



19a SALTERNS LANE, HAYLING ISLAND, HAMPSHIRE

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN (CEMP)

In respect of conditions 4-8 and 10 in relation to the proposed construction of a replacement dwelling. Planning Reference Number APP/16/00368

Supporting Statement and Plans

March 2017

Client:	Mr and Mrs Elsey
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1. Introduction

Background

- 1.1 CC Ecology was commissioned by Mr and Mrs Elsey to undertake a Phase 1 Habitat Survey combined with a daytime inspection for bats at 19a Salterns Lane, Hayling Island, Hampshire. Further bat dusk emergence and dawn re-entry surveys were carried out during 2014 to fully assess the presence or likely absence of roosting bats.
- 1.2 The further bat surveys confirmed the presence of small day roosts for Common and Soprano Pipistrelle bats and it was recommended that in light of the proposals to demolish the existing property that a European Protected Species Licence be gained prior to undertaking the works.
- 1.3 Due to the site's location adjacent to Chichester Harbour, which is designated as a Site of Special Scientific Interest (SSSI), RAMSAR and Special Protection Area (SPA) (Chichester and Langstone Harbours), there are a number of ecological features including both protected species and protected habitats that have the potential to be impacted upon by the works, in the absence of appropriate mitigation.
- 1.4 Planning permission for the demolition of the existing property and the construction of a replacement dwelling was granted (APP/16/00368) with conditions. Conditions 6 to 10 relate to ecology.

Purpose

- 1.5 Planning permission was granted (SDNP/14/033392/HOUS) with conditions, including Conditions 4 to 8 which relate to ecology and trees.
 - *4. Development shall proceed in strict accordance with the ecological mitigation and enhancement measures detailed within the Ecological Appraisal, Bat Survey Report and Mitigation Strategy (CC Ecology, Final Amended Report, August 2016) unless otherwise agreed in writing by the Local Planning Authority. All such measure shall be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed by the Local Planning Authority.*
 - *5. Before the existing dwelling is demolished the garage shall be re-roofed with all the bat mitigation measures fully completed in accordance with the hereby approved plans and details, including the Ecological Appraisal, Bat Survey Report and Mitigation Strategy (CC Ecology, Final Amended Report, August 2016).*
 - *6. No development shall take place until the oak tree on the northern boundary with the foreshore is enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.*
 - *7. 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 on site within the bird overwintering period, 1st October to 31st March inclusive.

- *8. 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, in liaison with Natural England. The CEMP shall identify the steps and procedures that will avoid or mitigate impacts on the designated sites. Such measures shall include, amongst other things:*
 - a) A screen fencing along the northern boundary to avoid visual disturbance to birds and to prevent construction storage close to the waters edge;*
 - b) All contractors working on site should be provided with a map that clearly shows the boundaries of the Chichester Harbour SSSI in relation to the development site. Once approved, the CEMP should be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.*
- *10. No external lighting shall be installed either on the hereby approved buildings or anywhere within the site unless a detailed external lighting strategy is first submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall thereafter be maintained as approved.*

1.6 This document sets out the measures that will be implemented to avoid impacts on the adjacent protected sites. It also includes information on the SSSI that will be made available to all site personnel and a lighting plan. The contents of this report, in combination with other documents are designed to support the discharge of the above conditions. The report includes a CEMP and a lighting strategy, in addition information within this report in combination with the original Ecological Appraisal, Bat Survey Report and Mitigation Strategy (CC Ecology, 2016) and an intended application for a European Protected Species Licence (EPSL) in respect of bats will work to discharge the other conditions relating to ecology.

1.7 This document will be made available to all site personnel as a document providing information on protected sites and the legal obligations attached to these, as well as providing a working method statement for undertaking the works at 19a Salterns Lane.

Relevant Legislation

Relevant Legislation

1.8 The key legislative provisions of relevance to the proposals at 19a Salterns Lane are listed below, with further detail provided on **Map 1** in relation to the nearby Itchen Chichester and Langstone Harbour SSSI, RAMSAR and SPA.

