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Construction Environmental Management Plan for new facilities block at Hayling Golf Links, Hayling Island, Hampshire

CGO Ecology Ltd
Christchurch

Version 2
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1. Introduction

This Construction Environmental Management Plan (CEMP) has been prepared on behalf of Hayling Golf Club Ltd, in relation to condition 4 of planning consent for application APP/17/00275, from Havant Borough Council:

“Prior to the commencement of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will avoid or mitigate impacts to the designated site. Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority. Further details are included below.

Reason: To ensure that the developments impact on the SSSI are minimised having due regard to policies CS11 and DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.”

For context, this document should be read in conjunction with the Preliminary Ecological Appraisal (PEA) (Extended Phase 1 Habitat Survey) report submitted as part of the planning application by CGO Ecology (Gleed-Owen, 2016).

The proposed development is entirely within Sinah Common SSSI (Site of Special Scientific Interest) which is a statutory designation providing strict protection of the site. Natural England consent is required for any 'operations likely to damage the SSSI interest'. The purpose of this CEMP is to prevent any operation likely to damage (OLDs).

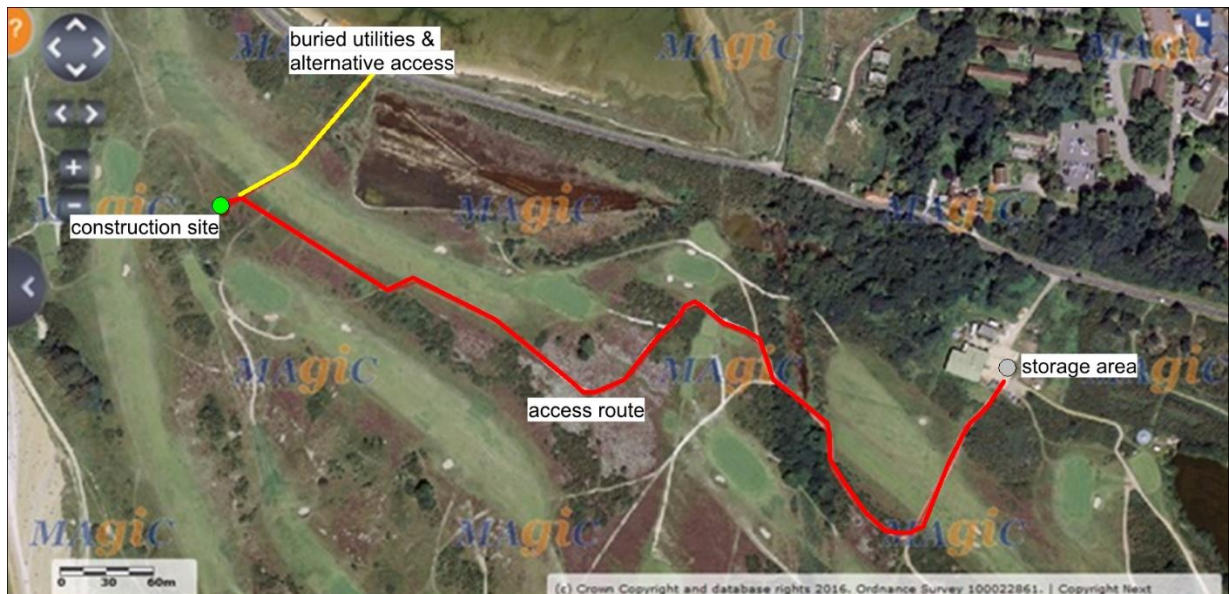


Figure 1 – Construction site, proposed access routes, buried utilities and storage areas for new facilities block at Hayling Golf Links. All land surrounding the construction site and access routes is sensitive.

2. Sensitive areas

The land surrounding the construction site and access routes is strictly protected and highly sensitive to direct and indirect disturbance, and other potential damage such as by pollution, accidental introduction of invasive species, and increased footfall.

The building work will be carried out in a sensitive manner. Landscaping and restoration on and around the facilities block will reinstate the substrates obtained from the site footprint (loose dune sand). These may be supplemented, if necessary, with similar material stored elsewhere on-site, provided it has originated from the site. No substrate will be brought from off-site locations to the construction footprint.

3. Storage areas and access routes

Storage of materials and machinery will be hardstanding and barns at the main golf maintenance complex on the northern boundary of the site. The greenskeeper's sheds area will be used for the delivery and distribution of all materials. This area is the hub for the current maintenance of the course, and has a large area of hardstanding, ideal for distribution of materials to the site.

Plant and equipment will be that used by the greens team, and existing designated access and maintenance routes will be used. These are agreed with Natural England, to ensure that the traffic within the course is restricted to load thresholds and access routes used for regular and planned maintenance.

