

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

DOSWELL PROJECTS

Coldharbour Farm Road, Emsworth

Construction Environmental Management Plan



Construction Environmental Management Plan Revision Sheet			
Issue Number	Date of Issue	Reason for Revision and Comments	
1	March 2024	First issue	
2	June 2024	Revisions advised by Peter Cleveland	
3	July 2024	RJD amendments incorporating HBC ecologist feedback	
4	August 2024	RJD amendments following feedback HCC Highways	
5	19 th August 2024	RJD amendments to include further details on public right of way safety.	
6	12 th September 2024	RJD amendments to incorporate HCC Environmental officer comments.	
7	23 rd September 2024	RJD amended to incorporate further comments from HCC EO	
Author:	Ryan Doswell	Checked by:	
Date:	28 th March 2024	Date:	

1. Introduction and Project Description

1.1 Purpose of the CEMP

Doswell Projects will be Main Contractor for the project and are therefore responsible for safeguarding the environment and for mitigating the effects of the proposed site clearance, S278 Main Entrance construction works at **the proposed development of 44 units at Coldharbour Farm Road, Emsworth**. To do this, Doswell Projects and all its subcontractors and suppliers will comply with the environmental requirements outlined in the contract documentation and the specific content of this Construction Environmental Management Plan (CEMP).

This CEMP details the construction operation in accordance with relevant legislative requirements and construction industry best practice. This document will form part of Doswell Projects Construction Phase Plan which will be developed and agreed with the client, the specialist consultant team and the Local Authority prior to commencement of any construction activity.

The Project has planning permission, reference APP-19-01226 and with the following description:

The Construction of 44 No. Dwellings with access, open space, landscaping, and the associated works on land

This CEMP has also been prepared to address the requirements of Condition 13, which reads:

No development shall take place until a detailed Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. This CEMP shall include details regarding:

- *The proposed construction traffic routes to the site, to be identified on a plan and their management and control. **Identified in section 5.0 of this report.***
- *Construction Traffic Management Plan (to include the co-ordination of deliveries and plant and materials and the disposing of waste resulting from demolition and/or construction to avoid undue interference with the operation of the public highway, particularly during the Monday-Friday AM Peak (0800-0900) and PM Peak (1630-1800). **Identified in section 5.0 of this report.***
- *An estimate of the daily movement of the construction traffic, profiled for each construction phase, identifying the peak level of vehicle movements for each day, the hours of construction work and deliveries. **Identified in section 5.0 of this report.***
- *The provision of long-term facilities for site operatives, contractors', and visitors' parking, including on site turning provision; area(s) for the loading and unloading of plant and materials. **Identified in section 2.0 of this report.***

- Measures to prevent mud being deposited on the highway. *Identified in section 8.0 of this report.*
- Adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction. *Identified in section 5.0 of this report.*
- a programme for construction.
- Area(s) for the storage of temporary buildings, construction material and plants storage. *Identified in section 5.0 of this report.*
- Details of wheel washing facilities. *Identified in section 8.0 of this report.*
- The mitigation measures in respect of noise and disturbance during the construction phase including vibration and noise limits, monitoring methodology, screening, a detailed specification of plant and equipment to be used and construction traffic routes; a scheme to minimise dust emissions arising from construction activities on the site; The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. *Identified in section 3.0 of this report.*
- Details of waste management arrangements. *Identified in section 2.0 of this report.*
- The storage of materials and construction waste, including waste recycling where possible. *Identified in section 2.0 of this report.*
- The storage and dispensing of fuels, chemicals, oils, and any hazardous materials (including hazardous soils). *Identified in section 7.0 of this report.*
- The proposed maintenance and aftercare of the site;
- Details of drainage arrangements during the construction phase identifying how surface water run-off will be dealt with so as not to increase the risk of flooding to downstream areas because of the construction programme. *Identified within Appendix 2.0*
- Risk Assessments and Method Statements for the works. *Identified in section 10.0 of this report.*
- Contact of personnel responsible for the construction works. *Identified in section 9.0 of this report.*
- The Mitigation of Construction Activities as set out in Table 16 of Air Quality Assessment of Lustre Consulting dated July 2019.
- Soil movement, methods of tracking soil movement and details for demonstrating soil will be suitable for use. *Identified in section 6.0 of this report.*

- Details of the size and location of the construction site compound to be established and the access arrangements to this. *Identified in section 2.0 of this report.*
- Protection of pedestrian routes during construction. *Identified in section 2.0 of this report.*
- Details of how the footpath will be safely exercisable by the public after the footpath realignment and surfacing works but whilst the remainder of the site is being built out. *Identified in section 2.0 of this report.*
- A programme of and phasing of demolition (if any) and construction work – *No demolition required.*
- Details of methods for pollution control to ensure that no pollution, such as debris from dust or surface run off, can enter the water. *Identified in section 8.0 of this report.*
- Details on how sediment/concrete/other debris that may be accidentally released during construction will be captured to prevent entering the water debris from dust or surface run off, is able to enter the water. *Identified in sections 7.0 & 8.0 of this report.*
- Details of how noise, visual and vibrational disturbance will be controlled; and Any percussion piling or works with heavy machinery (i.e. plant resulting in a noise level of excess of 69dbAmaz - measured at the sensitive receptor) shall not be undertaken during the over wintering. (i.e. October to March inclusive). The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting sites). *Identified in section 3.0 of this report.*
- A list of defined potential impacts on the SAC, SPA & SSSI. *Identified within appendix 3.0 Lizard Ecological Impact Assessment.*
- The approved CEMP shall be always adhered to, unless otherwise first agreed in writing with the Local Planning Authority. – *Identified in section 10.4 of this report.*

1.2 Location

Coldharbour Farm Road, Emsworth, PO10 7XA

What3Words: ///misty.vibes.tasty



The site is located at the end of the residential road Coldharbour Farm Road, Emsworth. It is adjacent to the A27 headed east towards Chichester and is neighbouring the service station on the A27.

1.3 Scope of work/ Build Programme

The development comprises the site clearance, level build up and subsequent construction of 44 new dwellings, containing 6 flats and a variety of 38 detached, semi-detached & terraced houses, occupancy for these dwellings range from 1 bedroom to 4 bedroom. Within the scope of works there will be a new main entrance which will be formed under a section 278 application to Hampshire County Council this will lead into the site road which forms a one-way system around the development and will include the necessary drainage & utilities.

The sequence of construction is as follows:

- Erection of perimeter fencing
- Cut & fill exercise to form new levels.
- S278 Entrance Works
- Formation and installation of storm attenuation tanks.
- New main access road formation with associated drainage & services.
- Strip foundations.
- Beam and block flooring.
- Brick and blockwork superstructures
 - Trussed rafters
 - Roof tiling
 - UPVC windows and doors
 - Timber close board fencing.
 - Soft Landscaping

Construction Start Date	TBC
Programme Duration	104 Weeks
Programme Completion	TBC 2026

Management Structure

Description	Person(s) Responsible	
Role:	Name:	Responsibility:
Contracts Manager	Ryan Doswell	Overall responsibility for construction matters
Site Manager	TBC	Day-to-day responsibility for construction operations and site running
Contracts Surveyor	TBC	Day-to-day responsibility for procurement and site financials
Production and maintenance of CEMP	Ryan Doswell	
Site H&S Inspections	HCS Safety/Doswell Projects	
CEMP to be updated as appointments are made, and procurement progresses.		

General

Doswell Projects Ltd site management personnel will have responsibility for implementing all measures and for ensuring their effectiveness.

The Construction Manager has overall responsibility for construction activities including ensuring the safety and effectiveness of all operations and activities. The Contracts Manager will visit site once per week as a minimum.

The Contracts Manager will write to adjacent residential properties in advance of all key milestones and activities including Start on Site; the letter will also provide contact details for any comments, queries, or concerns to be raised directly with Doswell Projects Ltd.

The Site Manager has day-to-day responsibility for construction activities and the construction site. The Site Manager shall have responsibility for ensuring the implementation of specific measures and for monitoring these.

1.4 Regulatory Agencies and Interested Parties

Regulator	Responsibility	Contact Details
Havant Borough Council	Planning, Building Control Nuisance (Noise, Vibration, Dust Odours) Protected Trees & Hedgerows	Public Service Plaza, Civic Centre Rd, Havant PO9 2AX
Environmental Agency	Waste Management Water Pollution Surface Water Drain and Watercourses Discharges	General Enquires 03708 506506 Emergencies Only 0800 807060
Kelda Water Services	Sewer Discharges	01226 737317
Natural England	Protected Habitats and Species	300 3787

1.5 Working Hours

To minimise disturbance to local residents' construction activities will only take place between:

Monday to Friday	0800hrs and 1800hrs
Saturday	0900hrs and 1300hrs

2. Site Set-up

2.1 The location of the site compound for all contractors working at the site is shown on the plan at **Appendix 1**. Doswell Projects' standard site compound layout is also appended. It will remain in its current form and layout for the duration of the proposed development works until such time as, out if necessity, a new location is required to facilitate completion of the development. It will continue to be always kept secure and will be maintained in as clean and orderly fashion as possible.

2.2 The site compound will not to be lit outside working hours. The lights inside the newly constructed buildings will be lit with low energy lights during the works. These will be switched to a minimum amount at night and left on for safety reasons.

- 2.3 Site compound lighting will be positioned to prevent intrusive light spillage towards site boundaries and existing properties. Cowls will be used as appropriate to further restrict light spill.
- 2.4 Where used, any security cameras will be located and directed so that they do not intrude into adjacent residential properties.
- 2.5 Temporary office buildings for supervisory staff, welfare facilities and secure storage units will remain in their current position within the construction compound. See the site set up plan.
- 2.6 Protective fencing, including tree and hedgerow protection fencing as required, will be erected around all construction areas prior to site work commencing and subsequently will be maintained in good condition. The site will be completely enclosed and secured.
- 2.7 The fencing will be removed and/or relocated to a new position only when safe to do so.
- 2.8 Prior to the commencement of works the Tree Officer shall be invited to a meeting to view the tree protective fencing.
- 2.9 Waste Management will be maintained within the storage, offloading & waste management compound on the project. All waste removed will be removed a fully licensed waste carrier.

3. Noise and Vibration

- 3.1 All contractors will be required to control and limit noise and vibration levels so that current legislative standards are not exceeded. A risk assessment considering noise will be provided for all planned noisy works including measures to reduce and control noise. The following methods will be followed to reduce noise and disturbance.
- Plant and construction methods will be selected to minimise noise.
 - Haul roads will be finished to base course tarmac and kept in good order.
 - No unnecessary revving of engines
 - White noise reversing alarms will be fitted to machines/ forklifts.
 - Site equipment will be sited away from boundaries wherever possible.
- 3.2 Where existing concrete hardstands need to be broken up, an oversized breaker will be used to minimise the blow rate and hence the percussive nature of the noise produced.
- 3.3 All materials will be handled, stored, and used in a manner that minimises noise.
- 3.4 Plant and equipment utilised during construction will conform to current legislation on noise and vibration levels and will be examined on a regular basis for defects prior to the start of works. Under no circumstances will defective plant be used.
- 3.5 Where practical equipment will be shut down when not in use. Engine compartments will be closed when equipment in use.

- 3.6 Semi-static equipment will be sited as far away as reasonably possible from residential dwellings adjacent to the development site.
- 3.7 All complaints received about noise or vibration will be investigated immediately and where necessary, work practices will be modified.
- 3.8 Proposed foundations are standard strip footings; no piling is proposed on site.

