct licensable activities, such as sett closure, to outside of the period from December to June (inclusive).
- 16.26 In the event that any setts are excavated within the application site during the construction period an ecologist will be contacted for advice. Any trenches or holes excavated will be covered or left with a means of escape for Badgers (such as a plank of wood) so that they do not become trapped overnight.
- 16.27 Careful consideration will be given to the storage of mounds of soil, which could be used by badgers to excavate setts. In particular, the establishment of the landscaped earth bund will require close attention to ensure that badgers are not harmed during its construction. Areas of the bund to be worked on will be inspected every morning. In the event any evidence of use by badgers is noted work in the area will cease while consideration is given to the best way to proceed.

### **Bats**

- 16.28 All bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (“the Habitats Regulations”). These include provisions making it an offence:
- Deliberately to kill, injure or take (capture) bats;
  - Deliberately to disturb bats in such a way as to:-
    - be likely to impair their ability to survive, to breed or rear or nurture their young; or to hibernate or migrate; or
    - to affect significantly the local distribution or abundance of the species to which they belong;
  - To damage or destroy any breeding or resting place used by bats;
  - Intentionally or recklessly to obstruct access to any place used by bats for shelter or protection (even if bats are not in residence).

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- 16.29 The words deliberately and intentionally include actions where a court can infer that the defendant knew that the action taken would almost inevitably result in an offence, even if that was not the primary purpose of the act.
- 16.30 The offence of damaging (making it worse for the bat) or destroying a breeding site or resting place is an absolute offence. Such actions do not have to be deliberate for an offence to be committed.
- 16.31 In accordance with the Habitats Regulations the licensing authority (Natural England) must apply the three derogation tests as part of the process of considering a licence application. These tests are that:
- the activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
  - there must be no satisfactory alternative; and
  - the favourable conservation status of the species concerned must be maintained.
- 16.32 Survey work has identified the [REDACTED] scheduled for removal as part of the development.
- 16.33 No bat roosts were identified within any [REDACTED] trees within the site during surveys.
- 16.34 A Letter of No Impediment (LONI) has been issued by Natural England, confirming that they are satisfied with the submitted bat mitigation licence application to permit the removal of the [REDACTED]
- 16.35 The formal bat licence will be obtained prior to the commencement of any works affecting the roost.
- 16.36 All works will be undertaken in strict accordance with the conditions of the granted licence, including the use of soft-felling techniques under the supervision of a suitably licensed bat ecologist, and the provision of replacement bat roosting features within the site's green infrastructure.
- 16.37 Pre-commencement bat surveys will be completed where required to meet legislative requirements, prior to the production of P-CEMP affecting both mature trees to ascertain whether potential bat roost habitat is present and, in the event that it is, the up-to-date status of bats within any trees.
- 16.38 Where surveys identify that suitable habitat is present within trees and given the often-transitory nature of bat tree roosts, their removal will be carried out according to a precautionary method statement. In brief, this will include precautionary pre-felling nocturnal surveys and / or aerial tree climbing inspections to ensure the sensitive removal of the trees only when it is confirmed

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to be unoccupied by bats. Providing that no bats are observed the tree will be section felled by experienced arborists under the supervision of an appropriately licensed bat worker.