- The Habitats and Species Regulations 2010 (as amended)

- The Wildlife and Countryside Act 1981
- The Countryside and Rights of Way (CROW) Act 2000
- The Natural Environment and Rural Communities (NERC) Act 2006

2. Information on Ecological Features

Introduction

- 2.1 This report includes a Construction Environment Management Plan (CEMP) which sets out the methodology for undertaking the development of a replacement dwelling at 19a Salterns Lane, to ensure the protection of features of ecological interest. These include the adjacent protected Chichester Harbour SSSI and Chichester and Langstone Harbour SPA, as well as legally protected species.

Statutory Protected Wildlife Sites

- 2.2 The site directly abuts Chichester Harbour (My Lords Pond), which together with Langstone Harbour is designated as a Special Protection Area (SPA) (JNCC, 2006). The harbours also have Ramsar designation, being internationally recognised wetland habitats for birds. The Ramsar designation is supported by the criterion of assemblages of the following bird species at levels of international importance in spring/summer: Ringed plover *Charadrius hiaticula*, Black-tailed godwit *Limosa limosa*, Common Redshank *Tringa totanus*, and in winter; Dark-bellied brent goose *Branta bernicla*, Common Shelduck *Tadorna tadorna*, Grey Plover *Pluvialis squatarola*, and Dunlin *Calidris alpina* (JNCC, 2008).
- 2.3 The two large estuarine basins are linked by the channel, which divides Hayling Island from the main Hampshire coastline. The SPA includes intertidal mudflats, saltmarsh, sand and shingle spits and sand dunes.
- 2.4 Chichester Harbour also forms a Site of Special Scientific Interest (SSSI). These areas are of international importance, with particular significance for over-wintering wildfowl and waders and also a wide range of coastal and transitional habitats listed above, supporting important plant and animal communities (Natural England, 2014).
- 2.5 The rear garden of 19a Salterns Lane is identified as being within the SSSI Impact Risk Zone (IRZ). IRZs are used by Natural England to map zones around SSSIs, identifying particular sensitivities of the features for which it is notified, and specifies the type of development that have the potential to have an adverse impact at a given location (Natural England, 2014).

Protected Species

- 2.6 Other potential impacts on protected species were also assessed during the Phase 1 Survey and these included direct impacts on roosting bats, should these be present at the time of any destructive works, as well as lighting impacts (during construction and operational phases).
- 2.7 A full suite of bat surveys were carried out on 19a Salterns Lane, in order to fully assess the presence or likely absence of roosting bats prior to submission of the planning application. The building has been found to support small day roosts for both Common and Soprano Pipistrelle. A licence will be required to demolish the building and specific mitigation has been designed for this and is outlined within the Ecological Appraisal, Bat Survey Report and Mitigation Strategy (CC Ecology, 2016).

- 2.8 In addition to mitigation for bats, it has also been recommended that an ecological watching brief is employed when clearing vegetation around the existing house in order to relocate an reptiles that may be present in flower borders.

3. Construction Environment Management Plan

Introduction

- 3.1 The CEMP prescribes the working methods and practices that should be adhered to by all site personnel at 19a Salterns Lane during the construction of the replacement dwelling. The Ecological Assessment of the site (Ecological Appraisal, Bat Survey Report and Mitigation Strategy, CC Ecology 2014), established several protected ecological features within the zone of influence of the proposals at 19a Salterns Lane. Therefore, by following the CEMP as described below, impacts on these ecological features will be avoided, in accordance with the relevant legislation and policy.

Pollution prevention measures

- 3.2 Due to the proximity of the site to Chichester Harbour, construction works will be carried out in accordance with the current Environment Agency Pollution Prevention Guidelines (PPG).