4. Task Lighting

- 4.1 External lighting is not anticipated other than limited lighting of the site compound during working hours. Otherwise, the only other potential source of external lighting will be task-specific lighting where external activities are undertaken during dark periods i.e. winter hours.
- 4.2 Again, it is not anticipated that any such activities will take place. As above, external task lighting will be task-specific with use to be discontinued as soon as the relevant task is completed.
- 4.3 Task lighting will be located and directed with cowls where necessary to prevent intrusive light spillage toward site boundaries. Works will be planned to ensure lighting spillage is limited to ensure no impact on trees and hedgerows as well as neighbouring properties, all of which occur at or outside of site boundaries.
- 4.4 Authorisation will be required from the Site Manager for any activities requiring task lighting.

5. Traffic Management and Public Access

- 5.1 All construction traffic will approach and leave the site via the newly formed entrance on Coldharbour Road, Emsworth. Adjacent to this entrance is a public right of way, which will be closely monitored and at the forefront of our intentions to ensure public safety throughout the lifespan of the development.
- 5.2 All suppliers will be notified of their orders regarding delivery times, and the peak hours of 7:00 a.m.–9:00 a.m. and 3:00 p.m.–5:00 p.m. will be avoided. Other material deliveries will take place over relatively long periods during the contract, and these will be scheduled to avoid peak times where possible. All suppliers will also be asked to ensure their delivery vehicles are suitable for the road conditions of Coldharbour Farm Road.
- 5.3 Doswell Projects will seek to promote local labour, increasing the probability of using public services. In other instances, the main contractors will often use minibusses and tend to have a pickup and drop-off zone during the working day.
- 5.4 Car parking for 30 construction vehicles will be able to be provided on-site due to the size of the development.

- 5.5 An area of hardstanding will be formed on-site to allow deliveries to unload safely without blocking the adjacent road.
- 5.6 Before the works start, the surrounding roads will be surveyed to record their condition. Upon completion, any damage caused by the construction works will be checked, and remedial work will be made to make good.
- 5.7 While the construction works are ongoing, a jet wash facility will be available to clean the wheels of all outgoing construction vehicles. Should Coldharbour Farm Road become muddy during these works, a road sweeper will clean the road.
- 5.8 During the first phases of the construction process a temporary access will need to be provided to enter the development. During this period, Doswell Projects will ensure that the works are appropriately segregated from the public. This will involve erecting heras fencing with security clips around the extent of the new entrance and diverting the existing public right of way along a small newly formed length of footpath linking up with the footpath on Coldharbour Farm Road. Details of this diversion can be found in the appendices. During this period of works a banksman will always be available to supervise all construction vehicles entering the development to ensure public safety.

6. Movement, Storage, and Treatment of Bulk Materials and Spoil

- 6.1 Construction materials and spoil will be stored in accordance with the Health and Safety plan at Appendix 1.
- 6.2 The spoil that is generated from the development proposals will be re-used on site wherever possible. All excess spoil will be removed and taken to an appropriately licensed landfill for disposal.
- 6.3 Subsoil and topsoil will be separated and stored correctly for use after construction. Subsoil will not be compacted, disturbed, or drained which could cause problems with its subsequent use.

7. Dust, Odour, Fuel & Chemical Control

- 7.1 Best practicable means will be used to control dust and airborne pollutants at the site, including smoke and fume emissions.
- 7.2 Areas of hardstanding associated with development will be constructed as soon as possible, and the hardstanding will be extended to minimise the risk of mud travelling onto the surrounding roads.
- 7.3 All plant and equipment will be checked prior to use to ensure that they are in good working order and repair and conform to manufacturers' or statutory emissions standards. Defective items of plant shall not be used. All plants will be required to carry a fuel spillage kit to ensure that any spills are immediately dealt with.
- 7.4 All processing plant and vehicles carrying loose aggregate and workings will be covered or shielded to reduce/avoid dust emissions.
- 7.5 In periods of dry weather and where practicable, all soil stockpiles and surfaces will be dampened down with water to reduce dust emissions.
- 7.6 Where practicable, material stockpiles will be located away from the site boundary.
- 7.7 All earthworks will be sealed or re-planted as early as practicable to minimise dust.
- 7.8 Where practicable, on-site aggregate handling will be carried out in enclosed areas.
- 7.9 No materials will be burnt on site.
- 7.10 Proper consideration will be given to wind conditions and the location of sensitive receptors such as those dwellings beyond the development sited boundary when activities are likely to emit dust, aerosols, fumes, or odours.
- 7.11 Site toilets will be located well away from sensitive receptors and connected to the existing drainage system.
- 7.12 A speed limit of 10mph will be imposed on all construction vehicles at the site.
- 7.13 Any identified recurring generators of dust will be replaced or improved.
- 7.14 Soil stockpiles and the exposed excavation may generate silt run off which may harm animals and the existing water habitat. Discharge points will be identified, and water run off settlement system used. To help reduce silt the following measures will be taken:
- Minimise topsoil stripping on site and only in keeping to the construction areas.
 - Keep existing stockpiles covered.

- 7.15 Skips will be used to store waste until removed from site by a skip collection lorry. In the event of loose materials being stored in the skip they will be covered to prevent the waste being blown away.
- 7.16 To store fuels and chemicals safely, we use designated bunded areas or double-walled containers to prevent leaks and spills, ensuring they are located away from drainage systems and watercourses. These storage areas are regularly inspected to maintain compliance with UK environmental standards and to avoid contamination of the surrounding environment, including the nearby stream.
- 7.17 To manage refuelling areas, we designate specific zones with spill containment features such as drip trays and impermeable surfaces. This ensures any spills are captured and do not enter drainage systems or watercourses. Regular monitoring and clear signage help maintain safety and environmental protection alongside proper fuel and chemical storage practices. All fuels and chemicals will be kept within the site compound.
- 7.18 To ensure our commitment to reduce air pollution as much as possible, we will adhere to the following points mentioned in Table 16 of the Lustre Air Quality Assessment document, which can be found within the appendices as Appendix:
- Display the name and contact details of the person responsible for environmental factors relating to the project.
 - Record any complaints via a complaint log to implement any necessary recommendations or improvements concerning environmental factors.
 - Conduct daily site inspections to ensure all environmental factors are compliant, particularly dust, fumes & fuels.
 - Ensure all machinery and dust-creating activities are kept as far from boundaries as reasonably practicable.
 - Avoid all runoff of water or mud from the site.
 - Ensure all machinery complies with necessary standards and is switched off when not used.
 - Avoid using diesel- or petrol-powered generators; use electric- or battery-powered equipment instead.
 - All cutting, sawing, or grinding equipment with suitable dust suppression will be used.
 - Ensure an adequate water supply is onsite to keep dust down when required.
 - Where possible, reuse and recycle waste to reduce dust from waste materials.
 - No bonfires or burning of materials are permitted at any point.

8. Mud on Roads

8.1 There is potential during certain phases of the construction for vehicle washing and road sweeping to be required. Doswell Projects will therefore enforce strict measures, to avoid the environmental nuisance of mud on roads.

8.2 These measures will include, but are not limited to:

- Forming hardstanding areas for car parking, to be available for the duration of the works.
- Use of a visiting mechanical road sweeper to clean the surrounding roads of any mud or debris deposited by site vehicles within the vicinity of the site. The road sweeper called on by the site team whenever needed and will be properly used and maintained.
- Adequate sheeting of vehicles carrying waste materials.

8.3 The proposals for wheel washing are as follows.

- i. A tarmac hardstanding will be constructed as shown on the TMP drawing attached to the far end of the site, the compound, and the rear of the building.
- ii. A power washer will be used to wash any mud off the vehicle wheels if needed, this facility will be available on site during the extent of the ground works. This will take place just before the site entrance and away from any watercourses.
- iii. To control surface water runoff from a wheel washing facility, we will implement measures such as installing a silt trap or sedimentation tank to capture debris and mud. Additionally, we ensure the installation of drainage systems with appropriate filtration, like gravel trenches or geotextile membranes, to minimize contaminants entering the local water course. A detail of this can be found within the appendices.

9. Communication with Local Authority and Local Residents

9.1 Havant Borough council will be notified of the Developers intention to commence development, letters will be issued to residents alongside the site boundary giving points of contact and brief details of the project.

9.2 At an appropriate location along the frontage to site mounted on the hoarding a contact name, telephone number and address for information or complaint purposes will be displayed.

10. Ecological Measures

As highlighted in the Lizard Ecological Impact Assessment all contractors and visitors of the project will be made aware of the following measures that are to be implemented.

10.1 *Designated Sites*; The development would provide public open space to provide recreation space for the residents. Developer contributions to the Solent Recreation Mitigation Strategy (SRMS) funds wardens, a programme of education, signage, bird refuges, strategic greenspaces and a monitoring programme to mitigate against adverse impacts from increased recreational disturbance. The scheme will include a large drainage basin which will retain water on site, reducing nitrate discharge from surface water run-off. All wastewater will be discharged to main sewers rather than into local

watercourses to reduce any potential leaching of nitrates into The Solent or Chichester Harbour. All construction works will be undertaken in accordance with best practise with regards dust, noise and emissions. No water will be pumped into or taken from the eastern stream during the construction phase. Any fuel or hazardous materials will be stored in an appropriate compound a minimum of 5m from the eastern and northern boundaries of the site.