- 16.39 Where bats are identified roosting within features to be removed during pre-commencement surveys a licence may be required to facilitate the demolition of buildings or felling of trees identified as supporting a bat roost. Where relevant the P-CEMP will detail construction site measures required under a condition of any licence to prevent impacts to roosting bats. This may, depending on the status and nature of any roost identified, have strict season restrictions.
- 16.40 To avoid disturbance to commuting or foraging bats during the construction period, the potential for impacts to bats from the use of floodlighting within any construction areas would be mitigated by the sensitive design of lighting. Measures to reduce impacts within the P-CEMP may include:
- The use of directional floodlighting around construction areas and site compounds to avoid spill onto retained habitats;
  - The use of the lowest intensity possible;
  - The use of low-pressure sodium (as opposed to high pressure) where possible; and
  - The avoidance of lighting that emits high levels of blue/ultra-violet or red/infra-red light.
- 16.41 To enhance roosting opportunities for bats and support biodiversity across the site, a range of bat boxes will be installed at an early stage of the construction programme.
- 16.42 Boxes will include a variety of designs suitable for crevice-dwelling and void-dwelling species and will be mounted on retained mature trees within green infrastructure areas, away from artificial lighting and disturbance.
- 16.43 Installation locations, box types, numbers, and fixing methods will be selected under the guidance of the project ecologist to ensure maximum ecological benefit.
- 16.44 All bat box provision will be incorporated into the Landscape and Ecology Management Plan (LEMP) and subject to appropriate maintenance and monitoring measures post-installation.

### ***Great Crested Newts (GCN)***

- 16.45 The presence of Great Crested Newts (GCN) within the wider landscape has been confirmed although suitable habitat within the site itself is limited.
- 16.46 GCN are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and listed under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 ("the Habitats Regulations").

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- 16.47 The project is registered under Natural England's District Level Licensing (DLL) scheme for GCN. This provides strategic compensation for all relevant impacts associated with the development and ensures that the favourable conservation status of GCN will be maintained.
- 16.48 Where relevant, each P-CEMP will detail appropriate working practices and site controls to comply with the requirements of the DLL scheme.
- 16.49 Measures will include, where necessary:
- Identification of working areas and access routes to minimise encroachment into GCN-sensitive habitats;
  - Precautionary working methods during site clearance (e.g., directional vegetation strimming, staged clearance where appropriate);
  - Measures to prevent GCN from accessing active construction areas (e.g., site fencing where required);
  - Protocols for encountering GCN during construction, including halting works and contacting the Site Ecologist for advice.

### ***Reptiles***

- 16.50 No reptiles were recorded during survey work. However, suitable habitat for common reptile species, such as grass snake, is present within parts of the site, particularly associated with grassland margins, scrub, and highway verges. Populations, if present, are considered likely to be localised and at low density.
- 16.51 Construction works that may affect potential reptile habitat include site clearance, vegetation removal, and soil stripping.
- 16.52 The relevant P-CEMP for each phase will detail the precautionary methodologies to minimise risks to reptiles, where instructed by the project Environmental Clerk of Works (ECoW).
- 16.53 The broad principles for precautionary working in suitable reptile habitat, where deemed necessary by the ECoW, will include:
- Vegetation clearance during winter months (November to February), where no suitable hibernation features are present, to discourage reptile use prior to active construction;
  - Staged habitat clearance and passive displacement during the active season (March to October), involving an initial trim to 150 mm followed by a second cut to ground level after an interval of at least 24 hours;
  - Directional clearance toward adjacent retained habitat to allow natural dispersal of any reptiles.
- 16.54 Precautionary measures will be deployed at the discretion of the project ECoW based on assessment of habitat suitability, seasonal conditions, and construction phase risks.

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- 16.55 Each P-CEMP will set out site-specific requirements, informed by an up-to-date walkover survey if considered necessary by the ECoW.
- 16.56 As part of the site's green infrastructure delivery, a series of hibernacula will be constructed to provide overwintering and refuge opportunities for a range of wildlife species, including common reptiles, as well as amphibians and invertebrates.
- 16.57 Hibernacula will typically be constructed from site-won materials such as logs, brash, rubble, and soil, and will be located within retained and newly created habitat areas including grassland margins, scrub edges, and woodland fringes.
- 16.58 Structures will be positioned in areas offering a mix of sun and shade to provide suitable thermal conditions and will be designed to ensure stability, shelter, and connectivity with surrounding habitats.
- 16.59 The construction, location, and aftercare of hibernacula will be detailed within the Landscape and Ecology Management Plan (LEMP) and coordinated with the habitat creation strategy.

