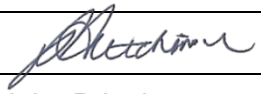
Contract Details			
Contract Name:	Project Wind Phase 1 Enabling Works		
Contract Number:	30173		
Plan Developed By:	Paul Hutchinson	**Date:**	05/09/2025
Signature:			
Plan Approved By:	John Pringle	**Date:**	05/09/2025
Signature:			
Plan Received By:		**Date:**	
Signature:			

Record of On-Going Reviews

This Construction Environmental Management Plan (CEMP) can be reviewed as often as necessary to include any significant changes in equipment, risk, the scope of works, circumstances, people, or other organisational change; however, review periods will not exceed quarterly. Reviews and revisions need to reflect the specific construction activities that are current and future, not past.

Review Date	Name	Position / Role	Description of Revision	
			Section No.	Comment
08/12/2025	Dominic Robertshaw	H&S Advisor	3	Change of contract Directory
08/1/2026	J Porter	Technical Director	Various	Additional of BRS specific works

Contents

1. Introduction

This contract-specific CEMP has been developed following all identified local planning conditions, environmental requirements, performance targets and objectives, any client-specific requirements for the Contract, and the requirements of the ISO 14001 standard for MGL Group (MGL) Subsidiary Companies (Rainton Construction) for this plan) while undertaking the role of contractor, regardless of duration, person-days, or value.

This CEMP is a live document that will proactively monitor the management and reduction of adverse environmental impacts from the works.

The Contract Lead is responsible for producing, reviewing, revising, refining, and issuing this plan.

This plan intends to focus on managing and coordinating environmental issues as the work progresses. Although the plan will be developed or amended considering changing circumstances as work progresses, any such changes will be documented in the Record of Ongoing Reviews.

The purpose of the CEMP is to provide the client with information relating to the Contract and to give details of the organisation and arrangement procedures for managing and reducing adverse impacts from the works on the environment.

2. Description of the Contract

2.1 Contract Location

Former Blyth Power Station coal storage area, Cambois, Northumberland, N12 7QR. (approx. 102 ha).

2.2 Scope of Works	
Planning Permission Ref.:	TBC
The first phase of work will focus on preparing the site for construction, which includes establishing site security through fencing and relocating the existing pedestrian right-of-way. We will set up the construction site with all necessary logistics, including temporary offices, welfare facilities, storage, waste management, and signage, and install temporary utility connections for water and power. A key part of the preparation involves installing a temporary event marquee, reconfiguring pedestrian walkways, and clearing an area for the client's event. The project also includes site-wide vegetation clearance and, pending the results of environmental surveys, the relocation of sensitive species and trees. Finally, we will clear and reconfigure the existing ground to the required levels by removing existing stockpiles, pulverised fuel ash, roads, concrete slabs, and test piles, and then importing new material. Temporary surface water and foul water drainage will be connected, and any partially completed drainage from previous work will be rectified.	
2.3 Contract Directory	
Client:	**QTS**
Address:	14-15 Conduit Street, London, W1S 2XJ
Tel:	07539 069 814
Contact Name(s):	Varnava Christofis
Email:	varnava.christofis@qtsdatacenters.com
Principal Contractor:	**Rainton Construction**
Address:	Davison House, Rennys Lane, Dragonville Industrial Estate, Durham, DH1 2RS
Tel:	0191 383 9900 / 07968 516 031
Contact Name(s):	David Elliott
Email:	dave.elliott@mglgroup.co.uk
Local Authority:	**Northumberland County Council**
Address:	County Hall, Morpeth, NE61 2EF
Tel:	0345 600 6400
Email:	Visit Contact us online
Environment Agency:	**EA**
Address:	Newcastle Business Park, Newcastle upon Tyne NE4 7AR
Tel:	0370 850 6506
Email:	enquiries@environment-agency.gov.uk
Specialist Clean Up Contractor:	**Adler & Allan**
Address:	Response House, Wilton International, Lazenby, Middlesbrough TS10 4RG

Tel:	0800 592 827
Email:	enquiries@adlerandallan.co.uk
Statutory Nature Conservation Organisations:	**Natural England**
Address:	Foss House, Kings Pool, 1-2 Peasholme Green, York, YO1 7PX, United Kingdom
Tel:	0300 060 3900
Email:	enquiries@naturalengland.org.uk

2.4 Contract Timescales / Programme (Based on Tender Programme)		
The Site Supervisor will hold a copy of the project programme in the site office. During the selection process and at pre-start meetings, all subcontractors are provided with details of relevant parts of the programme.		
Documentation & Mobilisation Period:	11/09/2025 – 26/09/2025	
Planned Start Date:	29/09/2025	
Planned Work Period:	168 Days	
Completion Date:	09/06/2026	
Partial / Phased Handover / Hold Dates:	Refer to the Project Programme	
Other significant dates that may be relevant to the environment:	None Noted	
2.5 Permitted Operating Hours		
Monday – Thursday:	07:30 to 18:00	Friday: 07:30 to 15:30
Saturday:	07:30 – 13:00	
Sunday and Bank / Public Holidays:	No works will be permitted on Sundays and Bank Holidays unless agreed in writing with NCC.	

2.6 Existing Records and Plans

QTS has commissioned environmental surveys and investigations of the site.

These include:

- 4.16 Outline Waste Management Strategy
- 4.22 Enabling Works Environmental Management and Monitoring Plan
- 4.24 Sustainability Statement
- 4.5 Biodiversity Net Gain Assessment

All activities will be reviewed and assessed using the Environmental Aspects and Impacts Register to identify the contract's significant aspects and associated impacts.