The following Environment Agency PPG's are of relevance to the work proposed at 19a Salterns Lane and will be adhered to where applicable:

PPG1: Understanding your environmental responsibilities
PPG5: Works in, near or over watercourses: prevent pollution
PPG6: Construction and demolition sites: prevent pollution
PPG7: The safe operation of refuelling facilities
PPG8: The safe storage and disposal of used oils
PPG13: Vehicle washing and cleaning

- 3.3 Certain specific measures will be put in place to ensure that pollution of the adjacent watercourse is avoided during the construction phase. These include:

- A skip for waste will be positioned within the driveway of the property, on the southern aspect of the house, away from the water (**Map 2**).
- A plastic fine mesh 'curtain' will be installed on a section of heras fencing along the northern boundary of the site, between the building site and the water. This will act as a screen and to reduce the amount of dust from the construction site entering the water;
- All protective measures, such as sheeting and storage areas should be checked daily to ensure that they are intact;
- The site will be dampened down to reduce the amount of dust that gets airborne and excess dust and debris will be regularly cleared up and disposed of in the skip, away from the watercourse;

- The driveway of 19a Salterns Lane will be allocated as an area for the safe mixing of concrete and other compounds and the washing of tools (**Map 2**). All tools will be washed manually with water, and waste water will be collected and discharged to the foul sewer or contained for authorised disposal off site.
- All pollutants such as oil and chemicals will be stored off site by the contractor (see below).
- Any spillages will be immediately cleared up and reported to the site manager who has the responsibility to report incidents. In the unlikely event of any spillages directly into the watercourse, the incident will be immediately reported to the Environment Agency on their **Hotline: 0800 80 70 60**.