### ***Birds***

- 16.60 Section 1 of the Wildlife & Countryside Act is concerned with the protection of wild birds. With certain exceptions all wild birds and their eggs are protected from intentional killing, injuring and taking; and their nests, whilst being built or in use, cannot be taken, damaged or destroyed.
- 16.61 Schedule 1 of the Wildlife & Countryside Act 1981 is a list of the nationally rarer and uncommon breeding birds for which all offences carry special (i.e. greater) penalties. These species also enjoy additional protection whilst breeding, as it is also an offence to disturb adults or their dependant young when at the nest.
- 16.62 Wherever possible, clearance of vegetation will be undertaken outside of the bird nesting season (typically taken as March to August inclusive). Where this is not possible a check for nesting birds will be undertaken by an ecologist; in the event that any are identified, an exclusion zone will be established around the nest until the young have fledged. This will be marked clearly with hazard tape and/or Heras fencing. The size of any exclusion area will be determined by the project ecologist, taking into account the species concerned and the activities proposed in proximity to the nest.
- 16.63 Bird surveys have identified the site as supporting a range of breeding birds, including species nesting in hedgerows, trees, and open ground habitats such as arable field margins and grassland.
- 16.64 To ensure compliance with the legislation and avoid committing an offence:

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- Vegetation clearance and groundworks will, wherever possible, be scheduled outside the bird breeding season (typically March to August inclusive).
  - Where works during the breeding season are unavoidable, pre-commencement nesting bird checks will be undertaken by a suitably qualified ecologist.
  - If active nests are found, appropriate exclusion zones will be established and maintained until the young have naturally fledged.
  - The extent of exclusion areas will be determined by the ecologist based on the species present and the proximity and nature of construction activities.

16.65 Each P-CEMP will set out the procedures to be followed to ensure that no works will result in the disturbance or destruction of active bird nests, including appropriate timing of clearance, site inspections, and mitigation measures as instructed by the project ecologist.

16.66 To support the site's ecological value and biodiversity enhancement objectives, a broad range of bird boxes will be installed at an early stage of the construction programme.

16.67 These will include designs suitable for a variety of species, including small passerines (e.g., blue tit, great tit), open-fronted boxes for species such as robin and wren, and sparrow terraces where appropriate.

16.68 Boxes will be installed within retained habitats such as hedgerows, woodland edges, and mature trees, at suitable heights and orientations to maximise uptake and minimise disturbance.

16.69 The locations, specifications, and numbers of bird boxes will be agreed with the project ecologist and incorporated into the Landscape and Ecology Management Plan (LEMP).

### ***Invertebrates***

16.70 Baseline surveys confirmed the presence of a varied invertebrate assemblage associated with habitats such as hedgerows, semi-improved grassland, scrub, ponds, and mature trees.

16.71 The design of the project has sought to retain key features of value to invertebrates, including hedgerows, water features, and scattered trees where possible. In addition, specific compensation and enhancement measures will be implemented to ensure the conservation value for invertebrates is maintained and enhanced, including:

- Retention and protection of veteran trees and associated deadwood habitats;
- Creation of new deadwood features (standing monoliths, log piles) within green infrastructure areas;
- Establishment of wildflower grassland and structurally diverse vegetation corridors to provide foraging and breeding habitats;

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- Management of ponds and ditches to maintain water quality and marginal vegetation diversity.
- 16.72 Construction activities that could temporarily affect invertebrate populations (e.g., vegetation clearance, soil stripping) will be carefully managed. Where appropriate, measures such as staged clearance, sensitive habitat management, and habitat reinstatement will be employed to reduce impacts.
- 16.73 Each P-CEMP will include reference to protecting and enhancing habitats of value to invertebrates, including minimising disturbance to retained features and ensuring early delivery of green infrastructure planting and habitat creation.