Recent ground investigation at the Site has identified some localised contamination in the form of asbestos fibres in the soils. To ensure that potential risks from contaminated land to sensitive receptors (including human health and controlled waters) are minimised, and to

assess the potential risk to construction workers, appropriate management plans will be developed. Ground risks have been outsourced to Dunelm Geotechnical & Environmental Ltd., who have been commissioned to produce materials management plans (CL: AIRE), remediation strategies and a watching brief for the works.

An existing stockpile of Burnt Red Shale (BRS), and anticipated excavation of BRS is hoped to be re-used under a Deposit for Recover Permit. This material cannoy be deposited within the works under the CLAIRE MMP, WRAP, U1 or any RPS, and deposition must not occur until the permit is granted by the Environment Agency.

2.6.1 Surrounding Land Uses and Restrictions

- The site is located on the coast of Cambois, approximately 0.3 km inland, on the site of a former power station.
- The River Blyth is about 0.3 km to the south.
- The site is surrounded by a mix of:
    - Industrial/previously developed land (including hardstanding, sealed surfaces, and remnants of the power station)
    - Residential areas (adjacent to the south of the site)
    - Woodland and scrub (some planted, some naturally regenerated)
    - Estuarine and coastal habitats (mudflats, saltmarsh, dunes, and intertidal zones nearby)

3. Management of the Work

3.1 Contract Directory

Name	Contract Role	Telephone	Email
Dave Elliott	CEO	07968 516 031	dave.elliott@mglgroup.co.uk
Ian Bowman	Contracts Director	07774 554 501	ian.bowman@mglgroup.co.uk
Andrew Blighe	Operations Director Earthworks	07353 113071	andrew.blighe@mglgroup.co.uk
Jonathan Porter	Technical Director Earthworks	01913839900	jonathan.porter@mglgroup.co.uk
Paul Hutchinson	Sustainability and Compliance Director	07968 516 022	paul.hutchinson@mglgroup.co.uk
Steve Relph	Managing Estimator	0191 383 9900	steve.ralph@mglgroup.co.uk
John Pringle	Contracts Manager	07917 223967	john.pringle@mglgroup.co.uk
Stuart Wise	Project Manager	07827 135655	Stuart.Wise@mglgroup.co.uk
Paul Burton	Head of Health & Safety	07766 423514	paul.burton@mglgroup.co.uk
Graham Roseberry	SHEQ Manager	07984 873461	graham.roseberry@mglgroup.co.uk
Jonathan Lay	SHEQ Advisor	07467 096775	jonathan.lay@mglgroup.co.uk

Mark Bell	Managing Planner	0191 383 9900	mark.bell@mglgroup.co.uk
Habib Anwar	Document Controller	07950 788433	Habib.anwar@mglgroup.co.uk
Dan Scurr	Project Engineer	07899 870789	dan.scurr@mglgroup.co.uk
Rob Adkins	Senior Quantity Surveyor	0191 383 9900	rob.adkins@mglgroup.co.uk

3.2 Roles and Responsibilities

From the chief executives to every employee, line management is directly and personally responsible for implementing the procedures within the MGL Environmental Management System and the Contract Specific CEMP.

The environmental responsibilities of the MGL contract team are designated and accounted for in the following roles. In the absence of the designated Manager / Supervisor, deputies will be allocated to step into that Area of responsibility.

The Chief Executive is responsible for MGL's environmental performance data and determining the Company's policies, wider management system processes, and associated documentation.

Specific Environmental Roles

The following responsibilities are assigned:

Contracts Manager

The Contracts Manager, John Pringle, is responsible for ensuring the implementation of this plan on-site concerning all construction activities and for raising and supporting environmental matters with the contract team. In addition, the Contracts Manager will allocate duties and responsibility for environmental control during the works to specific contract team members as appropriate (spill response, aspects and impacts, etc.) and ensure adequate resources are made available to ensure the continued effectiveness of the CEMP.

It is John Pringle's responsibility to ensure that no BRS is placed without confirmation the Environmental Permit is approved and the management team has been briefed on the task specific requirements of the deposition. Attention is to be paid to the BRS dust management plan, construction engineering proposal and associated specifications.

Project Manager

The Project Manager, Gordon France, will report to the Contracts Manager. Detailed duties include, but are not limited to, the following:

- Responsible for implementing the MGL Environmental & Sustainability Policies and targets, objectives, and commitments through this plan and compliance with contractual requirements regarding environmental matters.
- Implementing the CEMP on the contract.
- Ensuring all aspects of work on site are carried out with effective and efficient consideration of the environment.
- Allocate duties and responsibility for environmental control during work to specific contract team members as appropriate.

- Ensure adequate resources are made available to ensure the continued effectiveness of the CEMP.
- Regular meetings with contract team members to review environmental matters.
- Regularly reporting to the client on environmental matters.
- Ensure all contract employees work following this plan.
- Data collection and information processing for monthly environmental reporting.
- Ensuring the review of subcontractor RAMS to ensure adequate measures are taken to limit environmental impacts.
- Ensuring the necessary environmental licenses, permits or exemptions are in place.
- As required, liaise with the client and other statutory authorities on environmental matters.

SHEQ Representative (not contract-based)

The SHEQ Team will support the contract team in complying with the day-to-day administration of environmental issues.

Duties will include, but not be limited to:

- Assisting in developing and rolling out the CEMP.
- Point of contact for advising on environmental matters affecting the contract.
- Work with the contract team to implement best practices and innovative solutions.
- Carrying out inspections and procedural reviews on environmental matters.
- Promote environmental awareness and training throughout the contract.
- Assist with collecting data and processing information for monthly environmental reporting.
- Review and communicate environmental performance and feedback to the Contract and the broader Company.

