

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

Document MCO 6.3A

ENVIRONMENTAL STATEMENT

Technical Appendices

Appendix 3A

Addendum to the EMG1 Construction Management Framework Plan

July 2026

03

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

APPENDIX 3A ADDENDUM TO THE EMG1 CONSTRUCTION MANAGEMENT FRAMEWORK PLAN (DOCUMENT MCO 6.3A)

Version	Date	Status of Version
0	July 2026	Deadline 6

The East Midlands Gateway Rail Freight

Interchange and Highway Order 201X

Regulation 5(2)(q)

Construction Management Framework Plan

H A Goddard & Sons

Document No.6.10

Date 17 June 2015

ADDENDUM – July 2026

East Midlands Gateway (EMG1)

Construction Management Framework Plan (CMFP) - Addendum, July 2026

Introduction

- 1.1 This Addendum to the East Midlands Gateway 1 Construction Management Framework Plan (CMFP) follows work undertaken to prepare an agreed Construction Environment Management Plan (CEMP) for the East Midlands Gateway 2 (EMG2) development proposals. The EMG2 proposals represent a new phase (extension) to the EMG1 freight interchange intermodal park secured via a new DCO, and include an additional plot (Plot 16) within the EMG1 site through an a-mendment (material change) to the existing EMG1 DCO.
- 1.2 During dialogue between Segro and relevant consultees, and in response to dialogue between Segro and the Examining Panel during the Examination of these proposals, the CEMP for the new EMG2 development was revised to address issues relating to potential or known **contamination** within the EMG2 Main Site, and **surface drainage** issues. It was agreed that the same approach as proposed in the CEMP for the EMG2 Main Site on these issues should apply to the development of Plot 16 on EMG1 through an update to the previously agreed EMG1 Construction Management Framework Plan (CMFP)¹ which will provide the framework for a phase specific CEMP (P-CEMP) for Plot 16.
- 1.3 As a result, the scope of this Addendum to the EMG1 CMFP is limited only to those topics and replaces the previously approved CMFP with regard to those topics (the topic headings are also repeated below). For all other topics covered by the EMG1 CMFP the latest approved version remains valid.
- 1.4 For continuity and to aid reading of this Addendum the heading titles and numbering is consistent with those used in the approved EMG1 CMFP.

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 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 Local Planning Authority before any measures are implemented and verification

¹ The latest approved EMG1 CMFP is dated 17 June 2015.

reports shall be prepared and issued to the Local Planning Authority on completion of remediation (in accordance with DCO Requirement 24).

- 5.3 A UXO / UXB risk assessment will be undertaken before any intrusive works are undertaken.
- 5.4 In the event that unidentified contamination is uncovered during the works, construction must cease on that localised area of land and the contamination must be reported to the Local Planning Authority within 10 working days. Prior to the recommencement of construction on that localised area of land, suitable investigation and risk based land contamination assessment for the discovered contamination must be submitted to and approved in writing by the Local Planning Authority.
- 5.5 The contractor shall plan and execute all works to ensure that hazardous or polluting substances do not cause harm to underlying aquifers, surface water systems, landscaping and associated ecology. Measures to achieve this include, but are not limited to: fuel and chemical storage in bunded areas, designated refuelling areas, use of drip trays, daily inspections of plant and equipment, spill kits and spill response procedures, segregation of clean and potentially impacted materials, control of groundwater and surface water management.
- 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, as appropriate.
- 5.7 Additional settlement and control ponds will be provided as necessary during a component to prevent pollution entering the existing watercourses.
- 5.8 The scheme requires earthworks which will inevitably increase the risk of pollution to the surface water system. All contractors shall adopt water pollution prevention measures 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 Chapter 14 of the EMG2 Environmental Statement (Document DCO/MCO 6.14) confirms that, based on site geology, hydrogeology and hydrology, there are no viable pathways for exposure to on-site receptors from the off-site source of PFAS. Notwithstanding this, laboratory PFAS testing shall be undertaken in the event that groundwater / perched water is encountered during the construction phase which requires extraction and disposal / discharge. The test results will be reviewed and considered along with the Conceptual Site Model (CSM) to confirm the quantitative risk assessment remains current. If the assessment identifies a potentially viable pollutant linkage with respect to the Proposed Development end use, appropriate and proportionate mitigation measures will be agreed with the Environment Agency and implemented to mitigate the identified risks to end users and the environment.