### ***Otter and Water Vole***

- 16.74 Targeted surveys recorded no evidence of water vole presence within the site or its immediate surroundings. However, low-level otter activity was confirmed along the Diseworth Brook tributary, located adjacent to the western site boundary, through the identification of otter spraints.
- 16.75 Water vole is considered unlikely to be present within the site based on survey findings and habitat conditions. As such, no construction constraints relating to water vole are anticipated.
- 16.76 As a precautionary measure, any ditches or watercourses will be treated cautiously during works to minimise impacts and disturbance.
- 16.77 Although the Diseworth Brook tributary is located off-site and outside the main development footprint, precautionary measures will be employed to protect otter habitat, including:
- Establishment of exclusion fencing and buffer zones (minimum 10 metres where practicable) from the watercourse margins;
  - Sensitive positioning of construction compounds, haul routes, and material storage areas away from the watercourse;
  - Strict adherence to Pollution Prevention Guidelines to avoid water quality impacts.
- 16.78 To enhance site connectivity for otters, a log holt will be constructed along the Diseworth Brook tributary prior to commencement of main construction works. The design and location of the holt will be agreed with the project ecologist and will be sited to minimise human disturbance and maximise ecological value.
- 16.79 In the event that otters are observed within the construction footprint, works will immediately cease in the affected area and advice sought from the project ecologist. Where necessary, further licences or additional mitigation measures will be put in place.
- 16.80 Each P-CEMP will detail the specific measures relevant to watercourses, including fencing, pollution control, holt installation, and incident reporting procedures, to ensure compliance with

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legal protections afforded to otter and water vole under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017.

### **Other Species**

- 16.81 Survey work has been undertaken for a range of protected and notable species as part of the ecological impact assessment process. Species recorded include badger, bats, otter, and a notable invertebrate assemblage, with suitable habitats for birds, reptiles, and amphibians also identified.
- 16.82 In the event that protected species are identified during pre-commencement surveys or construction activities, appropriate measures — including halting works, seeking ecological advice, and where necessary obtaining relevant licences — will be implemented and detailed in the P-CEMP for the affected area.

## **17.0 Protecting Archaeological Interests**

- 17.1 Chapter 12 of the ES has identified archaeological receptor AR8 within the EMG1 Works Scheme that will require protection measures in order that preservation in-situ of archaeological remains can be achieved. Protection measures shall take the form of Heras fencing to be installed around receptor AR8 prior to the commencement of the construction phase in order to protect the receptor from any construction-related impacts. The fencing shall be supported by signage in order to inform groundworks of the purpose of the fencing. Protection measures can be removed once construction-related activities have been concluded.

## **18.0 Advisory Signage**

- 18.1 Each P-CEMP shall set out details of advisory signage to be provided at each public access point advising of possible hazards including the potential for sudden noise. Signage may be required at the following locations:

- Planned accesses to the works;
- Where public rights of way (PROW) pass adjacent to the site;
- Along substituted PROW;
- At any other location where public access is being achieved, authorised or not, and
- Open bodies of water.

Advisory signage may include:

- Warnings that you are entering a construction site;
- Warnings of deep water adjacent to open bodies of water;
- Advisory signs that a PROW has been closed along with a plan of the substituted route;

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- Directional signs along substituted PROW;
  - Details on how to register a complaint, and
  - Emergency telephone numbers.

## 19.0 Temporary Surface Water Management System

19.1 The arrangements for the temporary management of surface water shall be set out in each P-CEMP.

19.2 Before any works are undertaken a Surface Water Management Plan (SWMP) for that phase shall be set out. Where such works affect watercourses the requirements of Section 11 above shall also be followed. The SWMP will set out measures required to prevent an increase in runoff to the receiving watercourse, sewer or drainage system, thereby preventing an increase to downstream flood risk. The construction phase surface water strategy will attenuate runoff at the equivalent greenfield QBAR rate or at 2l/s/ha, whichever is greatest, thus mimicking the baseline conditions as far as practicable. The excess surface water runoff above the discharge rate will be stored on the construction site, until such time that it can drain into the downstream system. Sufficient storage for the 1 in 100-year storm event with an appropriate uplift for climate change applied will be provided (to align with the consenting authorities' requirements).