4. Track resurfacing

Access routes will follow an existing hard track which is currently used by golf buggies and other maintenance vehicles, but it will be resurfaced to allow construction vehicles and transport of materials to and from site. Following Natural England's recommendation, Type 1 aggregate will be used.

5. Exclusion areas

The construction site is on sensitive SSSI land, as is much of the golf course. No vehicle movements or materials storage will be permitted on seminatural habitats (protected SSSI interest features), except within the consented construction footprint and new utilities route.

The construction site will be surrounded by Heras fencing, and there will be an overarching presumption that areas outside this are sensitive and should not be disturbed or damaged in any way, however slight, and however temporarily. Signage will reinforce the exclusion area rules (and biosecurity protocol).

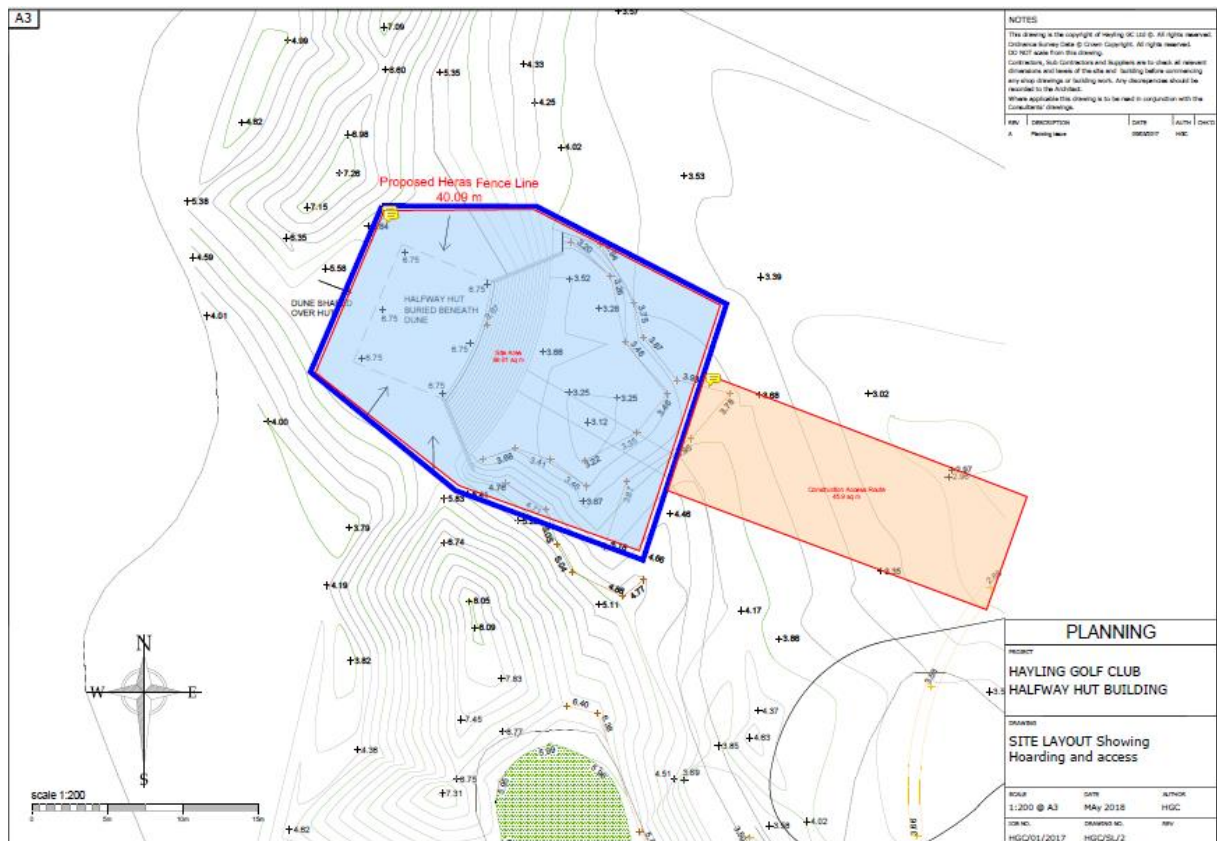


Figure 2 – Proposed Heras fencing at construction site (blue) and access on existing maintenance track (red). All surrounding land is sensitive.

Storage areas at the maintenance compound will be bounded by Heras fencing and appropriately signed, to ensure no mixing or contamination of substrate that will be returned to the construction site. Heras fencing will not be used along access routes, as the act of installation would cause disproportionate disturbance along the route.

During the track resurfacing and construction works, hazard-tape and road pins will be used to mark the boundary of the access track, to ensure all vehicle movements remain within it.

