

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

1st November 2024

Arena, Langstone Gate, Solent Road, Havant,
PO9 1TR

Client: Debbie Dallenger of Enenco Office
Design & Development Ltd

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Report version: Final Version 1.0

REPORT ISSUE SHEET:

Draft/final and Version no:	Final V. 1.0
Previous report version(s) and date(s):	n/a
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Local Planning Authority:	Havant Borough Council
Planning application number (if known):	APP/24/00497

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This report has been prepared to identify potential construction issues and provide measures to alleviate the impact on habitats.

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been undertaken prior to issue of this report. If the reader identifies any inaccuracies or discrepancies, this should be brought to the attention of ABR Ecology immediately.

LIFESPAN AND VALIDITY:

This report is considered valid for 12-18 months from the survey date in accordance with the CIEEM Advice note (CIEEM, 2019), due to the presence of and/or potential for mobile species to be present within the site. The 12–18-month period is taken where the condition(s) of the building(s)/structure(s) on site remain unchanged since the survey and the proposals for the site are unchanged. If any changes to the plans occur, this report may not be valid, and any conclusions provided may not be appropriate. In this event, it is the responsibility of the applicant to contact ABR Ecology to determine whether an amended report or resurvey of the site is required.

This document has been prepared in accordance with CIEEM's Guidelines for Ecological Report Writing 2nd ed (CIEEM, 2017a).

ABR Ecology Ltd cannot accept responsibility for third party data supplied within this report.

At the time of writing, standard methodologies have been used which are accepted by Natural England and other statutory bodies. No responsibility will be accepted where standard methodologies change and where Government, national bodies and industry subsequently modify standards.

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Executive summary

- ABR Ecology Ltd were commissioned by Debbie Dallenger of Enenco Office Design & Development Ltd to produce a Construction Environment Management Plan (CEMP) for Arena, Langstone Gate, Solent Road, Havant, PO9 1TR to inform plans to allow the replacement of an existing single storey extension. This CEMP has been requested to mitigate against impacts on the stream that leads directly into the Solent Maritime Special Area of Conservation (SAC) and the Chichester and Langstone Harbours Special Protection Area (SPA, Ramsar) and Langstone Harbour SSSI (860m south of the site) through the demolition and rebuild of the single storey extension.
- A CEMP has been detailed herein which includes activities such as restrictive works within close proximity to the river; exclusion of workers and plant machinery from areas within proximity to the river; management of chemicals and dust; sensitive lighting; the provision of a toolbox talk; and the creation of a buffer zone/restricted area to ensure no impacts take place upon the river.
- Construction impacts have been assessed for the demolition of the single storey section which has been granted consent under APP/24/00497, condition 3 states. *Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted to an approved in writing by the Local Planning Authority. The CEMP shall include, but not necessarily be restricted to: details of all measures to avoid the potential impacts of development on ecological receptors (notably habitat occupied by Water Vole).* **Reason:** *To provide ecological protection and enhancement in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006, the National Planning Policy Framework and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011.*
- This is required to discharge condition 3 of planning approval. A separate water vole statement has been provided separately and should be read in conjunction with this CEMP.

1. Introduction

ABR Ecology Ltd were commissioned by Debbie Dallenger of Enenco Office Design & Development Ltd to produce a Construction Environment Management Plan (CEMP) for Arena, Langstone Gate, Solent Road, Havant, PO9 1TR (central grid reference: SU 71562 05971) to inform plans to allow the replacement of an existing single storey extension. This CEMP has been requested to mitigate against impacts on the stream that leads directly into the Solent Maritime Special Area of Conservation (SAC) and the Chichester and Langstone Harbours Special Protection Area (SPA, Ramsar) and Langstone Harbour SSSI (860m south of the site) through the demolition and rebuild of the single storey extension. An existing site layout has been provided as Appendix 1.

The application site comprises a business centre consisting of several office blocks in Havant, Hampshire within an urban area. The immediate surrounding landscape comprises modified grassland with the stream running past the building, commercial buildings and residential housing and the A27 directly present to the south. The wider surrounding landscape comprises further urban residential development with gardens, public ornamental gardens and pockets of woodland. The surrounding areas are considered to provide suboptimal foraging and commuting opportunities for urban wildlife.

