



Construction Environmental Management Plan

*Yacht Haven House, Hayling Island,
PO11 0RH*

Client Name: Barclay and Phillips
Architects

Project Number: P2924.1.0

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ENABLING DEVELOPMENT

Client	Barclay and Phillips Architects
Site	Yacht Haven House, Hayling Island, PO11 0RH
Report reference	P2924.1.0
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1 Summary

Site	Yacht Haven House, Hayling Island, PO11 0RH
Central OS Grid Reference	SU 72977 01922
Report Commissioned by	Barclay and Phillips Architects

Issue	Mitigation Measures
Noise Disturbance	No heavy construction works during bird overwintering period (1 st Oct – 31 st Mar, inclusive); works confined to daylight hours; avoidance of percussive methods; installation of noise barriers and dampeners; limited movement of plant; machinery to be turned off when not in use; sequential turning on of heavy plant and vehicles.
Visual Disturbance	Pool house limited to single storey and house to two storeys; maintain scrub buffer during construction; no access to southern portion of site by workers during construction; planted buffer to south of site for operational phase.
Light Disturbance	Works limited to daylight hours; directional and sensitive lighting to be used during construction and operational phases.
Vibrations Disturbance	No heavy construction works during bird overwintering period (1 st Oct – 31 st Mar, inclusive); works confined to daylight hours; avoidance of percussive methods; drop height of material to be minimised.
Pollution	Appropriate drainage; no access to south of site; site worker training; various prevention and response measures in place on site.

Contents

1	Summary.....	2
2	Introduction	4
2.1	Background.....	4
2.2	Site Location and Description.....	4
2.3	Development Proposal	4
2.4	Objective	4
3	Baseline Conditions.....	6
	Table 3.1: Reasons for designation.	6
4	Mitigation Measures	7
4.1	Noise Disturbance	7
4.2	Visual Disturbance	7
4.3	Light Disturbance	8
4.4	Vibration Disturbance	8
4.5	Pollution	8
4.6	Overall.....	9
5	References.....	10
	Appendix 1 Legislation and Planning Policy	

2 Introduction

2.1 Background

agb Environmental was commissioned by Barclay and Phillips Architects to provide a Construction Environmental Management Plan (CEMP) for Yacht Haven House, Hayling Island, PO11 0RH, herein referred to as 'the site'.

Natural England have not raised any objections subject to appropriate mitigation being secured – refer to their letter dated 11th April 2017 (ref 212059).

2.2 Site Location and Description

The site lies near the centre of Hayling Island, 8km east of Portsmouth at central Ordnance Survey Grid Reference: SU 72977 01922. The property comprises a derelict detached house with a separate garage set on a large plot which extends down to an estuary which forms part of Chichester Harbour. There are a few residential and agricultural buildings and a caravan park within 500m of the site. The surrounding area has a variety of habitats including estuarine and marine water-bodies, sparse copses, scrub, salt marsh, mudflats and open pasture.

2.3 Development Proposal

This report will support a planning application for the demolition of an existing dwelling and erection of one four-bed dwelling, a double garage, a boat house, and a swimming pool (ref APP/17/00247).

2.4 Objective

The purpose of this CEMP is to outline measures to discharge Planning Condition 4 of the Planning Permission (ref: APP/17/00247), which states that:

Prior to the commencement of the development hereby approved, 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 on the designated sites. 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.

Reason: *In the interest of preventing impacts and disturbance to the national and international designations of Chichester Harbour SPA, SAC, SSSI and Ramsar sites having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

Further advice on mitigation

The CEMP shall identify the steps and procedures that will avoid or mitigate impacts on the designated sites. It shall also include details on how certain activities will be limited in time, location and noise level to minimise the risk of disturbance to SPA birds. The following issues should be addressed:

- *Noise disturbance*
- *Visual disturbance*
- *Increased light disturbance (including after daylight hours)*
- *Vibrations by works*
- *Dust, silt and other works-related pollutants that may run-off into the protected site.*

Planning Condition 4 also requests that:

No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) shall be undertaken during the bird overwintering period (i.e. 01 October to 31 March inclusive).

Reason: *In the interest of preventing impacts and disturbance to the national and international designations of Chichester Harbour SPA, SAC, SSSI and Ramsar sites and having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

3 Baseline Conditions

The table below provides the reasons for designation for each statutory site.

Table 3.1: Reasons for designation.