6. Utilities route

The new electricity and water services route north of the construction site will be dug using a micro-siting trenching methodology. This allows minimal damage to the ground and vegetation during installation of electricity cables and water pipes. Natural England recommends rolling the turf back, installing the cables, and replacing the turf as naturally as possible.

The route will be hazard-taped on road pins, to a maximum width of 3m beforehand, to allow reptiles and other wildlife to disperse. Hand tools will be used where possible, and any mechanical plant must remain entirely within the 3m width at all times.

No materials may be stored outside the 3m width at any time. It is essential to respect this constraint, because even momentary placement of heavy materials on the ground can crush reptiles or nesting birds.

7. Concrete

Precautionary measures must be employed when piping concrete. The access route will be selected to minimise any impact on seminatural habitats and protected species. A protective layer will be placed under the pipe, in case of any spills. The natural substrate at Sinah Common SSSI is sand with an acid pH, with some addition of calcareous material via blown-in marine shell sand. The accidental addition of alkaline concrete or construction waste water would be damaging.

8. Walkway routes

Pedestrian walkways leading to the facilities block will follow with the highest predicted foot-traffic levels to minimise erosion. The materials used will ensure no impact on the existing acid substrate: either local shingle or honeycomb rubber matting.

9. Septic tank

Safeguarding measures will be in place to ensure the correct connection of the septic tank. Regular checks of the tank and facilities will be made, at least as frequently as best practice dictates.

10. Invasive species

Japanese knotweed (*Fallopia japonica*) and Russian vine (*Fallopia baldschuanica*) are known to be present elsewhere on site, and must be prevented from spreading to the construction site, storage sites, or access routes.

A Biosecurity Protocol will be posted on site compound fencing and offices. Toolbox talks will be given to all contractors, staff and site visitors, to educate about the risks of invasive species, and the ways to avoid accidental spread.

Care will be taken when moving vegetation, turfs or substrate around site, so that it does not come into contact with invasive species. A 'check-clean-dry' policy will be enforced for all equipment or vehicles that are transported from other parts of the site (or from off-site) where invasive plant species may occur.

If any additional substrate is required for construction or landscaping works, it will come from an on-site supply that does not contain any invasive plant species. All construction materials will come from reputable suppliers, and locations free of invasive plant species. Demonstrable knowledge of biosecurity and invasive plant issues will be a pre-requisite during procurement.

11. Construction contractor

The Principal Contractor will be Mr Jamie Leggatt, a member and past captain of the Club, who is a local builder on Hayling Island. He will be assisted by staff from Hayling Golf Club. The advantage of using the Club's own staff, and in particular its head of staff Greig Easton, is that they already work closely with Natural England regarding the maintenance of the course, and are fully aware of the ecological constraints of the site.

12. Responsibilities and contacts

Responsibility for the implementation of the CEMP will lie with the Principal Contractor, Mr Jamie Leggatt. His contact details are as follows:

Name: Mr Jamie Leggatt, builder
Address: Hayling Golf Club, Links Lane, Hayling Island, Hampshire, PO11 OBX
Email: jamie_leggett@hotmail.co.uk
Tel: 07702 433933

An independent watching brief over the implementation of the CEMP will be provided by the project's Ecologist:

Name: Dr Chris Gleed-Owen MCIEEM Director & Principal Ecologist
Address: CGO Ecology Ltd, 27a Ridgefield Gardens, Christchurch, Dorset, BH23 4QG
Email: chris@cgoecology.com
Tel: 07846 137346

The installation, maintenance and removal of Heras fencing and temporary hazard tape and road-pin markers will be undertaken by the Principal Contractor (contact details as above).

Monitoring and reactive maintenance of fencing will be undertaken by the full-time Head Greenskeeper, who lives on site within 500m of the construction site. He will check the site each morning and evening, and *ad hoc* whenever he passes whilst carrying out his duties. He also ensures that the overall site is secure at all times. His contact details are as follows:

Name: Mr Greig Easton, Head Greenskeeper
Address: Hayling Golf Club, Links Lane, Hayling Island, Hampshire, PO11 OBX
Email: greens@haylinggolf.co.uk
Tel: 07920 589673

The Head Greenskeeper already works closely with Natural England to ensure implementation of the Course Management Plan, and will be ultimately responsible during the construction period to ensure that no damage occurs to the SSSI or to any habitat outside of the construction site. He is responsible to Hayling Golf Club for this role, and carries out those duties on a continuous basis. As such, the works will be supervised continuously.

13. References

Gleed-Owen, C. (2016) *Preliminary Ecological Appraisal (Extended Phase 1 Habitat Survey) for new toilet facilities at Hayling Golf Links, Hayling Island, Hampshire*. CGO Ecology Ltd, Christchurch.