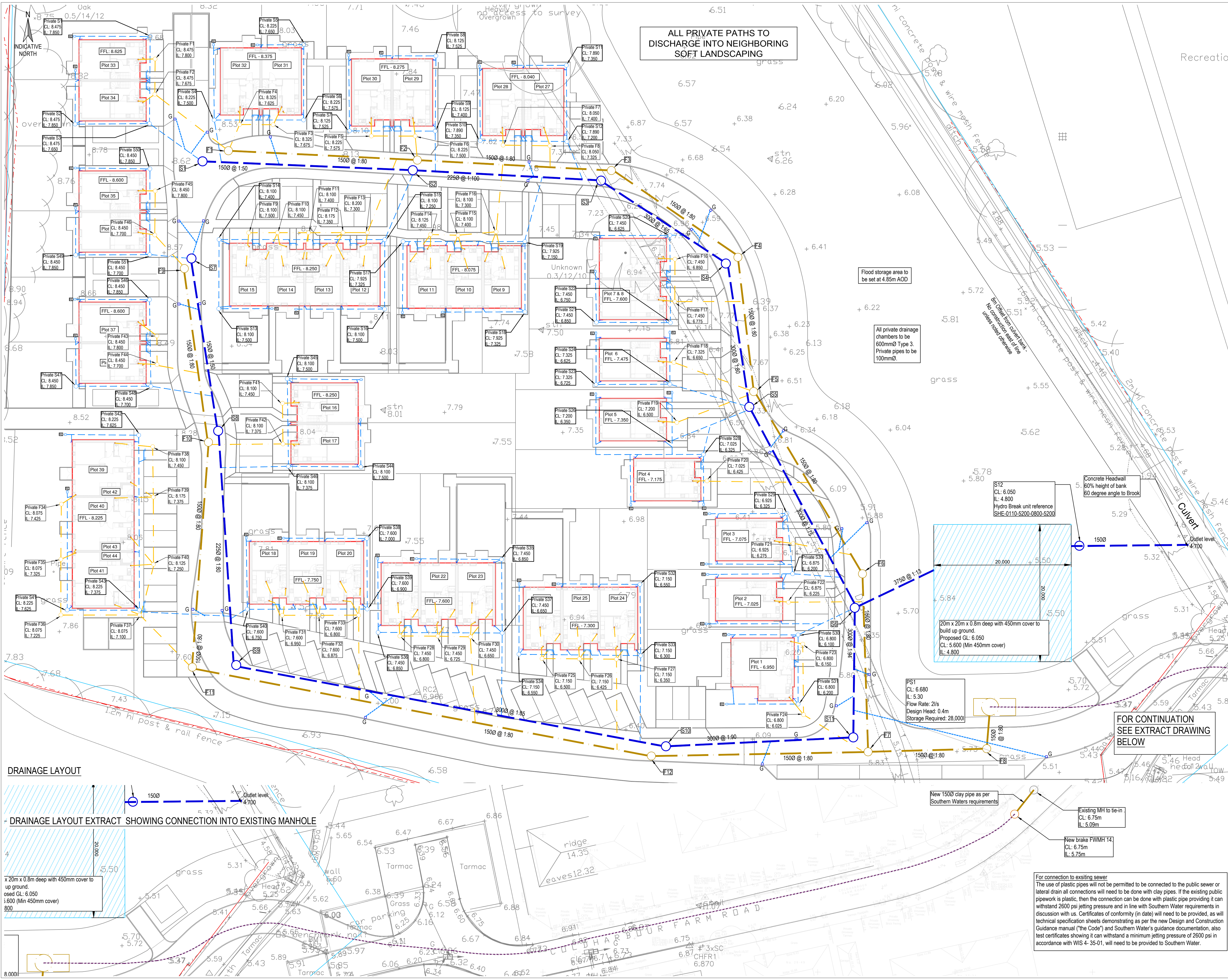
- 10.2 *Habitats*; Post-development, a landscape scheme would replace habitats lost with areas of grassland and introduced shrub with areas of wildflower meadow. Wildlife friendly planting will be utilised within the scheme. Works during the construction phase will be undertaken in accordance with guidance provided within The Control of Dust and Emissions During Construction and Demolition SPG (July 2014) to control any excess dust creation which may impact adjacent habitats. All adjacent hedgerows and mature trees will be retained and protected in accordance with BS5837:2012. Storage of all fuel and hazardous materials will be located in a secure area outside the RPA's of retained trees.
- 10.3 *Bats*; Tree T01 (categorised as offering 'low' bat roost suitability) is to be retained and protected during the development proposals through the use of weldmesh fencing securely affixed to a scaffold framework located outside the RPA. The exclusion zone will be clearly signed and all contractors will be made aware that storage of machinery, materials or fuel within this area is prohibited. A sensitive lighting scheme will be employed with lighting kept to the minimum levels and angled down and away from surrounding woodland, mature trees and ditches. No light spill will be permitted upon Tree T01 during the construction or operational phases.
- 10.4 *Badgers*; Trenches deeper than 1.0m will be covered overnight or have a ramp installed to avoid trapping any badgers or other mammals on site. Boundary vegetation around the site will be retained
- 10.5 *Nesting Birds*; The clearance of any hedges, scrubs or trees will be undertaken outside the bird nesting season. Should this not be possible, vegetation will be checked prior to removal by a Suitably Qualified Ecologist to ensure no active nests are present.
- 10.6 Throughout the construction process of the development Doswell Projects Limited will have access and contact with our own Ecological Advisor Davog McCloskey of Peach Ecology. www.peachecology.co.uk

11. General

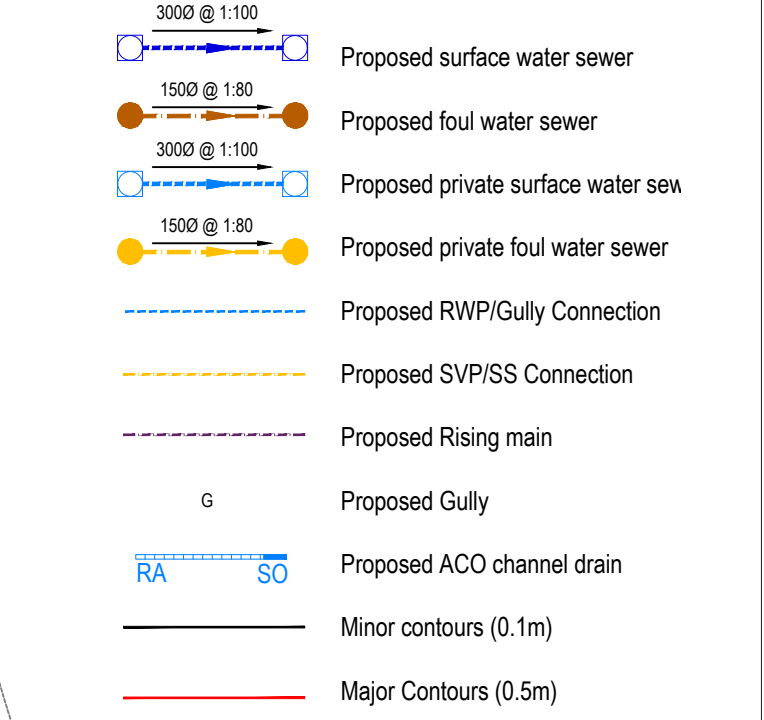
- 11.1 All contractors will be made aware of their responsibilities and informed of the ways in which their actions can cause pollution and generate waste and how these can be prevented. They will also be encouraged not to use excess resources such as water and energy.
- 11.2 Construction plant/equipment and vehicles will be maintained to minimise emissions and maximise fuel efficiency. Hazard warnings will be attached to plant/equipment as necessary.
- 11.3 Construction work will be carried out so that, as far as reasonably practicable, disturbance to the environment is contained within defined limits and site restoration proposals are implemented in a timely fashion.
- 11.4 The measures set out in this Plan will be adhered to except where there is a demonstrable conflict with safety issues.
- 11.5 All contractors will produce site specific Risk Assessed Method Statements which will form part of the tendering and formal order placing procedure for this project.

APPENDIX 1 DP240 SITE COMPOUND LAYOUT

APPENDIX 2 JUBB DRAINAGE LAYOUT



- NOTES**
- Do not scale from this drawing.
 - Location of existing utilities and drainage are indicative. Contractor to confirm location/depth of utilities on site before undertaking any construction activities.
 - Attenuation is provided to accommodate the 1 in 100 year including 40% climate change allowance rainfall event.
 - Proposed tanks are shown indicatively. The size, shape and position is subject to detail design.
 - Onsite ground investigation works including infiltration testing in accordance with BRE365 guidance should be undertaken across the site to inform the drainage proposals.
 - All proposed foul sewer to be 1500 and laid at 1:80 unless noted otherwise.
 - All Proposed surface water sewer to be laid at 1:100 unless noted otherwise.
 - ACOs at door threshold to be confirmed by architect. Not required when levels fall away from entrance.



FOR MAIN RUN DRAINAGE - SEE MANHOLE SCHEDULES (DRAWING '510')

ALL PRIVATE DRAINAGE CHAMBERS TO BE 600mmØ TYPE 3. PRIVATE PIPES TO BE 100Ømm.

Rev	Date	Description	By	Apvd
T5	18/09/24	Rising Main position ammended	AH	RL
T4	10/07/24	FWMH 13 & 14 named	AK	RL
T3	02/07/24	Tender issue - See Clouds	AH	RL
T2	19/06/24	Amended to Client's comments	SS	RL
T1	31/05/24	Tender Issue	SS	RL
P2	10/05/24	Preliminary Issue	AH	RL
P1	19/04/24	Preliminary issue	RJ	RL

PROJECT:
COLDHARBOUR FARM ROAD,
EMSWORTH

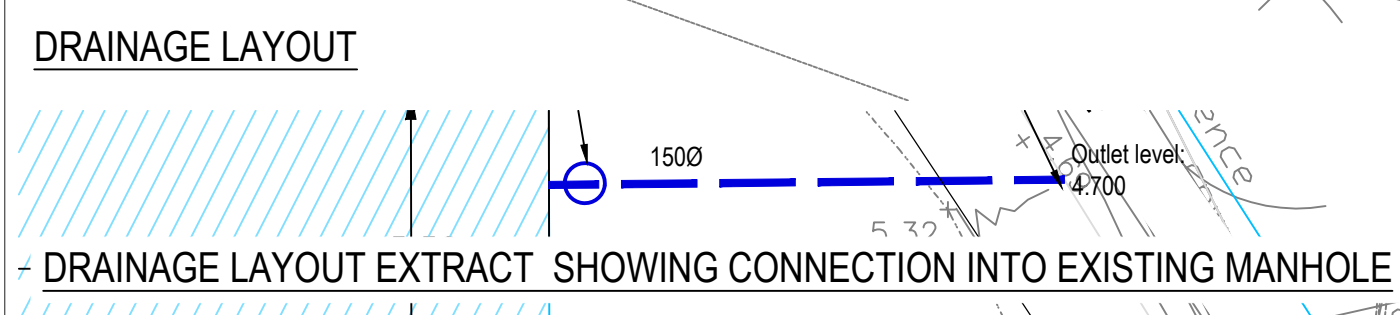
TITLE:
DRAINAGE ARRANGEMENT

CLIENT:
DOSWELL PROJECTS

SCALE@A1:
1:250

PROJECT REF:
23339
DRAWING No:
JUBB-XX-XX-DR-C-500

Revision Referencing
P = Preliminary A = Approval T = Tender C = Construction



For connection to existing sewer
The use of plastic pipes will not be permitted to be connected to the public sewer or lateral drain all connections will need to be done with clay pipes. If the existing public pipework is plastic, then the connection can be done with plastic pipe providing it can withstand 2600 psi jetting pressure and in line with Southern Water requirements in discussion with us. Certificates of conformity (in date) will need to be provided, as will technical specification sheets demonstrating as per the new Design and Construction Guidance manual ("the Code") and Southern Water's guidance documentation, also test certificates showing it can withstand a minimum jetting pressure of 2600 psi in accordance with WIS 4-35-01, will need to be provided to Southern Water.

APPENDIX 3 LIZARD ECOLOGICAL IMPACT ASSESSMENT



ECOLOGICAL IMPACT ASSESSMENT

Coldharbour Farm, Emsworth, Hampshire

Planning Issue

Prepared by	CO
Checked by	GS
Date	31st July 2019
Project Reference	LLD1726
Revision	00

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APPENDICES:

Appendix A – Site Photographs



The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH
T. 01903 216033 E. lizard.landscape@btconnect.com W. lizardlandscapeecology.com

SUMMARY

Lizard Landscape Design and Ecology has been commissioned to complete an Ecological Impact Assessment of the proposed development at Coldharbour Farm, Emsworth (*Grid Reference: SU 745 065– hereafter referred to as 'the site'*). A Preliminary Ecological Appraisal (*PEA*) was undertaken on 10th June 2019, to appraise the existing ecological resource within the site and the surrounding area. The following Phase 2 Protected species surveys were recommended and subsequently undertaken:

- *Reptile Survey;*

The development site is formed of common, widespread habitats. Floral diversity in general was relatively low, particularly within the western field parcel, with the bulk of the site dominated by grasses.

The proposals will not have a derogatory effect upon any surrounding statutory or non-statutory protected site, or any adjacent habitats. A series of mitigation measures have been detailed to avoid the proposals impacting upon these areas.