Quantity Surveyor

- The Quantity Surveyor, Rob Adkins, ensures that contract environmental requirements are adequately described to subcontractors within works package documentation (SHEQ Conditions for Subcontractors).

All Other Contract Team Members

- Exercise reasonable care for the protection of the natural environment.
- Co-operation with the Site Manager / Supervisor concerning environmental performance on the contract.
- Observe all environmental requirements and show responsibility to the environment.
- Not to misuse anything provided under a statutory requirement in the interest of protecting the environment.
- To be familiar with the CEMP and always cooperate in its implementation.
- Undertake all activities following the agreed procedures, working methods and training.
- To raise environmental matters with the Site Manager / Supervisor, which they consider could lead to improvement.
- Report all potential or actual environmental risks to the Site Manager / Supervisor as soon as possible.
- Attend mandatory environmental training courses.

3.3 Contract Targets	
Element	**Description**
POL - 3001 - Environmental Policy	MGL recognises that in our day-to-day operations, we inevitably impact the environment in several ways and wish to minimise the potentially harmful effects of such activity wherever and whenever possible. We strive to comply with relevant legislation and other requirements, aiming to minimise our environmental impact and operate responsibly. This policy describes how this will be achieved and will be complied with at all times..
Sustainability	We aim to reduce energy use, waste, landfill waste, and water use, while benefiting local communities and delivering our clients' sustainability goals.
Environment	To deliver a contract with minimal negative environmental impact and enhance the environment where possible.
Elogogy - Conservation of Natural Habitats and Wild Fauna and Flora	Before starting work on site, contract documentation, existing studies, surveys and Environmental Statements/Environmental Impact Assessments will be reviewed to determine how the construction works may impact ecology and wildlife. Early consultation with the relevant Statutory Nature Conservation Organisation (SNCO) will be sought if construction could impact ecology or wildlife. A General Code of Practice will be employed when working with ecologically sensitive areas.
Waste Management	Based on the information gathered about the types and amounts of materials and the potential for reuse and recycling, targets will be set for different waste management methods. A range of targets will be set for the overall amount of materials reused on or off-site in their original form, recycled on-site, and closed/open loop recycled off-site. All targets are contained within the SmartWaste plan for the contract. A target of >95%+ landfill avoidance to comply with Greening Government Commitments (GGC), sub-targets.
Continuous Improvement	Productivity improvement through Lean Construction or value engineering. Generating, developing, and sharing innovation, best practices and lessons learnt.
QTS Targets	Refer to QTS Sustainability Report & Environmental Targets & QTS Cambois Project Environmental Stewardship. These targets and objectives are set to guide the project's environmental performance and compliance, and are distinct from general company-wide QTS targets and include: • Zero pollution incidents • Minimise waste to landfill (target >95% landfill avoidance) • Minimise disruption to residents • Protect and enhance biodiversity (10% net gain)

	• Protect historic landscape and heritage assets

3.4 Arrangements for Monitoring and Review of Environmental Performance

We will ensure that environmental performance on the contract is monitored regularly and the results are recorded and acted upon where necessary.

The arrangements for the proactive monitoring of environmental performance on this contract include, but are not limited to, the following:

Statutory Registers and Inspection Forms

We will ensure that all areas of the contract are without risk to the natural environment as far as is reasonably practicable.

All plant and equipment used on the Contract will be suitable for their intended use, comply with the manufacturer's instructions, be in good working order, and be correctly maintained.

Site Inspections

We will ensure regular independent environmental inspections are undertaken on the contract. Inspections will include, but not be limited to:

- **Environmental Inspection Form** will be used to review Environmental arrangements on-site. These forms will be adapted for sensitive tasks, including the BRS placement which will require additional oversight measures in line with associated documents.

The inspections will quickly identify any problem areas that need rectifying or standards that need improvement. Actions will be agreed upon with the Site Manager/Supervisor (including Subcontract supervision) and carried out within the agreed-upon timescales. The SHEQ Department will maintain copies of completed inspections, which will be retrievable as required.

The Chief Executives, the Contracts Manager, and the SHEQ Department in collaboration with QTS will determine appropriate inspection types and frequencies.

SHEQ Leadership Visits

The leadership team (directors, contracts managers, etc.) will also undertake periodic site visits to demonstrate leadership and ensure environmental standards meet the company's requirements.

The **Senior Management Team SHEQ Visit** requires the Leadership Team Member, either singularly or with assistance from another employee, to review the entire Contract and assign a compliance rating value to several predetermined aspects that should be undertaken or implemented.

This subjective rating will provide the Leadership Team Member with an overview of the SHEQ performance achieved under the Contract. The SHEQ Department will maintain copies of the completed Senior Management Team SHEQ Visit undertaken on the Contract and make them retrievable as required.

Any enforcement authority visits will be recorded on the **Statutory Authority Contact** form.

In addition to the above, we will carry out periodic internal Integrated Management System (IMS) Compliance Audits to ensure that our Management System is fully and appropriately applied and complied with. The SHEQ Department will facilitate such audits.

3.5 Reporting and Investigation of Environmental Incidents

In the event of a significant environmental incident, we will inform the appropriate regulatory body and act following liaison with them.

Following any accident/incident or near miss, the SHEQ Dept. will facilitate the production of the incident report form. This is to gather information as early as possible to follow the appropriate procedures. Such procedures may include taking witness statements and photographs and calling in the Contracts Manager and Chief Executive.

Records will be stored securely and confidentially on the Company Database for data protection purposes.

Investigations will be carried out, and RAMS reviews will be undertaken following the investigation. Where lessons can be learnt, Environmental Alerts, Toolbox Talks, Bulletins, or other appropriate media will be used to communicate the information across the Company.