Designated Site	Reasons for Designation
Chichester and Langstone Harbour Special Protection Area (SPA)	Extensive mud and sandflats that are exposed at low tide. The site is designated as a wetland of international importance and is of significance for wintering wildfowl and waders as well as breeding birds both within the Harbour and in the surrounding permanent pasture fields and woodlands. Annex I species present include little tern <i>Sterna albifrons</i> , little egret <i>Egretta garzetta</i> and dark-bellied brent goose <i>Branta bernicla bernicla</i> .
Chichester and Langstone Harbours Ramsar	The site comprises of estuaries and adjacent coastal habitats including intertidal flats, saline lagoons, shingle beaches, saltmarsh, reedbeds, damp woodland, and grazing marsh. The diversity of habitats support internationally important numbers of wintering waterfowl, important breeding gull and tern populations and an important assemblage of rare invertebrates and plants.
Solent Maritime Special Area of Conservation (SAC)	Designated for its marine areas, sea inlets, tidal rivers, estuaries, mud flats, sand flats, lagoons. Notified for its smooth cord-grass <i>Spartina alterniflora</i> , small cordgrass <i>S. maritima</i> , and the Desmoulin's whorl snail <i>Vertigo moulinsiana</i> .
Chichester Harbour Site of Special Scientific Interest (SSSI)	A large estuarine basin where extensive mud and sandflats are exposed at low tide. The site is significant for wintering wildfowl and waders as well as breeding birds within the harbour and in the surrounding permanent pasture fields and woodlands. The harbour exhibits a wide range of intertidal and associated terrestrial habitats and with the neighbouring Langstone and Portsmouth Harbours is unusual in providing a large volume of sheltered saline water fed by a few streams of only low volume.

4 Mitigation Measures

Measures have been designed to address each of the following mechanisms of disturbance to the Chichester and Langstone Harbour SPA / Ramsar / SSSI and the Solent Maritime Special Area of Conservation (SAC):

- Noise disturbance
- Visual disturbance
- Increased light disturbance (including after daylight hours)
- Vibrations by works
- Dust, silt and other works-related pollutants that may run-off into the protected site.

4.1 Noise Disturbance

The timing of construction works will be seasonally adjusted to avoid periods of highest impacts to designated features. As per Planning Condition 4:

“No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) shall be undertaken during the bird overwintering period (i.e. 01 October to 31 March inclusive).”

Works will also be time-limited to daylight hours only, thus avoiding noise impacts overnight.

Construction methods will adopt technologies with lower noise emissions (e.g. vibro-piling), with percussive piling methods used only where substrate conditions dictate. Breaking out of hard surfaces using percussion techniques will be avoided wherever possible. Plant will be used in the northern portion of the site only, away from the estuary boundaries, with access beyond essential construction areas prohibited and fence off during construction.

Unnecessary revving of plant and machinery will be avoided and equipment will be switched off when not being used. Vehicles and plant will be started up sequentially, rather than simultaneously to minimise potential impacts of sudden, loud noises.

Screening and sound barriers will be installed around the development site to dissipate noise and rubber linings will be employed for chutes and dumpers etc. in order to minimise noise impact.

4.2 Visual Disturbance

The new house is to be c.130m from the boundary of the designated sites and is proposed to be only two storeys high, and will be largely situated within the footprint of the existing building. The proposed pool house is c.90m from the estuary and will only be one storey high. Gaps between buildings will be maintained, and as such, the visual impact of the new buildings is likely to be negligible.

However, if dense scrub to the south of the site is removed, then visual disturbance during both the construction and operational phases is likely to increase during periods of human activity within the garden section of the site. To mitigate this, the scrub removal should not be carried out until construction activities are complete. Heras fencing, or similar, is to be used to prevent access to the southern part of the site by construction workers. This should be placed as far north within the site as possible, so as works and human disturbance are kept to the maximum possible distance from the estuary and designated features.

Following construction, and assuming the scrub is removed, a planted buffer zone should be created in the southern portion of the site to minimise visual disturbance during the operational phase.

4.3 Light Disturbance

All construction activities are to take place in daylight hours, with no artificial lighting used for construction over dark periods. Any necessary security lighting will be set on short timers with a sensitivity to large moving objects only, and will be limited to the northern section of the site where construction works are proposed.

Hoods, cowls or directional lighting are to be used during both the construction and operational phases, to avoid light being directed at the sky, towards the boundary vegetation, or towards the adjacent estuary.

Post-construction lighting is to be restricted to the house, pool house and car access points. No artificial lighting is to be used in the southern portion of the site abutting the estuary.

4.4 Vibration Disturbance

Vibration during piling or drilling works may affect birds directly or indirectly through impacts to their invertebrate food source. No percussive piling or works with heavy machinery shall be undertaken during the bird overwintering period (1st October – 31st March, inclusive). Further, works will be limited to daylight hours only, ensuring no disturbance to birds or their invertebrate food sources overnight.

Measures that minimise vibration are to be used wherever possible, with percussive measures only used where essential due to substrate conditions. Silenced and well-maintained plant, conforming with the relevant EU Directives regarding noise and vibration, is to be used.

Sudden loud noises will be avoided by preventing materials from falling or being dropped.