There will be no impacts upon any European Protected Species as a result of this development. The lighting scheme shall be designed to avoid light spill into mature hedge / treelines to ensure the continued ecological functionality of these areas as bat foraging / commuting routes.

Detailed reptile surveys undertaken during the summer of 2019 revealed the likely absence of reptiles within the site.

The site offers suitable nesting habitat for small passerines in the form of dense scrub and hedgerows. Removal of any of these areas will be undertaken outside the nesting season or following inspection to ensure works do not contravene The Wildlife and Countryside Act 1981 (as amended).

The impacts of the planned development upon biodiversity will be **negligible, non-significant** with proposed ecological enhancements resulting in no net loss of biodiversity in line with national planning policy guidance.

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned to complete an Ecological Impact Assessment of the proposed development at Coldharbour Farm, Emsworth (*Grid Reference: SU 745 065– hereafter referred to as 'the site'*).
- 1.2 A Preliminary Ecological Appraisal (PEA) was undertaken on 10th June 2019, to appraise the existing ecological resource within the site and the surrounding area. The following Phase 2 Protected species surveys were recommended and subsequently undertaken:
- *Reptile Presence / Absence Survey;*
- 1.3 The data from the above surveys were then used to fully assess the impacts of the proposals. The field survey data and analysis contained in this report was undertaken and prepared by Catherine O'Reilly (MCIEEM, Senior Ecologist; Lizard Landscape Design and Ecology). The report has been reviewed by George Sayer (BSc(Hons) PgDip, Project Ecologist; Lizard Landscape Design and Ecology).

Site Information

- 1.4 The site is formed of 2no. small fields which were previously utilised for grazing enclosed by scrub and treelines. The site covers 1.9Ha to the south-west of Emsworth Recreation Ground and is bordered by the A27 to the south, Shell petrol station to the west, farmland to the north and housing and the recreation ground to the east.

Surrounding Landscape

- 1.5 The site is located to the urban edge of Emsworth, with farmland extending for c. 1.0km to the north and west; this land however is to form part of a large strategic development which will infill between Emsworth and Denvilles. Land to the east and south is formed of high-density residential housing before reaching the coast, approximately 1.2km south.
- 1.6 There are no waterbodies (*on the nearside of major barriers*) located within 500.0m of the site area.

Development Proposals

- 1.7 It is understood that the proposals include a new residential development with access from Coldharbour Farm Road to the east.

Aims of the Survey

- 1.8 The aim of this ecological appraisal is;
- *To identify habitats and protected species present, and any other features of ecological value;*
 - *Identify any potential ecological constraints;*
 - *Identify impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures.*
 - *To provide suggestions for enhancements to be incorporated into the scheme.*

2.0 PLANNING POLICY AND LEGISLATION**Legislation**

- 2.1 Legislation relating to wildlife and biodiversity of particular relevance to this EcIA includes:
- *The Conservation of Habitats and Species Regulations 2017*
 - *The Wildlife and Countryside Act 1981 (as amended)*
 - *The Natural Environment and Rural Communities (NERC) Act 2006*

- 2.2 This above legislation has been addressed, as appropriate, in the production of this report.

National Policy

- 2.3 The *National Planning Policy Framework (NPPF) 2019* sets out the government planning policies for England and how they should be applied. *Chapter 15: Conserving and Enhancing the Natural Environment* states that development should 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

- 2.4 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

Local Planning Policy

- 2.5 The Havant Borough Core Strategy 2011 states that development will only be permitted where:
- Natural features e.g. woodland, streams, trees and hedgerows are protected;
 - Schemes provide new landscape works that integrate successfully with the local environment and existing natural features, using local materials and plant species;
 - There is no harmful effect on nature conservation within the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar site, or any SINC's and Local Nature Reserves.

3.0 METHODOLOGY

3.1 Desk Study

- 3.1.1 The Multi-Agency Geographical Information Centre (*MAGIC*) was consulted for information on surrounding designated sites, priority habitats, protected species and Natural England Licence applications within 2.0 km of the site. The data search was conducted on 12th June 2019.

3.2 Field Survey

- 3.2.1 A preliminary ecological appraisal was undertaken on 10th June 2018, and the site subjected to an ecology survey using guidelines set out in the *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit (JNCC, 2003)*.

3.2.2 Habitats within the land were classified and the presence, or potential presence, of certain protected and / or notable species of flora and fauna were identified. A summary description of the habitat within the site following the *Phase 1 Habitat Survey Methodology* is presented in Section 4.0. This involved identifying features that may be used by protected species, potential foraging areas and other signs of use. Water bodies were recorded wherever possible, within 500 metres of the proposed development site.

3.2.3 The results are summarised and accompanied in large part by photographic evidence.

3.3 Ground-Level Bat Roost Assessment

3.3.1 A Ground-level Bat Roost Assessment of trees on site was undertaken on 10th June 2018 by an experienced, licenced bat surveyor.

3.3.2 Trees were visually identified from the ground, using binoculars where necessary, for features that could be used by bats such as:

- *Woodpecker Holes;*
- *Knot Holes;*
- *Tear-outs;*
- *Flush Cuts;*
- *Double Leaders.*

3.3.3 Once features had been assessed the trees and buildings were then categorised in accordance with *Table 4.1 of the Bat Conservation Trust's Good Survey Guidelines (2016) (shown below):*

Table No. 01 – Bat Roost Suitability Guidelines (BCT, 2016)

Category	Buildings	Trees
‘Negligible’	No suitable features identified.	No suitable features identified.
‘Low’	A structure which could be used opportunistically, however, are not likely to be used on a regular basis / by a large number of bats.	Tree of sufficient size / age to support bat roost features; but with none identified from the ground.
‘Moderate’	A building with features which, could be used regularly by a small number of bats.	Tree with features which, may support a bat roost of low conservation status.
‘High’	A building with features suitable for use by a large number of bats on a regular basis.	A tree with several potential bat roost sites that are suitable for use by a large number of bats.

3.4 Reptile Survey

- 3.4.1 25no. artificial reptile refugia were placed within areas of suitable habitat on 13th June 2019 and allowed to settle for 15no. days before commencement of the survey.
- 3.4.2 7no. reptile survey visits were undertaken between 28th June and 31st July 2019. During each visit the species, sex, age and location of any reptiles encountered was recorded.
- 3.4.3 Surveys were undertaken during recommended times (08:00–11:00 and 16:00–18:30) with suitable weather conditions for surveying reptiles (*guidelines recommend temperatures 9-18° C with intermittent or hazy sunshine during warm days*). Weather conditions recorded at each survey visit are shown in Table No. 2 below.

Table No. 02 – Details of Reptile Survey Visits

Visit	Date	Time	Weather Conditions
1	28.06.19	16:00	18°C, WF1, Sunny with Cloudy Spells.
2	03.07.19	09:30	17°C, WF1, Sunny.
3	09.07.18	08:00	18°C, WF2, Sunny with Cloudy Spells.
4	11.07.19	09:30	19°C, WF2, Hazy sunshine.
5	15.07.19	08:45	15°C, WF0, Clouds with Sunny Spells.
6	23.07.19	06:30	15°C, WF0, Sunny.
7	31.07.19	09:00	18°C, WF2, Sunny with Cloudy Spells.

Evaluation Methodology

- 3.4.1 A population size class category has been derived using guidance provided by the *Key Reptile Site Register Mechanism (Froglife – Advice Sheet 10)*, designed to promote the protection of key reptile areas.
- 3.4.2 The criteria for key reptile site selection include:
- 1) supports 3 or more reptile species;
 - 2) supports 2 snake species;
 - 3) supports an exceptional population of one species (see Table No. 02);
 - 4) supports an assemblage of species scoring at least 4 (see Table No. 02);
 - 5) supports a local rarity or even adder with low population score.
- 3.4.3 The population size classes used in this instance are provided in *Froglife – Advice Sheet 10* and displayed in Table No. 03.

Table No. 03 – Population Scores for Selection of Key Reptile Sites

Species	'Low' Score 1	'Good' Score 2	'Exceptional' Score 3
Adder	< 5	5 – 10	> 10
Grass Snake	< 5	5 – 10	> 10
Common Lizard	< 5	5 – 20	> 20
Slow Worm	< 10	5 – 20	> 20

- 3.4.4 Figures in Table No. 03 refer to the maximum number of reptile adults seen by observation and / or under refugia by one person during one survey visit with artificial refugia placed at a maximum density 10 / ha.

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Designated Sites

Statutory Protected Sites

- 4.1.1 MAGIC was consulted for details of statutory protected sites within 2.0km of the proposed development; these are detailed below.

Table No. 04 – Statutory Protected Sites

Site	Description	Location
<i>Brook Meadow LNR</i>	<i>Grassland surrounded by woodland and streams, some of which support water vole as well as insects and birds.</i>	<i>0.5km SE</i>
<i>Chichester Harbour SSSI, RAMSAR, SPA (forms part of Solent Maritime SAC).</i>	<i>Internationally importance site for overwintering wildfowl and waders including Brent Geese and Bar-tailed Godwit.</i>	<i>1.1km S</i>
<i>Eames Farm LNR</i>	<i>An extensive area of coastal grazing marsh of importance for birds and plants.</i>	<i>1.6km SE</i>
<i>Warblington Meadow SSSI</i>	<i>An unimproved grazing marsh with rich flora.</i>	<i>1.8km SW</i>

- 4.1.2 The site is located within the *Impact Risk Zone* of *Chichester and Langstone Harbours*; all planning applications (except householder) require the LPA to consult with Natural England regarding potential impacts on this protected site. Impacts are currently mitigated through developer contributions to the Solent Recreation Mitigation Strategy (SRMS).

Non-Statutory Protected Areas

- 4.1.3 *Sites of Importance for Nature Conservation (SINCs)* are designations applied to the most important non-statutory nature conservation sites. They are recognised by the *National Planning Policy Framework (2019)* and as such are material considerations when assessing planning applications. The following SINCs were identified within 1.0km of the site:

Table No. 05 – Non-Statutory Protected Sites

Site	Location
<i>Land West of Emsworth Recreation Ground</i>	<i>Adj. N</i>
<i>Lumley Meadow</i>	<i>0.6km SE</i>
<i>Emsworth Mill Pond</i>	<i>0.7km S</i>
<i>Brook Farm B</i>	<i>1.0km SW</i>

4.2 Habitats

- 4.2.1 Within 2.0 km of the site there are *Priority Habitats of Deciduous Woodland, Woodpasture and Parkland, Coastal and Floodplain Grazing Marsh, Traditional Orchard, Reedbed, Saline Lagoons and Lowland Dry Acid Grassland*. The site does not contain any areas of UK Priority Habitat.
- 4.2.2 Habitats within and adjacent to the land include:
- *Species-poor Semi-improved Grassland;*
 - *Tall Ruderal;*
 - *Scattered Scrub;*
 - *Dense / Continuous Scrub;*
 - *Dry Ditch;*
 - *Wet Ditch;*
 - *Scattered Trees;*
 - *Amenity Grassland;*
 - *Species-Poor Hedge;*
 - *Hard/bare Ground;*
 - *Broadleaved Woodland.*

Species-poor Semi-improved Grassland

- 4.2.3 The site is dominated by species-poor grassland which has not been grazed for an extended period resulting in a rank sward of c. 70cm. Bent (*Agrostis* agg.), meadow foxtail (*Alopecurus pratensis*), yorkshire fog (*Holcus lanatus*) and cocks-foot (*Dactylis glomerata*) grasses dominate the sward with areas of dominant creeping buttercup (*Ranunculus repens*), mayweed (*Tripleurospermum inodorum*), dock (*Rumex crispus*) and common fleabane (*Pulicaria dysenterica*). More diverse areas of the sward include cut-leaved cranesbill (*Geranium dissectum*), meadow buttercup (*Ranunculus acris*), red clover (*Trifolium pratense*), mallow (*Malva neglecta*) and birds-foot trefoil (*Lotus corniculatus*).