5.10 All groundwater / perched water discharged as a result of dewatering shall only be undertaken in accordance with Environment Agency requirements and necessary environmental permits or consents. The contractor is responsible for determining if an environmental permit is required with regards to discharge of construction phase run off and / or temporary dewatering from excavations to surface water or groundwater. Exemptions may apply where low volumes are extracted and water is confirmed as uncontaminated. The temporary extraction and discharge of such water is to be undertaken in accordance with Environment Agency 'Discharges to Surface Water and Groundwater: Environmental Permits: Guidance and Regulatory Position 261', including the references to water abstraction licenses (or exemptions).

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

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

17.0 Temporary Surface Water Management System

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

- 17.2 Before any works are undertaken a Surface Water Management Plan (SWMP) for that phase shall be set out. 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.
- 17.3 Surface water runoff will be discharged at the equivalent greenfield QBAR rate or at 2l/s/ha, whichever is greatest, thus mimicking the baseline conditions as far as practicable. The appropriate discharge rate will be confirmed in the relevant P-CEMP.
- 17.4 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 a 40% uplift for climate change applied will be provided (to align with the consenting authorities' requirements).
- 17.5 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).
 - The SuDS will be lined to prevent the risk of pollutants infiltrating and entering groundwater.
 - 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. 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. Any washout will be attenuated, stored and treated alongside the runoff from the wider construction site, until it is of a standard which can be discharged to the local watercourse, subject to any required permit. Areas where concrete works are proposed will be identified in each P-CEMP.
- 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. Runoff from the wheel washing area will be attenuated, stored and treated alongside the runoff from the wider construction site, until it is of a standard which can be discharged to the local watercourse, subject to any required permit.
- Any potential firefighting water will be captured in the SuDS for removal and disposed of at an appropriate offsite treatment facility.

17.6 An Outline Silt Management Plan (SMP) will be prepared for each P-CEMP. This will set 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. Regular monitoring of the on-site 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.

17.7 Additionally, a water quality monitoring plan for the downstream watercourse(s) shall be prepared for each PCEMP. Final testing parameters and locations shall be agreed with the Environment Agency or the Lead Local Flood Authority as appropriate. The monitoring plans shall include:

- Locations: upstream and downstream of the surface water outfalls and any new watercourse crossing.
- Method: in situ testing and laboratory analysis of samples
- Frequency: monthly
- Duration: at least 6-months prior to commencement of construction activities to identify a baseline, throughout the construction phase, and 3-6months into the operational phase to ensure water quality is appropriately protected.

- 17.8 Where the suspended solids are particularly fine, flocculants may be used to help meet water quality standards. Dosage and type of flocculant will be determined for each phase-specific CEMP and permit application.
- 17.9 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.
- 17.10 The onsite trenches on EMG1 site will be open cut, with no need for directional drilling. In the wider area, the preference is to construct the service trenches via open cut trenches as well, but at this stage the use of directional drilling cannot be ruled out completely. This will only be known following further design and stakeholder engagement. If directional drilling is identified as a requirement, then a drilling fluid breakout plan will be prepared as part of the appropriate P-CEMP which will set out measures to ensure that the risk of drilling fluid breakout is managed, and local water quality is protected.
- 17.11 To prevent introducing a potential source of Per- and polyfluoroalkyl substances (PFAS) to the site, only photovoltaic (PV) solar panels which are PFAS free will be installed. These will only be cleaned with water or PFAS free cleaning solutions.