19.3 The SWMP will also identify measures to provide appropriate levels of treatment to runoff discharged from the construction site to protect the condition of downstream waterbodies. Measures shall be adopted in accordance with CIRIA Report C532 "Control of water pollution from construction sites"; or subsequent amendments or replacements thereof. Measures will include:

- Treatment facilities such as basins, swales, and storm fencing, will be used to capture and remove pollutants and suspended sediments prior to runoff leaving the construction sites. Where operational drainage basins and swales are also to be used to manage surface water in the construction phase, they will be rehabilitated at the end of the construction phase.
- SuDS used in the SWMP will be designed in accordance with CIRIA's The SuDS Manual (C753).
- A penstock will be provided on the outfall(s) so that the discharge into the receiving watercourse or drainage system can be stopped in the event of a pollution incident.
- Existing outfalls from the construction sites, including land drainage, that do not form part of the drainage strategy will be stopped up to prevent treatment measures from being bypassed.
- To avoid the pollution of watercourses from vehicles or accidental spillage, vehicles used on the site will undergo regular inspection and be maintained to reduce the risk of leakages.

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Vehicle washing areas will be located at least 10m from any surface water bodies in designated bunded impermeable areas. Any runoff from this area will be treated prior to discharge.

- Concrete will be mixed off site where possible. Where this is not possible, waste water from concrete production and lorry washing will be limited to a designated bunded impermeable area to prevent runoff or infiltration. Wastewater will be adequately treated prior to disposal
- To minimise the risk of pollution from any on site concrete production, construction works should be minimised during heavy precipitation and carried out during dry months where practicable.
- Wheel washing facilities and regular sweeping will be undertaken to prevent the build-up of dust and silt on roads. Wheel washing facilities will be located in a designated bunded impermeable area a minimum of 10m from any surface water bodies. Any surplus water from these facilities will be disposed of via the foul water system or treated adequately prior to discharge from the site.

19.4 Regular monitoring of the downstream water quality will be undertaken during the construction phase to ensure that the sediment and pollution control measures are working effectively. Details of the monitoring plan shall be set out in each P-CEMP.

19.5 Testing parameters shall be agreed with the Environment Agency or lead local flood authority as appropriate.

19.6 An Outline Silt Management Plan (SMP) has been prepared and is Appended to and forms part of this CEMP. It sets out measures to minimise the mobilisation of silt in surface water runoff, treat surface water runoff to remove silts and suspended solids, and minimise the release of silts and suspended solids from the construction site. The measures set out in the SMP shall be taken into account in the preparation of each P-CEMP.

19.7 Where the suspended solids are particularly fine, flocculants may be used to help maximise removal. Dosage and type of flocculant will be determined for each phase-specific CEMP and permit application.

19.8 The discharge of treated surface water from the construction site, and use of flocculants, may constitute a water discharge activity and therefore an environmental permit may be required. The permit requirements will be discussed and confirmed with the EA at the appropriate time.

## **20.0 Public Rights of Way**

20.1 The existing and proposed Rights of Way are shown on the Access and Rights of Way Plans (Document DCO 2.4).

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- 20.2 A combination of appropriate temporary diversions and closures will be implemented before the commencement of any component of works and details shall be set out in P-CEMPs where appropriate.
- 20.3 All permanent routes will be constructed and implemented as soon as practicable.
- 20.4 Details of the strategy for the management of Public Rights of Way shall be set out in each P-CEMP, the details shall include temporary routes and the timing of the provision of access to permanent routes.
- 20.5 Any permanent and temporary stopping up of rights of way must be undertaken in accordance with Article 12 of the DCO and any necessary approvals obtained accordingly.