Tall Ruderal

- 4.2.4 Margins of the field support stands of broadleaf dock (*Rumex obtusifolius*), prickly sowthistle (*Sonchus asper*) and thistle (*Cirsium* sp.) with locally abundant ragwort (*Senecio jacobaea*).

Scattered Scrub

- 4.2.5 Scattered bramble (*Rubus fruticosus*) scrub is growing to the centre of the western field parcel.

Dense / Continuous Scrub

- 4.2.6 Dense stands of Bramble extend from the boundaries of the site and out from the central hedge / scrub line. These areas were impenetrable for further inspection.

Dry Ditches

- 4.2.7 A dry ditch runs north-south across the centre of the site. This ditch was heavily vegetated in places, showing that it rarely holds water for any significant period of time.

Wet Ditch

- 4.2.8 A shallow, flowing ditch runs along the eastern boundary of the site. The ditch was c. 7cm deep at the time of the survey and heavily vegetated with bramble and hawthorn (*Crataegus monogyna*) scrub at its northern end with hemlock water dropwort (*Oenanthe crocata*), watercress (*Nasturtium officinale*) and blue water speedwell (*Veronica anagallis-aquatica*) filling the channel to the southern section.

Scattered Trees

- 4.2.9 A single, mature oak tree is located to the north-western corner of the site. Adjacent the eastern boundary of the site are lime (*Tilia* sp.), ash (*Fraxinus excelsior*), London plane (*Platanus × acerifolia*), walnut (*Juglans regia*), turkey oak (*Quercus cerris*) and Norway maple (*Acer platanoides*).

Amenity Grassland

- 4.2.10 A small area of amenity grassland is located adjacent the site to the south-east. Creeping bent (*Agrostis stolonifera*) dominates with occasional creeping cinquefoil (*Potentilla reptans*), creeping buttercup (*Ranunculus repens*) and self-heal (*Prunella vulgaris*).

Species-poor Hedge

- 4.2.11 The northern and central boundaries are delineated by an outgrown hedgerow which is on average 8 meters tall. Hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*) and field maple (*Acer campestre*) are interspersed with elm (*Ulmus* sp.) and ash (*Fraxinus excelsior*).

Broadleaved Woodland

- 4.2.12 Land adjacent the southern and western boundaries of the site are comprised of small pockets of woodland. Ash, oak and field maple dominate with hazel (*Corylus avellana*) and hawthorn understorey.

4.3 Protected Species Assessment

Amphibians

Desk Study

- 4.3.1 There are 2no. records of Great Crested Newts within 2.0km of the site, in addition to records of common toad, common frog, smooth newt and palmate newt.

Site Assessment

- 4.3.2 The potential for GCN to be present within the site area is negated by the lack of suitable breeding ponds within 500.0m of the site. The ditch which runs along the eastern boundary has a constant flow and as such is considered unsuitable for breeding. The site is of **negligible value** to amphibians.

Reptiles

Desk Study

- 4.3.3 Slow worm (*Anguis fragilis*) and Adder (*Vipera berus*) have been recorded within 2.0km of the site. All species of UK reptile are protected against reckless or intentional killing or injuring under *The Wildlife and Countryside Act 1981 (as amended)*.

Site Assessment

- 4.3.4 Rank grassland, tall ruderal and scrub found within the site were considered to potentially support common, widespread reptile species such as slow worm and grass snake. Reptile surveys undertaken during the summer of 2019 however did not record any reptiles on site. The survey was undertaken in appropriate weather conditions, with visits carried out early in the day to ensure conditions were suitable therefore it is highly unlikely that any reptiles are present within the site area. The site is of **negligible value** to reptiles.

Bats

Desk Study

- 4.3.5 Common Pipistrelle (*Pipistrellus pipistrellus*); Soprano Pipistrelle (*Pipistrellus pygmaeus*), Brown Long-eared bats (*Plecotus auritus*) and Daubenton's (*Myotis daubentonii*) bats have been recorded within 2.0km of the site.

Site Assessment

- 4.3.6 The trees on site were assessed for their bat roost potential by a trained, licenced surveyor. The majority of trees on site are semi-mature and have no discernible potential roost features. 1no. tree on site was assessed as offering some suitability.

Table no. 06 – Trees with potential roost features

Ref.	Description	Category
T01	Mature oak tree to the north-western corner of the site. The tree contained no obvious features but is of a size and age which could support a small number of bats. This tree is to be retained within the scheme.	Low

- 4.3.7 The tree belts to the south and west are likely to offer foraging opportunity for light-tolerant species such as pipistrelle. Given the abundance of similar habitat in the wider landscape the site is of **site value** to foraging bats.

Dormouse*Desk Study*

- 4.3.8 There are a small number of records of dormice within 2.0km of the site.

Site Assessment

- 4.3.9 The hedgerows which surround the site are species-poor and lack the diversity and structure to provide optimal dormouse habitat. The isolation of the site from suitable areas of habitat in the wider environment further negates the site's suitability for supporting dormice. The site is of **negligible value** to dormice.

Badger*Desk Study*

- 4.3.10 Badgers are known to be present within 1.0km of the site.

Site Assessment

- 4.3.11 No evidence of badger such as tracks, snuffle holes or latrines were recorded anywhere within or immediately adjacent to the site. The area is considered to be of **negligible value** to badgers, however badgers may occasionally commute across the site.

Water Vole / Otter*Desk Study*

- 4.3.12 A small number of records of water voles exist within 2.0km of the site, the nearest being 0.8km east. No records of otter exist.

Site Assessment

- 4.3.13 The site offers no suitable habitat for water vole or otter; ditches within the site were very shallow or dry at the time of the survey and were heavily shaded by dense scrub with no favoured emergent vegetation present. The construction site is of **negligible value** to water vole and otter.

Breeding Birds*Desk Study*

- 4.3.14 Numerous records of bird species exist within 2.0km of the site, the majority of which are associated with Chichester Harbour.

Site Assessment

- 4.3.15 Optimal nesting habitat is limited to the surrounding hedge / tree lines. No evidence of ground nesting birds such as skylark was noted on site. The area overall is likely to be of **site value** to breeding / foraging birds.

Wintering Birds*Desk Study*

- 4.3.16 Numerous records of bird species exist within 2.0km of the site, the majority of which are associated with Chichester Harbour.

Site Assessment

- 4.3.17 The sward within the site is too long to provide a foraging resource for winter bird species such as Brent geese. In addition, neither the site nor any of the adjacent land has been identified by The Solent Wadars and Brent Goose Strategy as being of value to the local wintering bird population. The site is of **negligible value** to wintering birds.

Invertebrates*Desk Study*

- 4.3.18 A total of 50 no. notable invertebrate species have been recorded within 2.0km of the site including stag beetle, white admiral butterfly and false mocha moth.

Site Assessment

- 4.3.19 The site in general lacks the floral diversity to support a good range of invertebrates and is likely to be of value within the **site area only**.

Others

- 4.3.20 No suitable habitat for any other protected species was recorded on site.

5.0 ASSESSMENT OF EFFECTS AND MITIGATION MEASURES**5.1 Designated Sites***Potential Impacts*

- 5.1.1 In the absence of mitigation, potential impacts upon surrounding designated sites could include increased recreational disturbance and release of nitrates into the watercourse. The adjacent SINC could be impacted through dust smothering, pollution events and changes to hydrology during the construction phase.

Mitigation and Compensation

- 5.1.2 The development would provide public open space to provide recreation space for the residents. Developer contributions to the Solent Recreation Mitigation Strategy (SRMS) funds wardens, a programme of education, signage, bird refuges, strategic greenspaces and a monitoring programme to mitigate against adverse impacts from increased recreational disturbance. The scheme will include a large drainage basin which will retain water on site, reducing nitrate discharge from surface water run-off. All wastewater will be discharged to main sewers rather than into local watercourses to reduce any potential leaching of nitrates into The Solent or Chichester Harbour.

- 5.1.3 All construction works will be undertaken in accordance with best practise with regards dust, noise and emissions. No water will be pumped into or taken from the eastern stream during the construction phase. Any fuel or hazardous materials will be stored in an appropriate compound a minimum of 5m from the eastern and northern boundaries of the site.

Residual Impacts

- 5.1.4 **No likely significant effects** upon surrounding protected sites are predicted as a result of this development.

5.2 Habitats

Potential Impacts

- 5.2.1 Development proposals will result in the permanent loss of areas of tall ruderal, rank grassland and dense scrub. In the absence of mitigation, surrounding hedge / tree lines may be degraded through dust, emissions and pollution events during the construction phase.

Mitigation and Compensation

- 5.2.2 Post-development, a landscape scheme would replace habitats lost with areas of grassland and introduced shrub with areas of wildflower meadow. Wildlife friendly planting will be utilised within the scheme.
- 5.2.3 Works during the construction phase will be undertaken in accordance with guidance provided within *The Control of Dust and Emissions During Construction and Demolition SPG (July 2014)* to control any excess dust creation which may impact adjacent habitats. All adjacent hedgerows and mature trees will be retained and protected in accordance with BS5837:2012. Storage of all fuel and hazardous materials will be located in a secure area outside the RPA's of retained trees.

Residual Impacts

- 5.2.4 No priority or other important habitats or plant species will be affected by this development, the impact of which is **not significant**.

5.3 Bats

Potential Impacts

- 5.3.1 In the absence of mitigation impacts may include killing or injuring of individual bats, habitat fragmentation, loss of foraging areas and increased predation. No works are proposed to Tree T01, therefore impacts would be of minor impact magnitude and unlikely to occur.

Mitigation and Compensation

- 5.3.2 Tree T01 (*categorised as offering 'low' bat roost suitability*) is to be retained and protected during the development proposals through the use of weldmesh fencing securely affixed to a scaffold framework located outside the RPA. The exclusion zone will be clearly signed and all contractors will be made aware that storage of machinery, materials or fuel within this area is prohibited.
- 5.3.3 A sensitive lighting scheme will be employed with lighting kept to the minimum levels and angled down and away from surrounding woodland, mature trees and ditches. No light spill will be permitted upon Tree T01 during the construction or operational phases.

Residual Impacts

- 5.3.4 The overall impact of the scheme will be **non-significant**.

5.4 Reptiles

Potential Impacts

- 5.4.1 None predicted, no reptiles were found on site.

Mitigation and Compensation

- 5.4.2 None required.

Residual Impacts

- 5.4.3 The overall impact of the scheme will be **non-significant**.

5.5 Amphibians

Potential Impacts

- 5.5.1 None predicted, no potential breeding ponds are located within 500.0m of the site.

Mitigation and Compensation

- 5.5.2 None required. In the highly unlikely event that any GCN are found on site, all works will cease while a suitably qualified ecologist is contacted for advice.

Residual Impacts

- 5.5.3 The overall impact of the scheme will be **negligible, non-significant**.

5.6 Dormouse

Potential Impacts

- 5.6.1 Habitat within the construction zone is sub-optimal. Impacts will be negligible.

Mitigation and Compensation

- 5.6.2 None required.