Hazard observations can be recorded using the Zero Harm Observation online form. The cards allow anyone to log the contract's hazards and positive environmental observations.

The BRS deposition works may require additional reporting and investigation works to ensure strict compliance with the permit regulations. Additional management resource is to be deployed during the BRS works to monitor, record and investigate incidents of any kind.

3.6 Emergency Preparedness and Response

The **MGL Spill Response Plan** and **MGL Emergency Preparedness and Response Procedure** will outline the arrangements to be implemented in the event of a spillage or environmental incident.

All environmental incidents and near misses will be recorded, reported to the relevant Regulatory Authority as appropriate, and logged on the **Environmental Incident Report Form.**

Where practicable, diesel and oil will not be stored on-site; fuel will be brought to the site by MGLs mobile bunded fuel bowser (ADR compliant) as required and carry appropriate spill kits, absorbent pads and suitable containment for used spill kits.

During the site establishment, MGL will identify and colour code the drainage by painting the manhole covers, gullies, etc., blue for surface water and red for foul water in line with current Environment Agency recommendations. This will help remind site personnel where the drains flow to, and their awareness can be reinforced through the site inductions, toolbox talks and posters. Existing surface water drainage systems will be protected during work to avoid contamination.

On-site and Adjacent Watercourses

Maw Burn:

- Flows from the north-west of the site to the east, eventually discharging into the North Sea.
- Portions of Maw Burn are culverted under the site, but some sections flow above ground.
- In some areas, Maw Burn is within or very close to the site boundary—potentially within 10 meters in the east.

Cow Gut:

- Flows from the west of the site to the south-east, discharging into the Blyth Estuary.
- Like Maw Burn, Cow Gut is partially culverted but has open sections within the site.
- Some open sections are adjacent to site infrastructure and may be within 10 meters of construction or operational areas.

Concrete Ditches:

- Open concrete ditches encircle areas of hardstanding within the site.
- These are mostly dry or have very low water volume, but are designed to manage surface water runoff.
- Some ditches are directly adjacent to developed areas and are within 10 meters of site activities.

The BRS placement has been chosen to avoid direct interface with these watercourses.

Nearby Off-site Watercourses

River Blyth:

- Located approximately 0.3 km (300 meters) south of the site—well beyond the 10-meter threshold.

Settling Ponds and Wetland Areas:

- Several ponds and wetland features are present within the southern part of the site.
- Some of these waterbodies are within 10 meters of site boundaries or operational zones.

The BRS placement has been chosen to avoid close interface with these watercourses.

Emergency Environmental Response

3.7 Contract Environmental Compliance Requirements / Obligations

The Burnt Red Shale identified and outlined within the contract documents must not be deposited within the works until a suitable environmental mechanism has been approved.

It is expected to be a Deposit for Recovery Environment Agency Permit. The project management team are aware of this hold-point and will not proceed until approval is granted. Deposition will then only take place in strict accordance with the terms of the permit.

Further necessary permits, licenses, and consents required to meet regulatory standards will be applied for if identified as required for the project. In addition, actions to mitigate the risk of non-compliance (e.g. specific monitoring and testing requirements) are detailed in the **Environmental Aspects and Impacts** register as applicable, aligned to the **Environmental and Sustainability Compliance Evaluation Process** and associated register of legislation.

3.8 Surrounding Environment

The contract works have the potential to cause a nuisance to neighbours. However, locally relevant sensitive receptors have been identified. The Environmental Aspects and Impacts Register outlines the environmental mitigation and control measures to address the identified potential impacts relating to the following (as applicable):

- Contaminated Land
- Ecology
- Energy and Climate Change
- Heritage and Archaeology
- Materials
- Oils, Fuel and Chemicals
- Planning Permissions
- Responsible use of Materials
- Statutory Nuisance
- Waste Management
- Water
- Water Consumption

3.9 Site Establishment

Use of water standpipes

Water standpipes will be approved for use by the water company and meet their standards, including double-check valves to protect water quality and a water meter for managing network supply.

Completing the Calm Network training will enable the user(s) to demonstrate that they know the water company's standards for compliant standpipe use.

Pollution prevention

In planning the site establishment, consideration should be given to the following:

- The effect of runoff when creating or adding to stockpiles of soil or similar material – we will avoid placing them near watercourses, as silty runoff may cause pollution.

- The possible threat of vandalism – we will keep fuel bowsers and storage facilities secure.
- The possible risk of flooding.

Refuelling Protocol

All fuel-related activities will comply with Oil storage regulations for businesses. These will include how to store oil, design standards for tanks and containers, where to locate and protect them, and the capacity of bunds and drip trays.

- Refuelling and all tank filling will be carried out in the designated protected refuelling Area—no refuelling within 10 m of a watercourse, drain or open excavation.
- The use of remote filling points using suitably protected bowsers is only to be used where refuelling at the protected Area is impractical due to the nature of the machinery in use.
- An emergency spill kit containing sand or suitable absorbent materials is to be readily available in case of spillage in the main fuel storage area.
- All bowsers must carry an emergency spill kit where mobile refuelling is necessary.
- Bowsers must be equipped with an automatic cut-out mechanism.
- All refuelling operations must be supervised by competent personnel.
- Valves and taps must not be left open unattended and must be locked when not in use.
- Personnel carrying out refuelling are to be made aware of this refuelling protocol and trained in using spill kits and emergency procedures.

3.10 Noise, Vibration and Air Quality

Best Practicable Means (BPM)

BPM will always be used to mitigate the effects of noise and vibration.