## **21.0 Traffic Management**

- 21.1 Details of Traffic Management shall be set out in each P-CEMP. This shall have regard to the routing requirements set out in the Construction Traffic Management Plan and any works required to enable construction access to the site.
- 21.2 The development shall be carried out in such a manner so as to ensure that emergency vehicles visiting the development, or adjacent properties are unhindered at all times and provided with free flow passage as far as is practicable.
- 21.3 All works on the strategic road network maintained by National Highways shall be carried out in accordance with the Transport Chapter of the Environmental Statement and the traffic management arrangements agreed with National Highways pursuant to Part 1 of Schedule 13 of the DCO.
- 21.4 All works on the local road network maintained by Leicestershire County Council shall be carried out in accordance with the Transport Chapter of the Environmental Statement and the traffic management arrangements agreed with Leicestershire County Council pursuant to Part 2 of Schedule 13 of the DCO.
- 21.5 The P-CEMP shall set out details of the relevant temporary speed limits that shall be provided in accordance with Article 16 of the DCO.

## **22.0 Birdstrike Management**

- 22.1 Consideration should be given to the advice set out in the Birdstrike Hazard Management Plan, Appendix 9K of the Environmental Statement (Document DCO 6.9K). It explains that construction activity on the site is unlikely to result in an increase of bird assemblages over

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baseline conditions. However, it advises that to ensure there is no risk of increased attraction of birds the following measures should be taken:

- Top soil clearance undertaken in a phased manner;
- The avoidance of puddling of large areas of water;
- If temporary water bodies are formed, to enclose these with goose proof fencing together with measures to prevent landing on the water and to ensure vegetation is not established around these features.

## 23.0 Code of Conduct and Site Rules

### Code of Conduct

23.1 The Code of Conduct below outlines the expected standards of behaviour and professionalism for all individuals engaged in, or visiting, EMG2 Works or Highway Works. The commitment is to deliver projects safely, efficiently, to the highest quality standards, and with respect for all stakeholders, the environment, and the communities.

23.2 This Code draws upon pertinent best practices from major infrastructure developments, including those applicable to Nationally Significant Infrastructure Projects (NSIPs), where robust ethical, safety, and environmental considerations are paramount. Adherence to this Code is a mandatory condition of employment, contract, or site access.

23.3 The code will apply to all employees, consultants, and temporary staff; all contractors, sub-contractors, and their employees, agents, and representatives; and all visitors.

23.4 The core principles are:

- **Safety First:** The health, safety, and well-being of all personnel, the public, and the environment are our absolute priorities.
- **Integrity and Transparency:** We act honestly, ethically, and with fairness in all our dealings, promoting an open and transparent working environment.
- **Environmental Responsibility:** We are committed to minimising our environmental footprint, protecting natural habitats, and promoting sustainable practices.
- **Respect and Inclusion:** We treat all individuals with dignity and respect, fostering an inclusive environment free from discrimination, harassment, or bullying.

23.5 Specific conduct expectations will be:

Health, Safety, and Welfare

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- Zero Harm: Actively contribute to a "zero harm" culture by identifying, reporting, and mitigating hazards and unsafe conditions immediately.
  - Personal Responsibility: Take personal responsibility for your own safety and the safety of others.
  - Following Procedures: Strictly adhere to all site-specific safety rules, risk assessments, method statements, and permits to work.
  - PPE: Always wear appropriate Personal Protective Equipment (PPE) as required by site rules and task assessments.
  - Reporting: Report all incidents, near misses, and unsafe acts/conditions promptly to your supervisor or the designated safety representative.
  - Substance Abuse: Operate free from the influence of alcohol, illegal drugs, or any substance that impairs judgment or performance. Random drug and alcohol testing may be conducted.

#### Environmental Protection

- Minimising Impact: Work proactively to minimise environmental impact through waste reduction, efficient resource use, pollution prevention, and protection of biodiversity.
- Compliance: Adhere to all environmental permits, licences, and legislation.
- Waste Management: Follow established waste segregation, recycling, and disposal procedures.
- Spill Prevention: Implement measures to prevent spills and contamination, and report any environmental incidents immediately.
- Resource Efficiency: Use energy, water, and materials responsibly.