Residual Impacts

- 5.6.3 The overall impact of the scheme will be **negligible, non-significant**.

5.7 Badgers

Potential Impacts

- 5.7.1 In the absence of mitigation, impacts would include the trapping of badgers in footings/trenches, fragmentation of habitat and disruption of commuting corridors.

Mitigation and Compensation

- 5.7.2 Trenches deeper than 1.0m will be covered overnight or have a ramp installed to avoid trapping any badgers or other mammals on site. Boundary vegetation around the site will be retained.

Residual Impacts

- 5.7.3 The overall impact of the scheme will be **non-significant**.

5.8 Nesting Birds*Potential Impacts*

- 5.8.1 In the absence of avoidance / mitigation, the development could result in the damage / destruction of a bird nest.

Mitigation and Compensation

- 5.8.2 The clearance of any hedges, scrubs or trees will be undertaken outside the bird nesting season. Should this not be possible, vegetation will be checked prior to removal by a Suitably Qualified Ecologist to ensure no active nests are present.

Residual Impacts

- 5.8.3 The overall impact of the scheme will be **non-significant**.

5.9 Wintering Birds*Potential Impacts*

- 5.8.1 No impacts predicted; the site offers sub-optimal habitat.

Mitigation and Compensation

- 5.8.2 None required.

Residual Impacts

- 5.8.3 The overall impact of the scheme will be **negligible, non-significant**.

5.10 Invertebrates*Potential Impacts*

- 5.10.1 None predicted; the construction zone is of negligible value to invertebrates.

Mitigation and Compensation

- 5.10.2 None required.

Residual Impacts

- 5.10.3 The overall impact of the scheme will be **non-significant**.

6.0 ENHANCEMENTS

- 6.1 The design of the proposed development includes ecological enhancements for the benefit of wildlife in line with the *National Planning Policy Framework* and *Local Planning Policy*. Ecological enhancements which will be included as part of development proposals include:

- *The use of flowering plants as listed within the RHS 'Plants for Pollinators'*
- *The provision of nest boxes for a variety of bird species within trees;*
- *Integrated bat boxes to the southern aspect of the buildings and mature trees to suit a variety of species;*
- *Installation of hedgehog house such as 'Hogitat' within an area of dense scrub;*
- *Incorporation of suitable 'hedgehog holes' to the base of closed board fencing to allow movement of hedgehogs between gardens;*
- *Reinforcement of boundary vegetation with native hedge and tree planting;*
- *Creation of wildflower area within the flood attenuation basin;*
- *Creation of seasonally wet swales to the southern boundary;*
- *Provision of climbing plants along the new acoustic fence to the southern boundary;*
- *Native tree and shrub planting to the eastern section of the site;*
- *Clearance of scrub along the eastern ditch to encourage a more varied flora.*

7.0 CONCLUSIONS

- 7.1 The development site is formed of common, widespread habitats. Floral diversity in general was relatively low, particularly within the western field parcel, with the bulk of the site dominated by grasses.

- 7.2 The proposals will not have a derogatory effect upon any surrounding statutory or non-statutory protected site, or any adjacent habitats. A series of mitigation measures have been detailed to avoid the proposals impacting upon these areas.
- 7.3 There will be no impacts upon any European Protected Species as a result of this development. The lighting scheme shall be designed to avoid light spill into mature hedge / treelines to ensure the continued ecological functionality of these areas as bat foraging / commuting routes.
- 7.4 Detailed reptile surveys showed the likely absence of reptiles on site; therefore development proposals will have no adverse impact upon any reptiles present within the local area. Proposed enhancements will provide ample suitable reptile habitat should the site become colonised in the future.
- 7.5 The site offers suitable nesting habitat for small passerines in the form of dense scrub and hedgerows. Removal of any of these areas will be undertaken outside the nesting season or following inspection to ensure works do not contravene The Wildlife and Countryside Act 1981 (as amended).
- 7.6 The impacts of the planned development upon biodiversity will be **negligible, non-significant** with proposed ecological enhancements resulting in no net loss of biodiversity in line with national planning policy guidance.

8.0 REFERENCES

JNCC: Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit; (2003);

Collins J (ed): Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd ed.) The Bat Conservation Trust (2016);

Mitchell-Jones and McLeish: Bat Workers Manual; JNCC, 3rd Edition (2004);

Streeter, D.: The Most Complete Guide to the Flowers of Britain and Ireland; Harper Collins, London (2010);

www.magic.gov.uk.

Table No. 07 – Species List for Habitat Parcels**Species-Poor Semi-Improved Grassland**

Common Name	Scientific Name	DAFOR
Birdsfoot Trefoil	<i>Lotus corniculatus</i>	R
Bristly Ox-tongue	<i>Helminthotheca echioides</i>	O
Broadleaf Plantain	<i>Plantago major</i>	LF
Cats Tail	<i>Phleum pratense</i>	F
Common Fleabane	<i>Pulicaria dysenterica</i>	LD
Common Mallow	<i>Malva Sylvestris</i>	R
Creeping Bent	<i>Agrostis stolonifera</i>	LD
Creeping Buttercup	<i>Ranunculus repens</i>	LD
Creeping Thistle	<i>Cirsium arvense</i>	LD
Crested Dogs Tail	<i>Cynosurus cristatus</i>	O
Curled Dock	<i>Rumex crispus</i>	LA
Cut-leaved Cranesbill	<i>Geranium dissectum</i>	F
Field Bindweed	<i>Convolvulus arvensis</i>	LF
Hedge Woundwort	<i>Stachys sylvatica</i>	O
Meadow Buttercup	<i>Ranunculus acris</i>	F
Mouse-ear Chickweed	<i>Stellaria media</i>	O
Mugwort	<i>Artemisia vulgaris</i>	LA
Ox-eye Daisy	<i>Leucanthemum vulgare</i>	F
Perennial Rye-grass	<i>Lolium perenne</i>	LD
Prickly Sowthistle	<i>Sonchus asper</i>	R
Ragwort	<i>Jacobaea vulgaris</i>	O
Red Clover	<i>Trifolium pratense</i>	O
Ribwort Plantain	<i>Plantago lanceolate</i>	O
Scentless Mayweed	<i>Tripleurospermum inodorum</i>	A
Silverweed	<i>Argentina anserina</i>	LF
White Clover	<i>Trifolium repens</i>	F
Yorkshire Fog	<i>Holcus lanatus</i>	D

Tall Ruderal

Common Name	Scientific Name	DAFOR
Broadleaf Dock	<i>Plantago major</i>	A
Burdock	<i>Arctium minor</i>	LF
Cow Parsley	<i>Anthriscus sylvestris</i>	LD
Creeping Thistle	<i>Cirsium arvense</i>	A
Hedge Mustard	<i>Sisymbrium officinale</i>	LF
Prickly Sowthistle	<i>Sonchus asper</i>	O
Ragwort	<i>Jacobaea vulgaris</i>	LA

Scattered & Dense Scrub

Common Name	Scientific Name	DAFOR
Bramble	<i>Rubus fruticosus</i>	D

Ditch (emergent and marginal vegetation)

Common Name	Scientific Name	DAFOR
Blue Water Speedwell	<i>Veronica anagallis-aquatica</i>	LD
Broadleaf Willowherb	<i>Epilobium montanum</i>	LD
Common Nettle	<i>Urtica dioica</i>	F
Curled Dock	<i>Rumex crispus</i>	F
Hemlock Water Dropwort	<i>Oenanthe crocata</i>	LD
Rosebay Willowherb	<i>Chamaenerion angustifolium</i>	LD
Watercress	<i>Nasturtium officinale</i>	LD

Scattered Trees (off site)

Common Name	Scientific Name	DAFOR
Ash	<i>Fraxinus excelsior</i>	O
London Plane	<i>Platanus × acerifolia</i>	O
Norway Maple	<i>Acer platanoides</i>	O
Oak	<i>Quercus robur</i>	O
Silver Birch	<i>Betula pendula</i>	O
Turkey Oak	<i>Quercus cerris</i>	O
Walnut	<i>Juglans regia</i>	O

Amenity Grassland

Common Name	Scientific Name	DAFOR
Creeping Bent	<i>Agrostis stolonifera</i>	D
Creeping Buttercup	<i>Ranunculus repens</i>	O
Creeping Cinquefoil	<i>Potentilla reptans</i>	F
Self-heal	<i>Prunella vulgaris</i>	O
Yarrow	<i>Achillea millefolium</i>	O

Species-poor Hedge

Common Name	Scientific Name	DAFOR
Blackthorn	<i>Prunus spinosa</i>	F
Bramble	<i>Rubus fruticosus</i>	LD
Dogrose	<i>Rosa canina</i>	O
Elm	<i>Ulmus sp.</i>	LF
Field Maple	<i>Acer campestre</i>	O
Hawthorn	<i>Crataegus monogyna</i>	F

Broadleaved Woodland

Common Name	Scientific Name	DAFOR
Ash	<i>Fraxinus excelsior</i>	D
Bramble	<i>Rubus fruticosus</i>	LD
Field Maple	<i>Acer campestre</i>	F
Hawthorn	<i>Crataegus monogyna</i>	F
Hazel	<i>Corylus avellana</i>	O
Ivy	<i>Hedera helix</i>	LD
Oak	<i>Quercus robur</i>	D

Appendix A – Site Photographs

APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 1 - View of the eastern field parcel looking towards the north.



Photograph No. 2 - View across the western field parcel looking towards the south.

APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 3 - Dry ditch located within a scrubby hedgeline. The ditch runs north-south across the centre of the site.



Photograph No. 4 - Southern end of the eastern ditch where it exits the site via an existing culvert.

APPENDIX A - SITE PHOTOGRAPHS



Photograph No. 5 - View of the adjacent SINC taken from the site. The land appears to be a semi-improved grassland hay meadow. The proposed development will not adversely impact this area.