The aims of this CEMP are to minimise damage to the riverbanks, light spill on the river corridor which are likely to be utilized by bats and other nocturnal species, mitigate the risk of chemical spill/leaching and minimise noise disturbance and dust spill on the river corridor and nearby habitats. This will be achieved through full implementation of the measures detailed in Section 3 of this report.

2. Baseline survey information

MAGIC was used to identify any statutory sites within 5km of the site (MAGIC, 2024); the site does not fall within any protected sites, but the river does flow into the following sites (860m south of the site).

- **Solent Maritime Special Area of Conservation (SAC)**
- **Chichester and Langstone Harbours Special Protection Area (SPA and Ramsar)**
- **Langstone Harbour SSSI**

All other statutory sites were located over 1km from the site boundary, and no non-statutory sites were identified within 1km of the site; impacts on other statutory sites were not anticipated due to sufficient distance from the site and due to the localized nature of the works. The following habitats were identified within the site:

Hardstanding

The carpark located directly north of the building supports no protected species nor holds any ecological features of note.

Building

The building present on site was subject to a Preliminary Roost Appraisal. The building was noted to hold '**negligible potential**' for roosting bats as no potential access points or roosting provisions were noted. No further survey recommendations were deemed required.

Ornamental planting

Along the stream and around the carpark boundaries, ornamental planting which is managed provides some protective cover for mammals, nesting birds and amphibians/reptiles.

Modified grassland

Short mown grassland is present across the site which is regularly managed to a short sward. The grassland is noted to be of limited ecological value.

Stream

A stream runs from northeast downwards through the site and exits in the southwest following a waterwheel, a second channel meets this stream and runs along the western boundary of the carpark.

The habitats listed above can provide suitable protective cover, foraging and commuting habitats for the following species:

Nesting birds

No evidence of nesting birds was recorded within or around the building on site. The potential for nesting birds is considered to be low as no ingress points for birds was noted and the vegetation around the stream was low to the ground but bushy. A number of trees were also noted to be present which could provide nesting locations for birds. Therefore, it is considered possible nesting birds would be impacted by the proposed development and further action is recommended for nesting birds in Section 3.

Roosting bats

A Preliminary Roost Appraisal (PRA) was undertaken on the 31st July 2024 by Natural England Class 2 licensed bat ecologist Becci Smith and graduate ecologist Chloe Whittaker and the building was not noted to support any roosting features suitable for bats within the scope of works, this being the single storey extension and the installation of cladding on the external elevations.

Foraging bats

The stream and the ornamental planting on the site could provide a safe environment for insects and so this corridor could provide foraging habitat for bats. Although the carpark is well lit with permanent security lighting, some species of bat are less light adverse and will utilise the stream corridor for foraging along. Information regarding nighttime lighting has been provided in Section 3.

Water voles/otters

A water vole and otter survey were undertaken on the 21st October 2024 by Becci Smith and James Gooding. No evidence of either species was recorded along the watercourse however residents at the site have noted that rats are regularly seen within the stream. In its current condition, the water course does not appear to be utilised by either species, many of the banks are concrete/brick which provides no burrowing habitat, a series of rocks jutting out of the water which were examined for spraints which were absent and the remaining bank sides were physically hand searched looking for burrows. As no evidence was recorded it is not considered that these species are present on site at this time and so works should continue with due care for the watercourse which leads into the designated sites 860m southwards.

Impacts – pre-construction and construction phases

The following pre-construction and construction activities have been identified which may hold the potential to adversely impact upon the river and nocturnal wildlife including bats:

- The movement of plant machinery/vehicles within proximity to the watercourse;
- The management of chemicals, dust and wastewater runoff within proximity to the river corridor;
- The timings of works which may impact upon species using the site and adjacent habitat;
- The storage of materials, equipment and machinery within proximity to the nearby river; and
- Temporary lighting during construction on the nearby river corridor and surrounding habitat.

No post demolition impacts have been assessed (e.g construction of new buildings or erection of lighting) as consent has been fully granted.