Specific BPM measures to minimise noise and vibration

- Enclosures, hoardings, and screens will be continuous (without air gaps, holes, or openings) and constructed of solid, heavy materials.
- Hoardings and screens will be erected as high as possible, either adjacent to the noise source or the receptor being protected.
- Where practicable, we will arrange for temporary site accommodation to be positioned to form a barrier between operations and sensitive receptors.
- Carefully select equipment, construction methods, and programming to reduce noise and vibration. Only equipment, including road vehicles, conforming to relevant national or international standards, directives and recommendations on noise and vibration emissions will be used.
- Using noise-control equipment such as jackets, shrouds, hoods, and doors and ensuring they are closed
- Locating the plant, as far as is reasonably practicable, away from receptors or as close as possible to noise barriers or hoardings where these are located between the source and receptor
- Ensuring that all plant is maintained regularly to comply with relevant national or international standards
- Ensuring that airlines are maintained and checked regularly to prevent leaks
- Operating plant in a mode of operation that minimises noise emissions
- Ensuring that the plant is shut down when not in use
- Prohibiting works vehicles from waiting or queuing on the public highway

- Designing all audible warning systems and alarms to minimise noise. Non-audible warning systems will be used in preference, i.e. cab-mounted CCTV or the use of banksmen. If required, we will ensure that audible warning systems are switched to the minimum setting required by the Health and Safety Executive (HSE) and, where practicable, will use 'white noise' reversing alarms instead of the usual 'siren' style reversing alert.
- Fitting suitable anti-vibration mountings where practicable to rotating and/or impacting equipment.

On-site Management

On-site management will continue beyond the planning stage, adopting the good practices and BPM measures identified to minimise noise and vibration.

Noise on site will be managed through the following:

- Inspections ensuring that BPM has been adopted (i.e. correct working hours)
- Monitoring to confirm the noise level of site activities
- Identifying and reporting non-BPM practices so that they can be rectified
- Revising working practices to ensure that BPM is adopted at all times
- Repeating inspections regularly during the project but more frequently during particularly noisy activities.

Where noise monitoring is required, it will be carried out according to relevant British Standards (e.g. BS 5228-2: 2009+A1:2014 code of practice for noise and vibration control on construction and open sites. Vibration).

Dust & Air Quality

Dust and odour generation will be minimised, and where possible, we will contain effects within the site boundaries by using the most effective and practical solution for the site.

Before works commence, the Project Manager will complete the Nuisance Checklist to ensure that any risk associated with nuisance is identified as soon as possible and that appropriate mitigation, over and above that referred to in the CPP and associated documents, is implemented to the satisfaction of NWL and broader stakeholders.

Daily weather reports and visual observations will be reviewed and discussed at the start of each working day. Where weather reports indicate inclement weather that may impact the works, the Project Manager will complete the **Dust Management Plan.** The plan will be completed both routinely and reactively, depending on the conditions.

The BRS operation will be managed by a task specific DEMP plan, which will be presented to the site operations teams prior to the works proceeding.

Communication

- The Name and contact details of the person(s) accountable for dust issues will be displayed on the site boundary, along with the head office contact information.
- All staff will be informed of the site's control measures for dust management.

Site Management

- All dust and air quality complaints will be recorded, the cause(s) identified, appropriate measures to reduce emissions taken promptly, and the measures taken recorded.
- The complaints log will be made available to the local authority when asked.
- Any exceptional incidents that cause dust and air emissions will be recorded on-site or off-site. In addition, the action taken to resolve the situation will be noted in the logbook.

Monitoring

- Daily on-site and off-site inspections will be undertaken where receptors (including roads) are nearby to monitor dust, inspection results will be recorded, and the log will be available to the local authority when asked.
- Regular site inspections will be carried out, a record of inspection results will be maintained, and the inspection log will be available to the local authority when asked.
- The person accountable for air quality and dust issues on site will increase the frequency of site inspections when activities with a high potential to produce dust are being carried out during prolonged dry or windy conditions.

Preparing and Maintaining the Site

- Site runoff of water or mud will be avoided.
- Site fencing, barriers and scaffolding will be cleaned using wet methods. Materials that can produce dust will be removed from the site as soon as possible unless they are being reused on-site. If they are being reused on-site, they will be covered and anchored to prevent removal by wind action.

To ensure no pollution is present in the event of an unplanned discharge on-site, MGL will have a robust water quality monitoring plan in place, including the following:

- **Risk Assessment (Aspects Register):** Conduct a thorough assessment to identify potential pollutants and their sources.
- **Pollution Prevention Plan:** Develop and implement a plan to minimise contaminants generated, such as silt, and prevent contaminated water from reaching water bodies.
- **Emergency Protocols:** Prepare emergency control measures, such as silt fences, sediment basins, or other containment systems, to capture and treat unplanned discharges.
- **Water Quality Monitoring:** Regularly monitor key parameters such as suspended solids, turbidity, pH, and chemical oxygen demand (COD) using appropriate equipment and methods.
- **Laboratory Analysis:** Send water samples to accredited laboratories for detailed analysis.

Operations

- Adequate water supply on the site is available for effective dust/particulate matter suppression/mitigation.
- Equipment will be readily available on-site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.
- No bonfires and burning of waste materials.
- No blasting.

Haul Routes

- Dry sweeping of large areas will be avoided.

- Vehicles entering and leaving the site will be covered to prevent the escape of materials during transport.
- Haul routes will be checked for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.
- All inspections of haul routes will be recorded, and any subsequent action will be in a site logbook.
- Hard-surfaced haul routes will be regularly damped down and cleaned.
- Wheels will be washed using a jet wash before the trucks leave the site for the highway.

Dust Monitoring

In addition to the measures noted above**,** MGL will:

- As a minimum, conduct regular visual checks of dust across the site and at the site boundary, upwind and downwind. Keep a log (**Dust Management Plan)** of the results, including weather conditions at the assessment time (wind speed, direction, etc.)
- Dust, weather conditions and actions will be recorded in Site Diaries
- Record and monitor complaints from members of the public and rectify substantiated complaints. If appropriate, we will notify QTS.