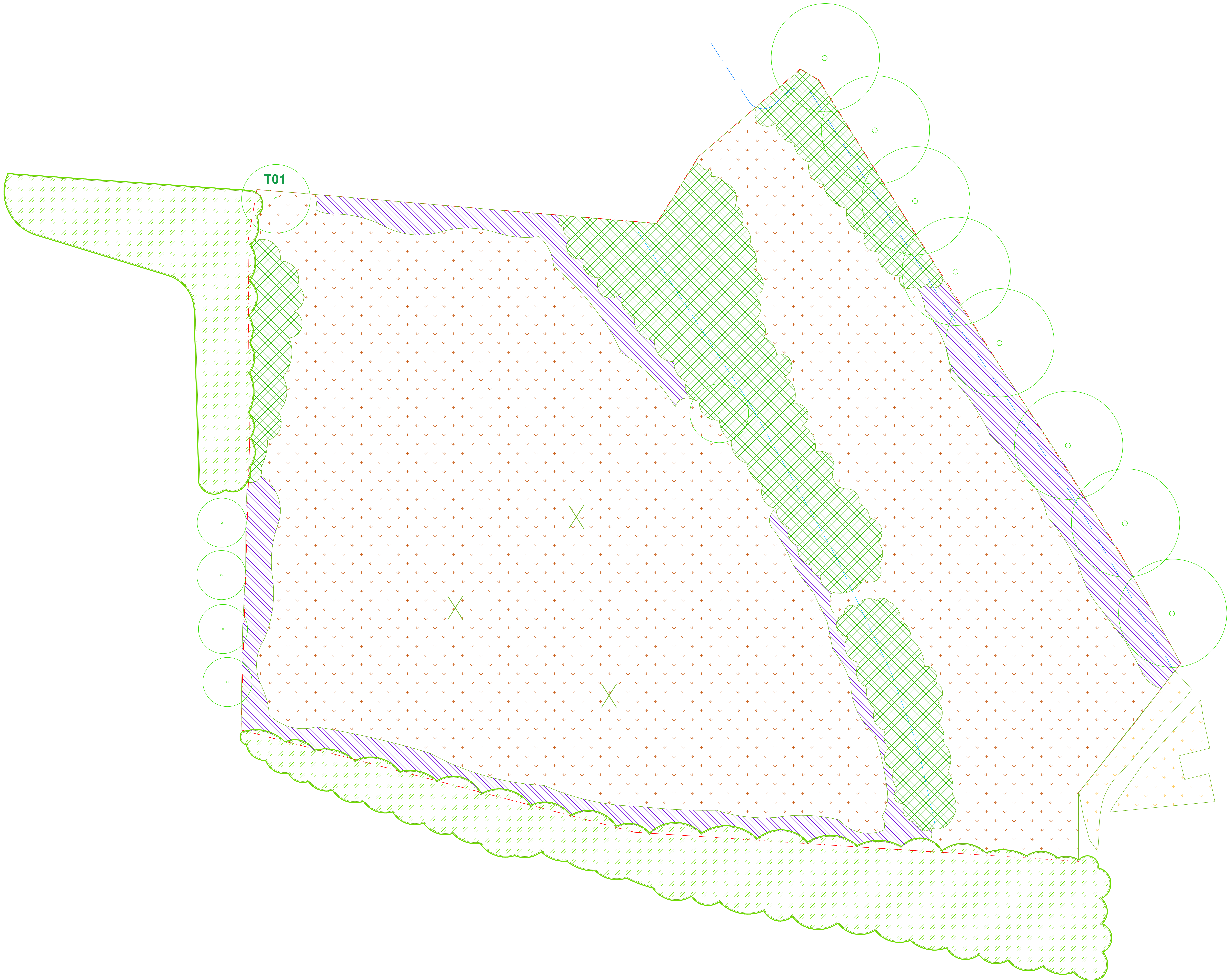


Photograph No. 6 - The ditch which runs between the SINC and the recreation ground before flowing into the site. The ditch was inspected wherever access was possible; no evidence of narrow-leaved water plantain was recorded along these areas.

FIGURES:

Figure No. 01 – Site Habitat Plan

Figure No. 02 – Location of Reptile Refugia



Legend

- Development Site Boundary / Survey Area.
- Amenity Grassland.
- Semi-improved Grassland.
- Tall Ruderal Vegetation.
- Dense Scrub.
- Scattered Scrub.
- Broadleaved Woodland.
- Dry Ditch.
- Wet Ditch.
- Trees With Bat Roost Potential.
- T01**
- Scattered Trees.

Planning Issue

Rev	Description	Date	Initials
00	Planning Issue	09.07.19	LB

LIZARD
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The Old Bank, 24 South Street, Tarring, Worthing, West Sussex, BN14 7JH
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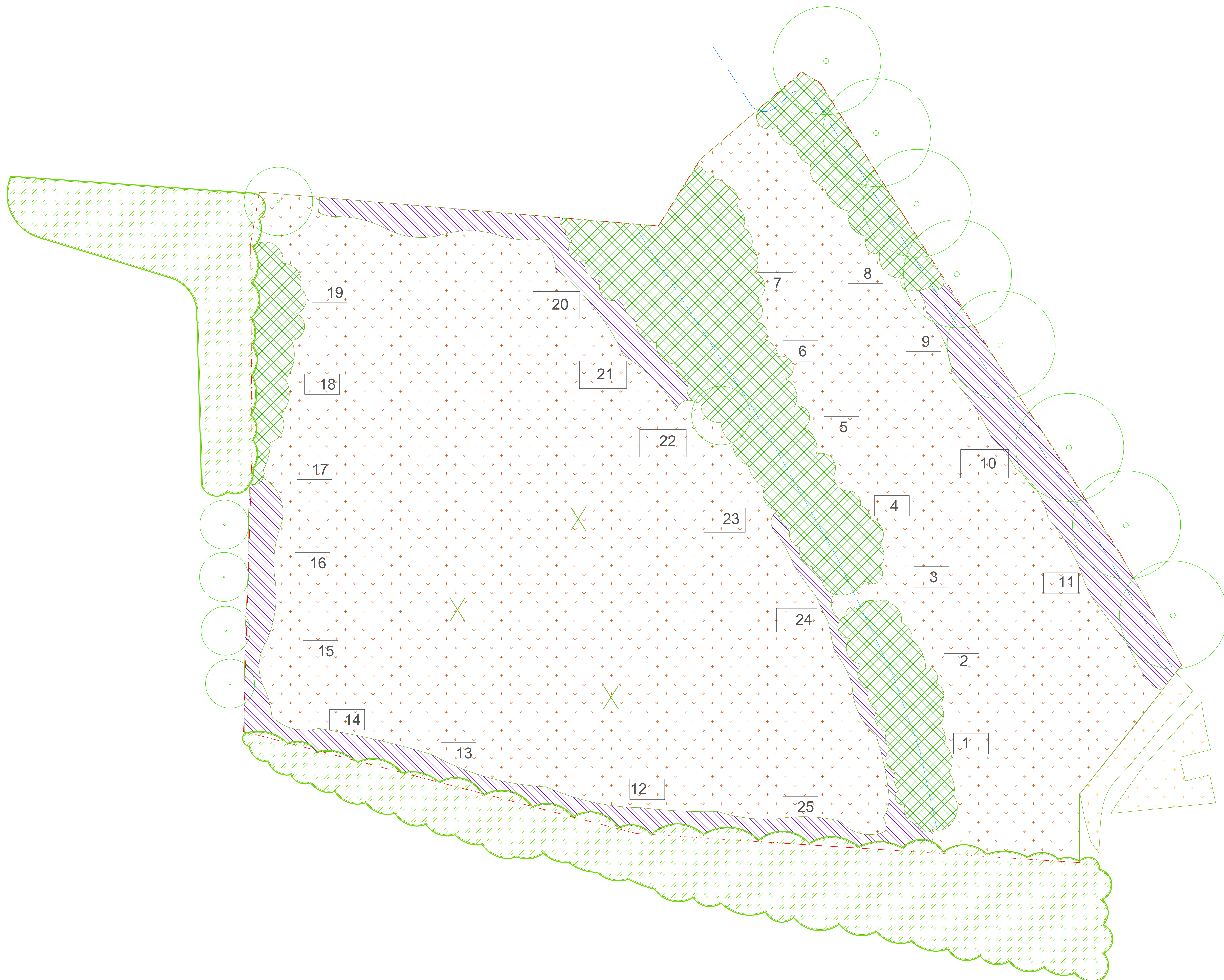
Client:
Telstar Limited
Project Title and Location:
Coldharbour Farm, Emsworth, Hampshire

Drawing Title:
Figure No.1 - Site Habitat Plan

Scale	Drawn	Approved	Date
1:250@A0	LB	CO	09.07.19

Drawing No.	Revision
LLD1726-ECO-FIG-001	00

Figure No.01- Site Habitat Plan
Coldharbour Farm, Emsworth, West Sussex

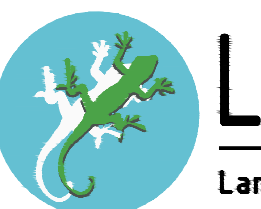


Legend

Reptile mat.

Planning Issue

Rev	Description	Date	Initials
00	Planning Issue	11.07.19	LB



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Client
Telstar Limited
Project Title and Location
Coldharbour Farm, Emsworth, Hampshire

Figure No.2 - Location of Artificial Refugia

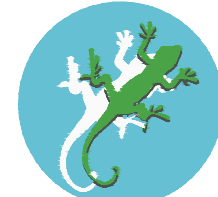
Scale	Drawn	Approved	Date
1:250@A0	LB	JJ	11.07.19
Drawing No			Revision
LLD1726-ECO-FIG-001			00



- KEY**
- Site Boundary
 - Existing Vegetation - To be retained and protected
 - Proposed Native Tree Planting - To Site boundaries and flood storage area
 - Proposed Ornamental Tree Planting - Compact street trees
 - Proposed Ornamental Planting Areas - To dwelling frontages
 - Proposed Native Shrub / Groundcovers
 - Proposed Native Hedgerow
 - Proposed Native Meadow Areas
 - Existing Watercourse - To be retained and protected
 - Proposed Swales - Collect and filter surface run-off
 - Proposed Road Surface - Tarmac surface
 - Proposed Pavement - Tarmac surface
 - Proposed Parking Spaces - Permeable block paving
 - Proposed Footpaths and Terraces - Permeable block paving
 - Proposed Bike and Bin Stores
 - Proposed Boundary Treatment - Stock proof post and rail fence
 - Proposed Boundary Treatment - Masonry wall to public facing boundaries
 - Proposed Boundary Treatment - Timber closeboard fence
 - Proposed Acoustic Fence - To southern Site boundary

Planning Issue

Rev	Description	Date	Initials
00	Planning Issue	28.06.19.	SL



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Client Telstar Limited			
Project Title and Location Coldharbour Farm Emsworth, Hampshire			
Drawing Title Illustrative Landscape Masterplan			
Scale 1:500	Drawn SL	Approved KM	Date 28.06.19
Drawing No LLD1726-LAN-DWG-010			Revision 00