4.5 Pollution

The following measures will be implemented in order to prevent pollution into the adjacent designated sites:

- Disused drain connections will be sealed;
- Appropriate storage and control of materials / chemicals to avoid pollution and siltation incidents (e.g. fit all plant with drip-trays and re-fuel machinery off-site);
- Regular maintenance of diesel pumps and standing plant and use of drip trays to prevent leaks;
- Provision of oil interceptors for discharges from any temporary oil storage or refuelling areas;
- Provision of spill containment equipment on the site;
- Provision of site security measures at all times to prevent vandalism;
- Use of standard dust suppression methods as necessary e.g. dampening down of stock piles and surfaces with water and implementing a site speed limit to reduce dust deposition;
- Use of vacuum dust extractors where practical;

- Provision of pollution control procedures in accordance with the Environment Agency's guidelines;
- Appropriate training of all construction personnel;
- Use Heras fencing and appropriate signs to prevent machinery and site staff from entering then southern, vegetated portion of the site;
- Locate the site compound and park vehicles in the northern portion of the site, as far away as possible from the adjacent estuary; and
- Use of appropriate temporary drainage and dewatering systems in the northern portion of the site, ensuring no run-off or ground water entry into the estuary.

4.6 Overall

In order to ensure that the above measures are implemented correctly, an assigned person shall carry out the following tasks:

- Carry out regular inspections of all above mitigation measures to ensure integrity is maintained at all times;
- Provide briefings for all site-based personnel so that environmental mitigation measures are understood and adhered to; and
- Carry out compliance monitoring of mitigation measures to ensure that the minimal possible disturbance is being achieved.

5 References

DGLG, 2012. *National Planning Policy Framework*.

Available at: <http://www.communities.gov.uk/publications/planningandbuilding/nppf>.

Havant Borough Council (2017). Local Plan. Available at <https://www.havant.gov.uk/localplan>

Havant Borough Council (2017). Planning Application APP/17/00247, available at https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_2402687

Includes:

- Natural England Consultee Response Letter, dated 11.04.2017.
- County Ecologist Consultee Response Email, dated 10.05.2017.

Natural England, 2017. *MAGIC Map Application*. Available at: <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

OS, 2017. *Wheres The Path 3: Ordnance Survey*. Available at: <http://wtp2.appsport.com/wheresthepath.htm>

Appendix 1 Legislation & Planning Policy

Natura 2000

Natura 2000 is the name of the European Union-wide network of nature conservation sites established under the EC Habitats and Birds Directives. This network will comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Marine Natura 2000 sites contribute to our ecologically coherent network of marine protected areas.

Ramsar sites

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. Originally intended to protect sites of importance especially as waterfowl habitat, the Convention has broadened its scope over the years to cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. The Convention adopts a broad definition of wetland, namely "areas of marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six metres". Wetlands "may incorporate riparian and coastal zones adjacent to the wetlands, and islands or bodies of marine water deeper than six metres at low tide lying within the wetlands". Ramsar sites will be one of six designations contributing to our ecologically coherent network of marine protected areas.

Sites of Special Scientific Interest (SSSI)

The SSSI series has developed since 1949 as the suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. These sites are also used to underpin other national and international nature conservation designations. Most SSSIs are privately-owned or managed; others are owned or managed by public bodies or non-government organisations.

The SSSIs designation may extend into intertidal areas out to the jurisdictional limit of local authorities, generally Mean Low Water in England. Boundaries sometimes extend more widely within estuaries and other enclosed waters, and in England and Wales there is specific provision for marine SSSIs beyond low water mark. Under the Marine and Coastal Access Act 2009 there is the ability to de-designate an area of a SSSI in England or Wales that is below the low water mark if it would be more appropriately managed as a Marine Conservation Zone. SSSIs will be one of six designations contributing to our ecologically coherent network of marine protected areas.

Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales).

National Planning Policy

National Planning Policy Framework (NPPF)

The NPPF sets out current government policy on biodiversity and nature conservation and places a duty on planners to make material consideration to the effect of a development on legally protected species when considering planning applications (DGLG, 2012). The NPPF also promotes sustainable development by ensuring that developments take account of the role and value of biodiversity and that it is conserved and enhanced within a development.

The NPPF works in conjunction with Government Circular 06/2005 *'Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System.'*

Regional and Local Planning Policy and Guidance

Local Structure Plans

County, District and Local Councils have Structure Plans and other policy documents that include targets and policies which aim to maintain and enhance biodiversity. These are used by Planning Authorities to inform planning decisions.

Relevant policies from the Havant Borough Council Local Plan:

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough.

Planning permission will be granted for development that:

1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.
2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.
3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):
 - (i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International].
 - (ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National].
 - (iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].
4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.
6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.
7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.
8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.
9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.
10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.
11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.

DM10 Pollution

Development that may cause pollution of water, air or soil or pollution through noise, smell, smoke, fumes, gases, steam, dust, vibration, light, heat, electromagnetic radiation and other pollutants will only be permitted where all of the following relevant criteria can be met:

1. The health and safety of existing and future users of the site, or nearby occupiers and residents is not put at risk.
2. National air quality standards or objectives would not be breached.
3. The water environment would not be detrimentally affected.
4. It would not lead to an unacceptable deterioration in the quality or potential yield of coastal, surface and ground water resources.
5. External lighting is of the minimum level of illumination and duration required for security and operational purposes.
6. External lighting would not interfere with safe navigation in either Chichester or Langstone Harbours and other coastal locations.