Dust monitoring will be reviewed for unexpected dust levels or statutory nuisance occurrences. Breaches and elevated dust levels will result in further control measures being identified and implemented, including working methods, mitigation, and work timing.

Further control measures will also include adopting a different mitigation strategy, including real-time dust monitoring techniques to determine dust deposition and the dust soiling level, depending on the environment's sensitivity.

Any further mitigation will include upwind and downwind monitoring of the site and cover a baseline period before any further construction works commence (and after construction has been completed).

QTS will be notified of such proposals to ensure agreement from all parties.

To reduce vehicular/equipment emissions, we will use modern plant and generators and service them regularly. Drivers will be instructed to avoid idling. MGL utilises Fleet Management software, enabling the Transport Manager to run a vehicle idling report. This report shows the periods of idling time recorded during each journey and the vehicle's location, allowing for ongoing continual improvement via structured learning.

The BRS operation will be managed by a task specific DEMP plan, which will be presented to the site operations teams prior to the works proceeding.

3.11 Temporary Lighting

We will keep site lighting at the minimum brightness necessary for adequate security and safety.

Careful selection and planning of temporary lighting will reduce the effects of light pollution. This may include, but is not limited to:

- Identifying sensitive receptors surrounding the site
    - Any new lighting will be appropriately designed, including directional and low-wattage.

- Positioning/directing* lighting away from sensitive receptors
- Using directional lighting
- Using appropriate levels of illumination
- Lighting areas only when and where required
- Using the minimum amount of lighting without compromising health and safety
- Installing hoods, louvres, shields, reflectors and baffles to mitigate or reduce light spillage.

A switch-off scheme may be implemented to avoid unnecessary light pollution from the site compounds and/or site offices and cabins. Training and posters will advise staff and subcontractors to turn off lighting when a room or Area is unused.

Where security lighting is installed on and around the site, the following will be considered for mitigating light pollution:

- Only using lighting as required (e.g. for safety reasons)
- Using an appropriately powered light. The maximum considered to be suitable for exterior security lighting is 2000 lumens or 150W
- Installing movement sensors with timers will reduce the amount of time a specific area is constantly lit
- Positioning/directing* lighting away from sensitive receptors

* Noting less than 70 degrees from the vertical is a general rule of thumb.

We will respond to any complaints received and implement mitigation measures where possible.

3.12 Ecology

Before starting work on site, contract documentation, existing studies, surveys, and Environmental Statements/Environmental Impact Assessments will be reviewed to determine how the construction works may impact ecology and wildlife.

Early consultation with the relevant Statutory Nature Conservation Organisation (SNCO) will be sought if there is a potential impact on ecology or wildlife during or as a result of construction.

Key Ecological Risk Areas and Controls:

1. **Proximity to Designated Sites:**

The site is within 0.2–0.7 km of several internationally and nationally designated sites (Northumberland Marine SPA, Northumbria Coast SPA/Ramsar, Northumberland Shore SSSI, Berwick to St Mary's MCZ, Coquet to St Mary's MCZ). There is a risk of disturbance to qualifying bird assemblages and habitats from noise, lighting, and construction activities.

Control: Pre-works surveys, robust mitigation (visual screening, timing of works, lighting controls), and ongoing monitoring will be implemented as detailed in the CEMP and HRA.

2. Habitat Loss and Biodiversity Net Gain (BNG):

Permanent loss of open mosaic habitat on previously developed land (OMHPDL), woodland, and wetland is a key risk.

Control: The project will deliver a minimum of 10% BNG through on-site habitat creation and off-site compensation at Potland Burn, with a 30-year management and monitoring plan. Habitat creation will focus on species-rich grassland, scrub, and wetland, and will be managed to provide ecological function equivalent to lost habitats.

3. Protected Species (Bats, Birds, Amphibians, Invertebrates):

Bats: Low levels of bat activity were recorded, with no roosts found, but three trees have potential for hibernation roosts.

Control: Pre-work checks, supervision by a licensed bat ecologist, and provision of bat boxes.

Breeding Birds: Nesting birds may be present in woodland, scrub, and buildings.

Control: Nest checks will be conducted within 48 hours of work during March–August; work is to stop if active nests are found; the ecologist's advice is to be followed.

I**nvertebrates:** Loss of habitat for grayling and wall butterflies.

Control: ECoW supervision of vegetation clearance, retention of larval food plants, and creation of suitable habitat on and off-site.

4. Invasive Non-Native Species (INNS):

Japanese knotweed, Japanese rose, New Zealand pigmyweed, and other INNS are present on the site.

Control: Exclusion zones, biosecurity measures, and eradication methods will be implemented and supervised by the ECoW.

5. Timing and Phasing of Works:

Works will be programmed to avoid sensitive periods (e.g., bird nesting season, bat hibernation, amphibian breeding).

Control: Surveys and ecological watching briefs will be scheduled at appropriate times, and works will be phased to minimise ecological impact

A General Code of Practice when working with ecologically sensitive areas will include the following:

- Wildlife-sensitive areas will be cordoned off and/or marked to prevent entry by persons or construction plant (but not wildlife) before the commencement of construction work in the Area.
- Signage—Signs will state ‘Environmentally Sensitive Area-Keep Out' to avoid attracting unwanted attention to the Area.
- We will consult with the Client, relevant Authorities and local interest groups regarding sensitive areas, protected species and proposed mitigation.
- We will include information on sensitive areas and ecological requirements within the Site Induction and/or provide a relevant toolbox talk.
- If an ecological-watching brief is required on-site, we will ensure that a competent and suitably experienced Ecologist attends with the necessary frequency.