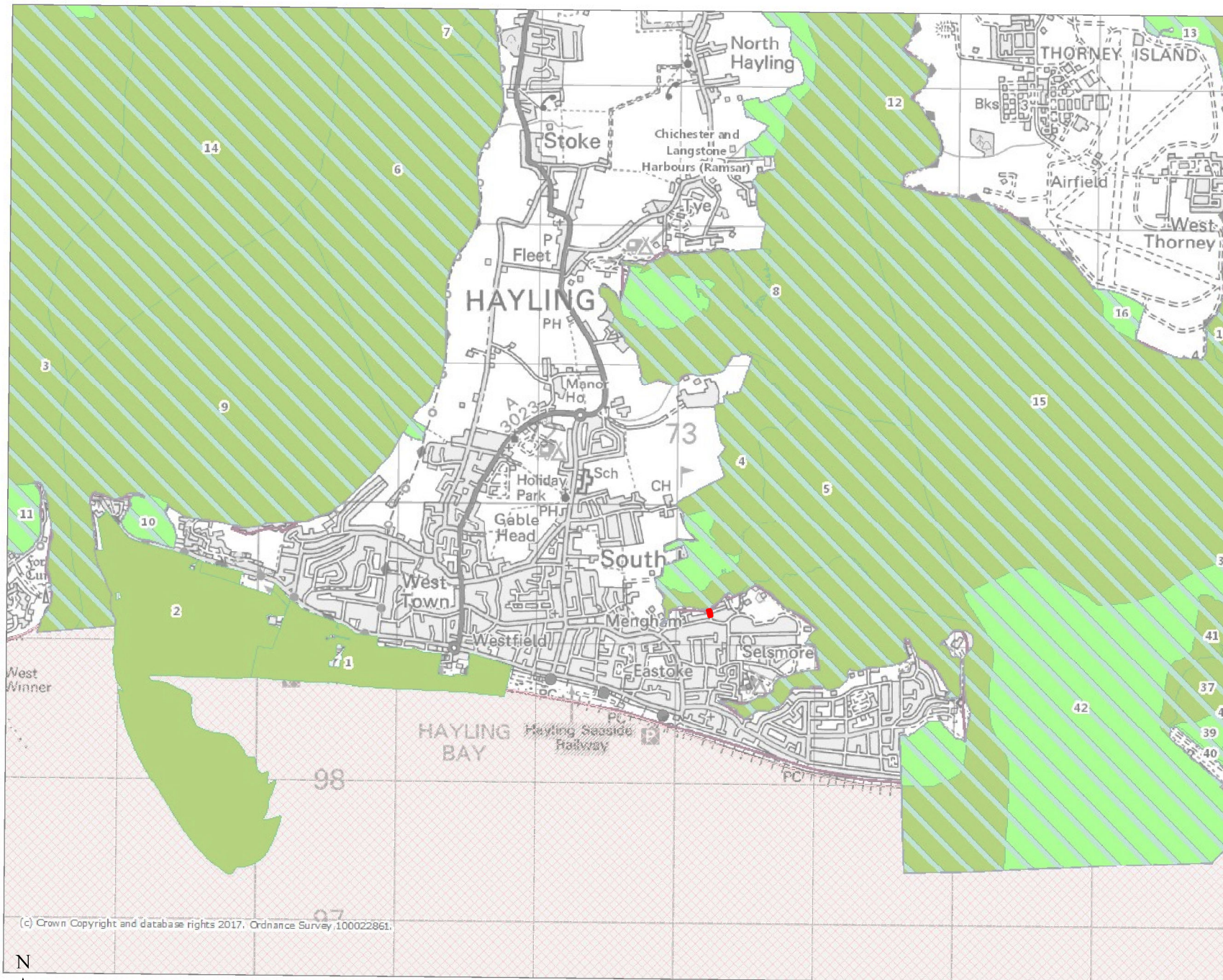
Lighting

- 3.4 Construction will take place during daylight hours and no additional lighting will be used to light the site, in order avoid impacts on nocturnal animals that may be using the area.
- 3.5 A lighting plan has been developed to address Condition 10 of the Planning Permission and is provided on **Map 3**. Broadly the lighting plan includes the following:
- 3.6 The amount if external lighting will be reduced and will comprise of several downlighters positioned around the building. This lighting is directional and designed to reduce light spill onto the surrounding area; therefore, reducing impacts on wildlife using the surrounding dark corridors.

Destructive works to the existing building

- 3.7 In compliance with conditions 4 and 5 of the planning consent, demolition works will be undertaken following specific methodology as outlined within the Ecological Appraisal, Bat Survey Report and Mitigation Strategy (CC Ecology Ltd, 2016)., following the granting of a European Protected Species Licence.
- 3.8 No destructive works will commence until the compensatory roost features have been installed within the existing garage.

Map 1: Site Location and Protected Sites
Map 2: CEMP
Map 3: Lighting Plan



Legend

Ramsar Sites (England)

Sites of Special Scientific Interest Units (England)

- Favourable Condition
- Unfavourable Recovering
- Unfavourable no change
- Unfavourable Declining
- Part Destroyed
- Destroyed
- Not Assessed

Special Protection Area (Marine) (GB)

- Classified
- Potential

Special Area of Conservation (Offshore) (GB)