#### Professionalism and Respectful Conduct

- Professional Behaviour: Conduct yourselves professionally at all times, reflecting positively on EMG2.
- Respect: Treat all colleagues, contractors, clients, stakeholders, and community members with respect, courtesy, and fairness, regardless of background, gender, race, religion, or any other characteristic.
- No Harassment or Bullying: Harassment, bullying, intimidation, discrimination, or any form of offensive behaviour will not be tolerated.
- Diversity and Inclusion: Embrace diversity and contribute to an inclusive working environment.
- Site Appearance: Maintain a clean, tidy, and organised work area.
- Language: Use appropriate language, avoiding profanity or offensive remarks.

#### Security and Site Access

- Authorised Access: Only access authorised areas of the site. Do not permit unauthorised access to others.

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- Site Security: Protect site assets, equipment, and materials from theft, damage, or misuse.
  - Identification: Wear visible identification/access passes at all times on site.
  - Reporting: Report any suspicious activity or security breaches immediately.

#### Community Engagement and Public Interaction

- Community Awareness: Be mindful of the impact of our operations on local communities, particularly for large-scale projects.
- Public Interaction: When interacting with the public, represent EMG2 professionally and respectfully. Direct all sensitive enquiries or complaints to the designated community relations or project management team.
- Minimising Disruption: Work to minimise noise, traffic, and other potential disruptions to local residents and businesses.

23.6 Any violation of this Code of Conduct will be taken seriously and may result in disciplinary action, up to and including termination of employment or contract, and potential legal action. This Code of Conduct will be reviewed periodically to ensure its continued relevance and effectiveness. All personnel and contractors will be required to read, understand, and acknowledge their commitment to abiding by this Code as part of onboarding and site familiarisation.

#### Site Rules

23.7 A set of site rules will be displayed within the site office to set the minimum standard to be adopted by all contractors and Sub-contractors. These will be based on the following:

- All operatives and visitors must wear appropriate PPE (hard hat, high visibility jacket and protective footwear as a minimum), with further equipment to be determined through method statement/risk assessment.
- All operatives and visitors must receive site induction training, including the environmental induction.
- All power tools using temporary electrics are to be transformed down to 110 volts.
- No operative is to misuse or abuse any mechanical or other equipment.
- Only authorised vehicle routes shall be used.
- Segregated pedestrian routes shall be provided.
- Vehicles used in road deliveries of materials, equipment and waste arisings on- and off-site should be loaded to full capacity to minimise the number of journeys associated with the transport of these items.

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- All machinery and plant should be procured to adhere with emissions standards prevailing at the time and should be maintained in good repair to remain fuel efficient.
  - When not in use, vehicles and plant machinery involved in site operations should be switched off to further reduce fuel consumption.
  - Equipment and machinery requiring electricity should only be switched on when required for use. Procedures should be implemented to ensure that staff adhere to good energy management practices, e.g. through turning off lights, computers and heating/air conditioning units when leaving buildings.
  - Operatives must not report for work if under the influence of alcohol or drugs or consume alcohol or drugs at work or during breaks.
  - All operatives and visitors must report any potential safety incidents identified and must not continue with an activity that has been identified as a risk, without an appropriate risk assessment being in place.
  - The site will operate a permit to dig system, which will be granted following a review by the Principal Contractor of service drawings and cable locator scan of the area.
  - Any accident or incident on site, which requires medical treatment or time off, should be reported immediately to the Site Manager.
  - A Site Accident and Incident Log will be maintained by the site manager.

23.8 Parking of vehicles shall only be permitted in designated parking areas. Parking on the Public Highway or the Development Roads will not be permitted.

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**Appendix 01 – Indicative Master Programme**

**Appendix 02 – Construction Phasing, Access and Compounds Plan**

**Appendix 03 – Construction Traffic Management Plan**

**Appendix 04 – Silt Management Plan**