- We will always reinstate the habitat and, where possible, after taking advice, enhance the habitat.
- We will programme works to avoid sensitive times of the year, i.e. bird nesting season, hibernation period, mating season, etc.
- We will programme survey works for the correct time of year.

Site Management will stop the work if a protected species, suspected protected species, or an invasive plant is discovered after work has begun. A competent Ecologist will advise on the next course of action.

The purpose of the measures outlined is to prevent a breach of applicable environmental legislation, including but not limited to the following:

- Conservation of Habitats and Species Regulations 2017
- Wildlife and Countryside Act 1981, as amended.
    - The legislation above protects all species of bat and their breeding sites or resting places (roosts).

FORM - 3028 - UK Environment Legal Register should be consulted to identify the applicable legislative requirements.

The BRS operation will be planned with protected species and habitat considerations as part of the permit application, which will be presented to the site operations teams prior to the works proceeding.

3.13 Heritage & Archaeology

Before starting work on site, contract documentation, existing studies, surveys, and Environmental Statements/Environmental Impact Assessments will be reviewed to determine how the construction works may impact heritage assets and archaeology.

Key Heritage & Archaeology Risk Areas:

1. Proximity to Heritage Assets:

The site is located in an area with local and national heritage interest. Two nearby listed buildings (the war memorial and the West Staithes) have been identified as potentially sensitive to visual and aural impacts during construction. There are also historic features within the site, including ridge and furrow earthworks, a railway footbridge, and a railway overbridge abutment.

Potential Impacts: Construction activities may result in temporary visual, noise, and vibration impacts on heritage assets, as well as increased traffic and congestion that affect the local community and the setting of heritage features. There is also a risk of direct or indirect disturbance to archaeological remains or historic landscape features.

Mitigation Measures:

- A Cultural Heritage Desk-Based Assessment and Heritage Statement has been completed, identifying significant effects and proposing mitigation.
- Temporary impacts will be mitigated through standard environmental procedures, including screening, careful siting of compounds, and advance notice to the community for disruptive activities (e.g., hammer piling).

- The Construction Traffic Management Plan will designate routes and schedules to reduce disruption near heritage assets.
- The ridge and furrow earthworks and historic field boundary will be preserved and kept in situ as open space, acting as a green buffer between the development and residents.
- The railway footbridge and overbridge abutment will be retained as part of the masterplan, maintaining links to the site's industrial heritage.
- Woodland planting will be used to reduce the visual impact of the development on heritage assets, notably the listed War Memorial.
- Access to national trails, including the England Coast Path, is not anticipated to be affected.
- Opportunities to enhance the setting of heritage assets (e.g., West Staithes) and to provide interpretation boards for public knowledge are being explored.

Operational Phase:

- The risk of adverse visual impact on heritage receptors and the local community will be managed through careful integration of the data centre campus into the surrounding environment and heritage landscape.

General Code of Practice:

- All works will comply with relevant heritage and archaeology legislation and planning policy.
- If unexpected archaeological finds or heritage features are discovered during works, activities will cease in the affected area, and a qualified archaeologist or heritage specialist will be consulted for further advice and mitigation.

The BRS operation will not require specific heritage and archeology considerations due to the shallow and localised nature of the deposition. The preparation of the deposition area will be prepared under general project management before the BRS operation begins.

3.14 Designated Sites.

There are designated sites in the vicinity of the Cambois Data Centre Campus.

International and National Designated Sites (within 1 km)

- **Northumberland Marine Special Protection Area (SPA):** 0.2 km east
- **Northumbria Coast SPA and Ramsar:** 0.7 km south-east
- **Northumberland Shore Site of Special Scientific Interest (SSSI):** 0.2 km east / 0.3 km south
- **Berwick to St Mary's Marine Conservation Zone (MCZ):** 0.3 km east
- **Coquet to St Mary's MCZ:** 0.3 km east
- **Cresswell and Newbiggin Shores SSSI:** 1 km north-east

Local Designated Sites

- **Blyth Estuary Local Wildlife Site (LWS):** 0.3 km south-west
- **Wansbeck Estuary LWS:** 0.65 km north
- **Castle Island Local Nature Reserve (LNR):** 1.2 km north-west

These designated sites are of international, national, and local importance for biodiversity, bird populations, and marine habitats. The proximity of the Cambois Data Centre Campus

to these sites is a key consideration in the project's environmental management and mitigation strategies.

A BRS specific MagicMap exercise has determined that none of the local designated sites lie within the screening distance limits of the BRS placement works and so will be unaffected by the BRS operation.

3.15 Communication and Coordination

The QTS Community and Stakeholder Engagement Framework will be followed at all times.

Communication is either issued or received. All relevant details will be immediately logged utilising the **Stakeholder Communication Form** and **Stakeholder Communication Register**.

All actions arising from communications will be closed out within an appropriate time frame to satisfy the stakeholders.

3.16 Considerate Constructors Scheme (CCS)

The contract was registered with the CCS on 08/09/25.

The contract team will maintain a good site appearance, including maintaining clean haul roads, keeping hoardings tidy and managing material and plant storage areas.

3.17 Contractor Parking

The contract includes areas designated for operative parking within the site's boundaries. In addition, operatives will be instructed that no parking is permitted outside the contract's curtilage, surrounding access roads, or public roads.

3.18 Waste Management

All waste will be managed in accordance with **MGL PROC 3001 - Waste Management**, which has been established, implemented, and maintained to describe the requirements for dealing with all controlled waste arising from the Company's activities.