Illustrative Landscape Masterplan
Coldharbour Farm, Emsworth, Hampshire

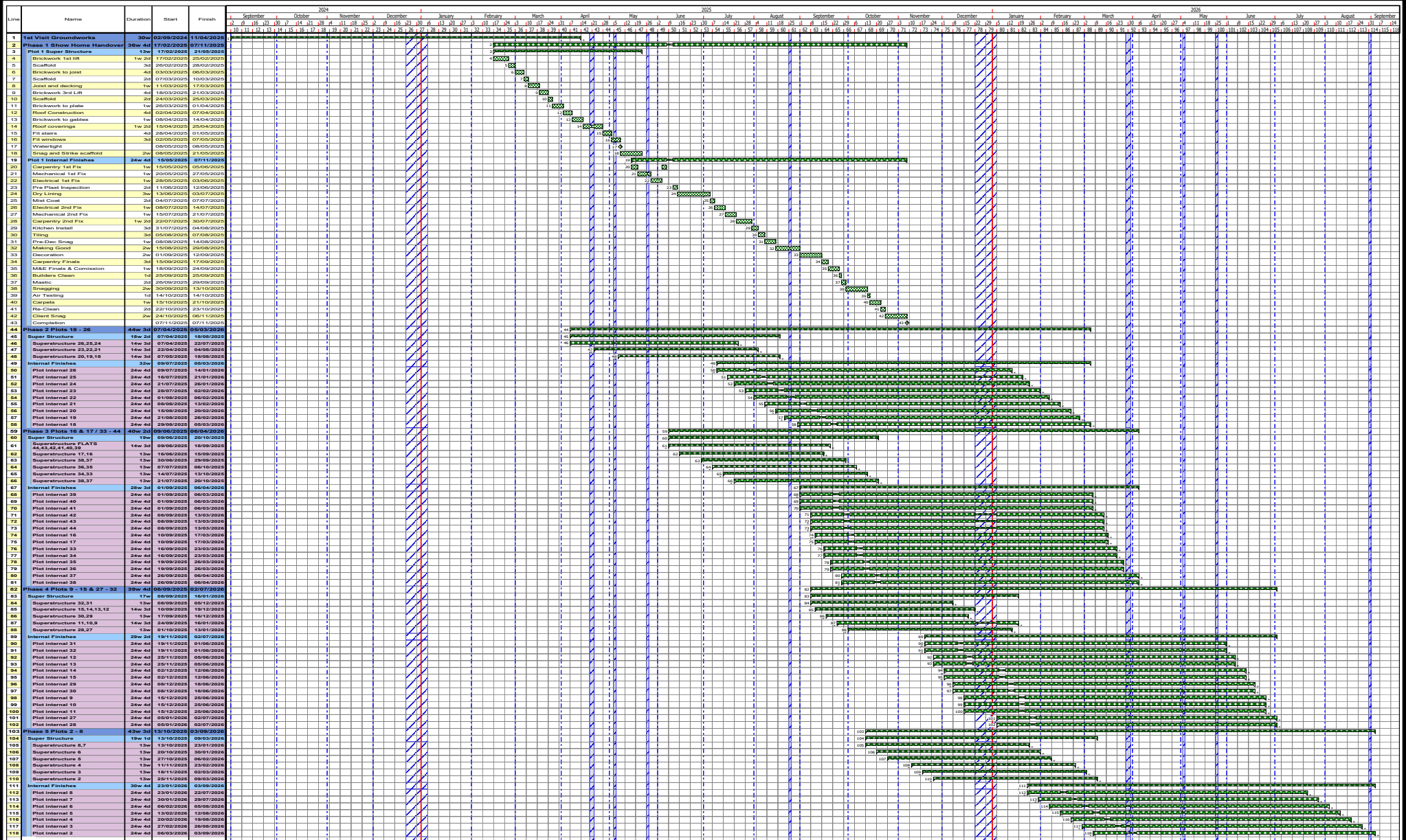
APPENDIX 4 CONSTRUCTION PROGRAMME

Cold Harbour Farm Road Phased Handover Programme

09/08/2024

VIVID

Doswell Projects Ltd



Drawn by: Planner - Chart Properties

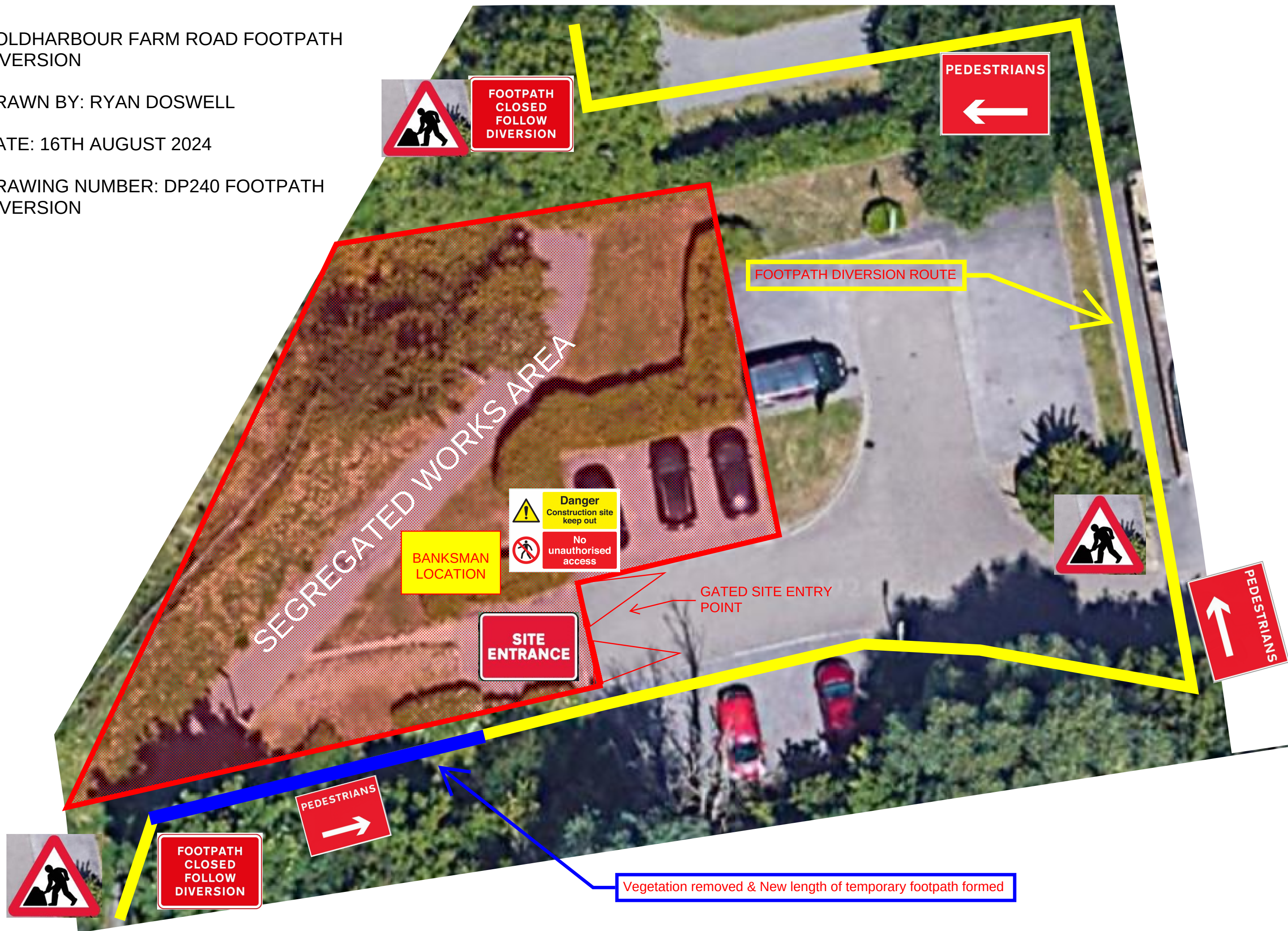
Dwg No. Prog #

Revision No. Rev #

Notes: Comment - Chart Properties

APPENDIX 5 FOOTPATH DIVERSION AND PUBLIC SEGREGATION

DRAWING NUMBER: DP240 FOOTPATH
DIVERSION



APPENDIX 6 LUSTE AIR QUALITY ASSESSMENT TABLE 16



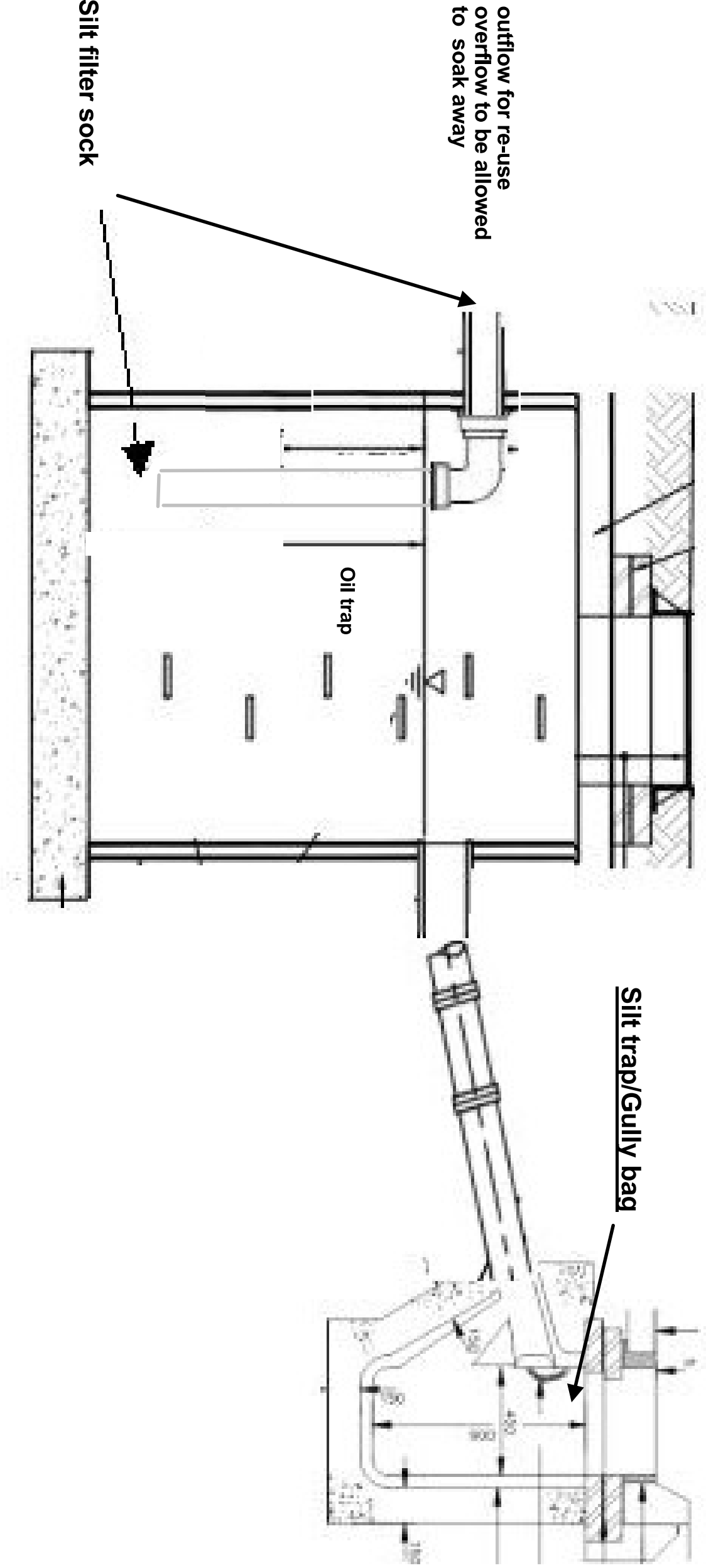
Table 16 – Mitigation of Construction Activities

Construction Activity	Mitigation Measures
Communications	Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager. Display the head or regional office contact information.
Site Management	Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. Make a complaints log available to the local authority when asked. Record any exceptional incidents that cause dust and air quality pollutant emissions, either on or off the site, and the action taken to resolve the situation is recorded in the log book.
Monitoring	Carry out regular site inspections to monitor compliance with air quality and dust control procedures, record inspection results, and make an inspection log available to the local authority when asked. Increase the frequency of site inspections by those accountable for dust and air quality pollutant emissions issues when activities with a high potential to produce dust and emissions and dust are being carried out, and during prolonged dry or windy conditions.
Preparing and maintaining the site	Plan site layout: machinery and dust causing activities should be located away from receptors. Erect solid screens or barriers around dust activities or the site boundary that are, at least, as high as any stockpiles on site. Avoid site runoff of water or mud.
Operating vehicle/machinery	Ensure all non-road mobile machinery (NRMM) comply with standards. Ensure all vehicles switch off engines when stationary – no idling vehicles. Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where possible.
Operations	Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems. Ensure an adequate water supply on the site for effective dust/particulate matter mitigation (using recycled water where possible). Use enclosed chutes, conveyors and covered skips. Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.
Waste Management	Reuse and recycle waste to reduce dust from waste materials Avoid bonfires and burning of waste materials.

APPENDIX 7 WHEEL WASHING SILT TRAP DETAIL



Wheel wash run off strategy



Note localised bunding may be required at wheel washing designated area