- Candidate
- Designated
- Possible

Site boundary

Projection = OSGB36

xmin = 467000

ymin = 97340

xmax = 478200

ymax = 102800

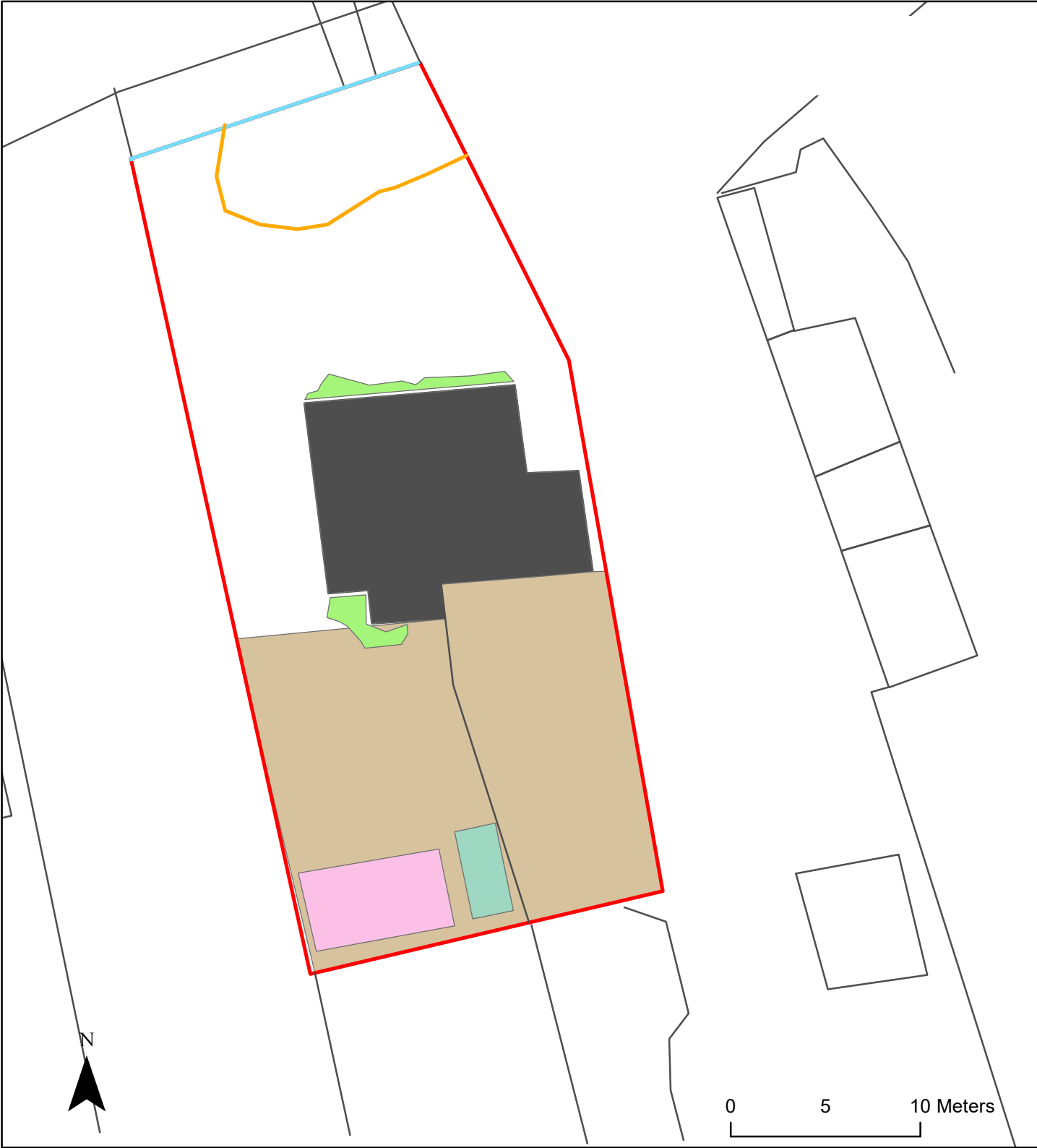
Map produced by MAGIC on 13 March, 2017.

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Site name; 19a Salterns Lane, Hayling Island Construction environmental management plan (CEMP)

-  Protective cordon around Oak Tree and retained tussock grassland, using stakes and rope.
-  Screen fencing constructed with standard Heras fence with a plastic sheet covering to reduce the spread of dust to adjacent sensitive habitats.
-  Site boundary
-  Caravan to be used as the site office and site toilet.
-  Driveway and front garden to be used as the area for storing materials, tools and plant. The mixing of cement and compounds will also take place here as the furthest point from the water. The driveway will also house the skip for waste. Tools and plant will be washed manually in the driveway. Waste water will be collected and discharged to the foul sewer or contained for authorised disposal off site
-  Existing building to be demolished carefully following the methodology as laid out in the bat survey report and mitigation strategy (CC Ecology, 2016) following the granting of a European Protected Species Licence (EPSL) from Natural England.
-  Existing garage to be retained and modified to house compensatory bat roost features.
-  Ornamental flower borders to be removed under the supervision of an ecologist. Any reptiles found to be caught and moved out of harm's way to the Sites boundaries.