The purpose of the document is to ensure that MGL's activities do not give rise to the following:

- A breach of environmental, asbestos and waste legislation
  FORM - 3028 - UK Environment Legal Register and FORM - 1081 - UK H&S Legal Register should be consulted to identify the applicable legislative requirements.
- Adverse effects on the environment or harm to human health
- Adverse effects on individuals on-site and within the local community.

In addition, the procedure ensures that the principles of the Waste Hierarchy are applied to all materials and waste streams throughout a contract's life.

A SmartWaste Plan will be developed for the Contract. This plan will assist MGL in ensuring that materials and waste streams are identified, dealt with appropriately, and documented accordingly. The SmartWaste Plan will be reviewed and updated regularly to ensure that issues are considered at the appropriate juncture and reflect actual arrangements.

All waste transfer documentation will be retained for two years for waste transfer notes and three years for consignment notes.

3.19 Materials Management Plans

An approved Materials Management Plan, following the CL: AIRE Code of Practice – The Definition of Waste: Development Industry Code of Practice, is currently being prepared by Dunelm Geotechnical & Environmental Ltd.

The BRS placement works is not covered by the Materials Management Plan, and should not be placed until the requisite EA Permit is approved.

3.20 Contaminated Land

Recent ground investigations have identified localised contamination at the Cambois Data Centre Campus, specifically asbestos fibres in the soils. To ensure that potential risks to human health, controlled waters, and construction workers are minimised, Dunelm Geotechnical & Environmental Ltd. have been appointed to prepare and implement remediation strategies for the project.

During boring, digging, excavating and similar operations, plant operators and operatives will observe the uncovered ground and watch out for visual signs of contamination; additionally, the release of toxic fumes, petrol, oils, solvents, chemical residues and smells that may indicate contamination. When contamination is suspected, MGL will:

1. Stop work immediately.
2. Report the discovery to the Contracts Manager, who must seek expert advice.
3. Seal off the area and contain any spread of contaminants.
4. Clear the affected area of the site to ensure nothing could cause a fire or explosion.
5. Contact the regulator (usually the Local Authority) if contamination has been found or is suspected or likely.
6. Ensure that the suspected contamination is tested and characterised, and agree on changes to any existing remediation plan or produce a remediation plan if none exists.
7. Follow the remediation plan to remediate the land.

The BRS material is known to not exceed the chemical screening limits for re-use within the works as outlined within the Engineering Construction Proposal.

3.21 Materials Testing

It is a legal requirement to assess and classify any waste produced correctly. Adequately planned and conducted material and waste sampling is essential to obtaining accurate and representative results and, therefore, a reliable assessment.

Regulator Guidance on the Classification and Assessment of Waste (WM3) will identify the type of waste being produced. It sets out the following methodology to be followed:

- Check if the waste needs to be classified
- Identify the code or codes that may apply to the waste
- Identify the assessment needed to select the correct code
- Determine the chemical composition of the waste
- Identify if the substances in the waste are 'Hazardous Substances' or 'Persistent Organic Pollutants (POPs)
- Assess the Hazardous Properties of the waste
- Assign the six-figure (EWC) classification code and describe the classification code.

MGL is responsible for classifying the waste and, where appropriate, will produce a sampling plan following Appendix D WM3 to keep documented records and demonstrate compliance with legislation.

Sampling will include, but is not limited to, the following:

- Background information researched
- Process or nature of material arising
- Type, form, and amount of material
- Known physical, biological, or chemical characteristics
- Operational procedures that may affect characteristics
- Previous investigations or analyses
- Constituents to be tested - i.e., standard waste suite, plus any additional items
- Health and safety precautions and access restrictions.
- Technical Goals - i.e., for waste classification of chemical substances
- Name and organisation of testing contractor
- Statistical approach to be used - methodology provided by testing contractor
- Sampling approach and pattern - methodology provided by testing contractor
- Identify sampling locations - drawing of the site showing sampling points and
- Sample details - e.g., No. of samples. Location and naming protocols.

The Site Supervisor and samples will produce Material Testing Instructions, which will be sent for testing in accordance with the test instructions.

The BRS materials will be placed in strict accordance with the specification documents, but importantly, cannot be modified (i.e. screened, crushed, lime additive etc) to improve the BRS's characteristics. The only process that may be applied under the terms of the permit (once approved) is natural aeration. Any BRS that does not comply with the requirements, must be disposed offsite as a waste per WM3 Regulations.

3.22 Training

Environmental Toolbox Talks will be delivered regularly on relevant environmental issues to raise awareness and promote understanding. The company will retain attendance records when they are undertaken.

We will identify training needs associated with the specific requirements of the Contract. We will provide training or take other action to meet these requirements, retain associated records, and produce evidence of certification if requested.

The Site Supervisor will be trained in the CITB SEATs (Site Environmental Awareness Training Scheme) to make them aware of the following:

- The importance of conformity with the environmental policy and procedures, and with the requirements of the environmental management system
- The significant environmental aspects and related actual or potential impacts associated with their work, and the environmental benefits of improved personal performance
- Their roles and responsibilities in achieving conformity with the requirements of the environmental management system
- The potential consequences of departure from specified procedures.

Site inductions will include the following critical issues as a minimum:

- The proximity of neighbouring buildings and community-related issues, e.g., parking
- The control of fuel, materials, waste, dust, and noise
- The reporting of incidents and emergencies
- Retained trees, habitats, etc. (if applicable)
- Existing services.

A formal task-specific briefing will be delivered by senior management to all staff regarding the placement of the BRS. This operation will be undertaken as a stand-alone task by operatives briefed on the permitted BRS operation to ensure no part of the permit conditions is breached. Toolbox talks, task specific briefings, inspections and reviews will be undertaken by senior management to ensure strict compliance on this sensitive and criritical task.