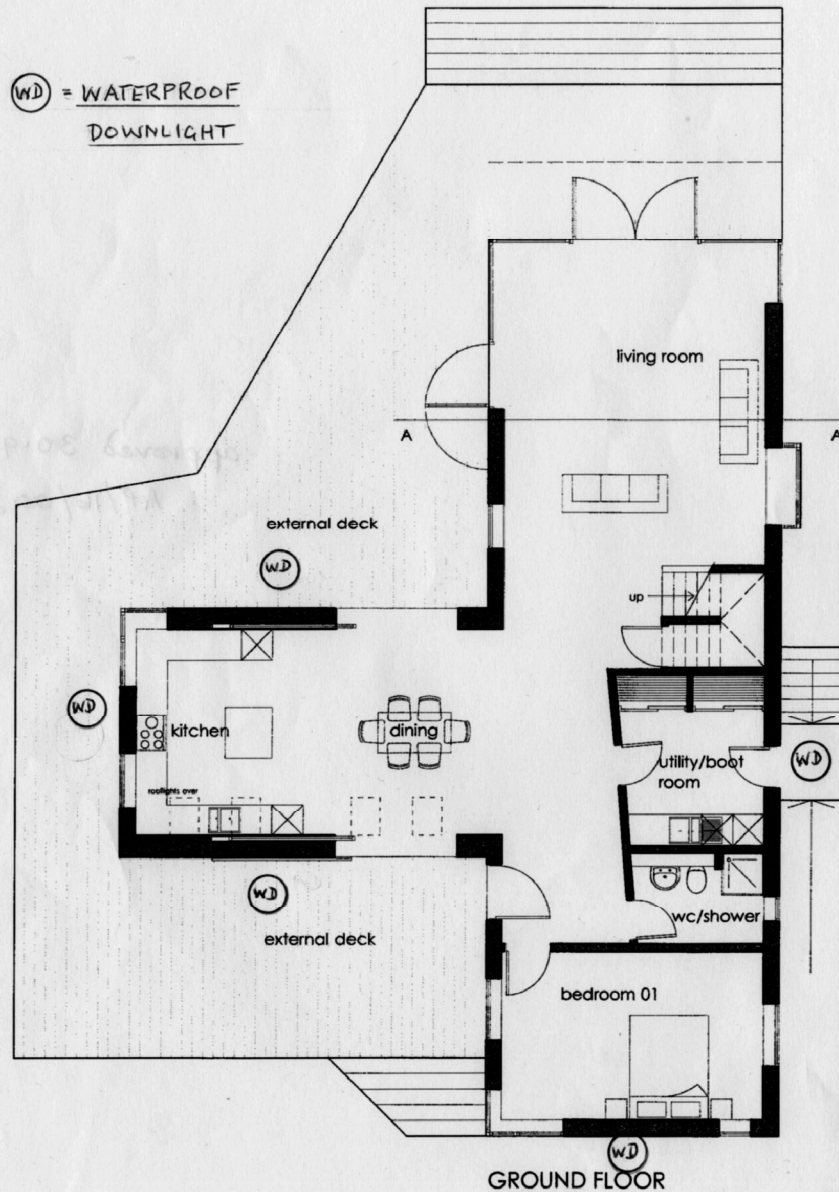


Site name; 19a Salterns Lane, Hayling Island
Lighting Plan

PROPOSED

SCALE 1:100

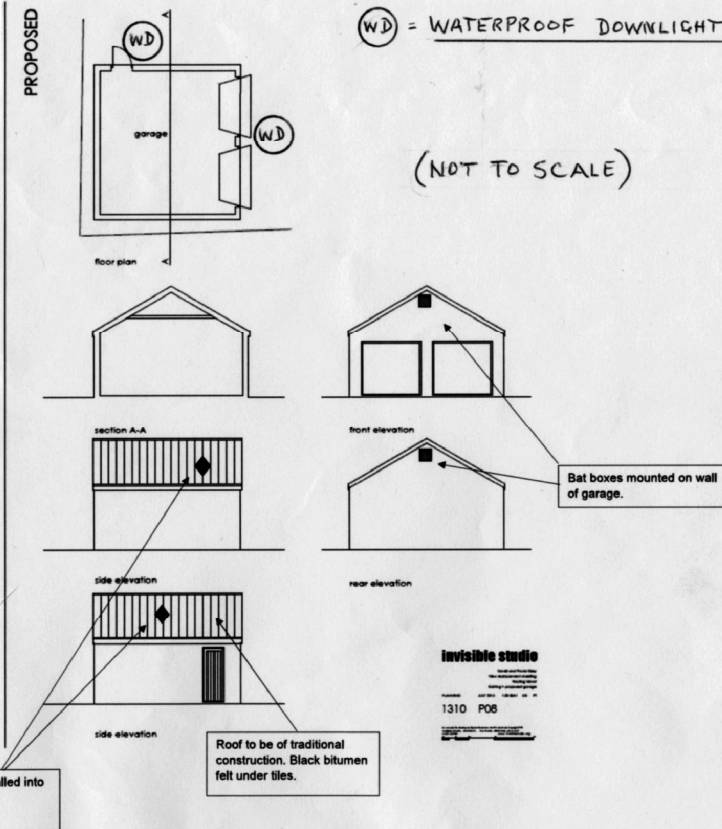
(WD) = WATERPROOF
DOWNLIGHT



GARAGE

(WD) = WATERPROOF DOWNLIGHT

(NOT TO SCALE)



Downlight model: Phillips MyGarden
Capricorn wall light

MR/S ELSEY
TIDEWAY, 19A
SALTERNS LANE
HAYLING ISLAND

MARCH 2017

Appendix 1

Relevant Legislation

CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010

The Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations) transpose Habitats Directive into UK legislation. The Habitats Regulations provide for the designation and protection of European Sites and European Protected Species. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which form part of the Natura 2000 network of protected areas across Europe.

European Protected Species (EPS) are those listed under Schedule 2 of the Habitats Regulations and include dormouse, great crested newt, otter and all species of bat. The regulations prohibit the deliberate capture, killing or disturbance of any EPS; it is also an offence to damage or destroy a breeding site or resting place of any of these species. In order to carry out a lawful operation (e.g. development work which has full planning permission) that may result in an offence under the Habitats Regulations, it is necessary to obtain a licence from Natural England. EPS Licences will only be granted after Natural England has been satisfied that there are no satisfactory alternative and that there will not be any adverse impacts on the favourable conservation status of the species.

WILDLIFE AND COUNTRYSIDE ACT 1981

The Wildlife and Countryside Act 1981 is the principle piece of legislative protection of wildlife in Great Britain. Various amendments have occurred since the original enactment. The Wildlife and Countryside Act contains both habitat and species protection. Certain bird, animal and plant species are afforded protection under Schedules 1, 5 and 8 of the Act. Measures for the protection of the countryside, National Parks, Sites of Special Scientific Interest (SSSIs) are also included within the Act.

COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

The Countryside and Rights of Way (CROW) Act 2000 adds to the protection afforded in the WCA to SSSI's and other important sites for nature conservation. In addition, under the Act it became a criminal offence to "recklessly disturb" Schedule 1 nesting birds and species protected under Schedule 5 of the Wildlife and Countryside Act. It also enabled heavier penalties on the conviction of wildlife offences.

THE NATURAL ENVIRONMENT AND RURAL COMMUNITIES ACT 2006

The Natural Environment and Rural Communities (NERC) Act 2006 improved wildlife protection by amending the WCA. The main function of the NERC Act was to raise the profile of biodiversity amongst public authorities. Section 40 (S40) of the Act places a 'Biodiversity Duty' on all public bodies to have regard to the conservation of biodiversity when carrying out their normal functions.

Appendix 2

Chichester Harbour SSSI Citation