3. Construction Environment Management Plan

The following activities have been identified as having potential impacts on the nearby habitats and nocturnal wildlife population during the pre-construction and during construction phases:

Activity	Ecological receptor	Impacts	Protection measures
Pre-construction			
General site activities	River corridor and bird nesting habitat	Destruction/damage /disturbance	• Prior to commencement of works a toolbox talk, detailing the possible impacts of the development upon the stream and possible nocturnal species nearby. As the works are being undertaken in the winter of 2024/2025, it is considered unlikely that nesting birds will be impacted upon however if works are not completed by 1st March 2025, the toolbox talk must incorporate nesting birds and what to do if they are found. • The installation of the compound must be located at the initial stages at a point sufficiently far from watercourse. • A heras fence must be erected at the boundary of the site where it near the river, to stop all human/machinery interference in relation to the river.
During construction			
Runoff	Habitat immediately adjacent to site including the river	Pollution	• The river is located within 1.5m of the section of building to be built and therefore storage/use of chemicals away from this area is of the utmost importance. • Ideally all vehicles will be refuelled off-site but if required fuel can be stored in 110% bunded bowsters with no external taps/openings. • Spill kits will be kept onsite and marked up in yellow containers adjacent to the bowsters to clear up any fuel spillages. Operators will report any spillages to the site manager immediately and foam fire extinguishers will also be available.

			• Drip-trays must be installed on all vehicles on site. • Gullies will be protected by filter rolls and /or pads, this will stop dust and dirt within the water from entering into the drainage system which can allow dust/dirt to enter into the river system. Preventing the dust/dirt from entering the drainage in the first instance ensures no run-off.
Noise – general noise and demolition works	Bats/nesting birds	Disturbance	• To ensure wildlife can continue using the surrounding habitats normal working hours will apply. No works will take place outside of 8am and 5:30pm. • Noise will be reduced by using the grab or pulveriser machine attachment rather than using impact breakers. This includes flooring where impact breakers can be replaced by the use of buckets lifting the foundations/ground slabs. • Pile driving will only be used for short periods of time over a low number of days. Excessive pile driving will not be allowed.
Storage/use of machinery/chemicals	Bats/ nesting birds/adjacent habitat and river	Pollution/injury	• Any chemicals used will be stored in a secure container which will be locked at night thereby ensuring any seepages are contained within the container. Chemicals will only be stored within the container which will be set within the works area and at a point sufficiently far from the river (as demonstrated in Appendix 2). This area is within an existing area of flat hardstanding. • All materials will be stored off the ground/on pallets and away from the stream boundaries to minimise contact between wildlife/designated sites and materials. • Any machinery operators will be supervised by a banksman during movement onto and around the site where this is within proximity to the river boundary. The banksman will direct the operator and will ensure the operator does not track near the river edge, such as deliveries of materials.
Lighting	Bats/nesting and foraging birds and fauna	Disturbance	• Temporary artificial light fixtures/columns will not be used that will permit an increased light spill onto the adjacent

	using the river corridor and adjacent habitat		habitat and the river corridor. The site is likely used by the local bat population. • Temporary artificial lighting will not be used within the site before sunrise or after dusk to minimise disturbance on nocturnal animals including bats that are using the habitat at the river. • Existing levels of permanent lighting will not be altered as part of the development.
Dust spill	Habitats adjacent to site, surrounding habitats and river	Pollution	• Dust will be controlled by means of dampening down using water supplies around the site. During structural demolition suppression will be via fire hoses with operatives where necessary by means of MEWP to enable water to be sprayed onto the material. • The roof of the single storey extension to be replaced will be dismantled from the inside, which will leave the roof and walls as a dust trap.

4. References

ABR Ecology Ltd (2024). Letter regarding water voles – Arena, Havant.

ABR Ecology Ltd (2024). PRA & nesting bird report – Arena, Havant.

Bat Conservation Trust (BCT) and Institute for Lighting Professionals (ILP) (2023). Bats and Artificial Lighting At Night' Guidance Note BN08/23. BCT, London. Accessed from: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/> Collins, J (ed) (2016). Bat Surveys for Professionals Ecologists: Good Practice Guidelines (3rd Edition). The Bat Conservation Trust, London.

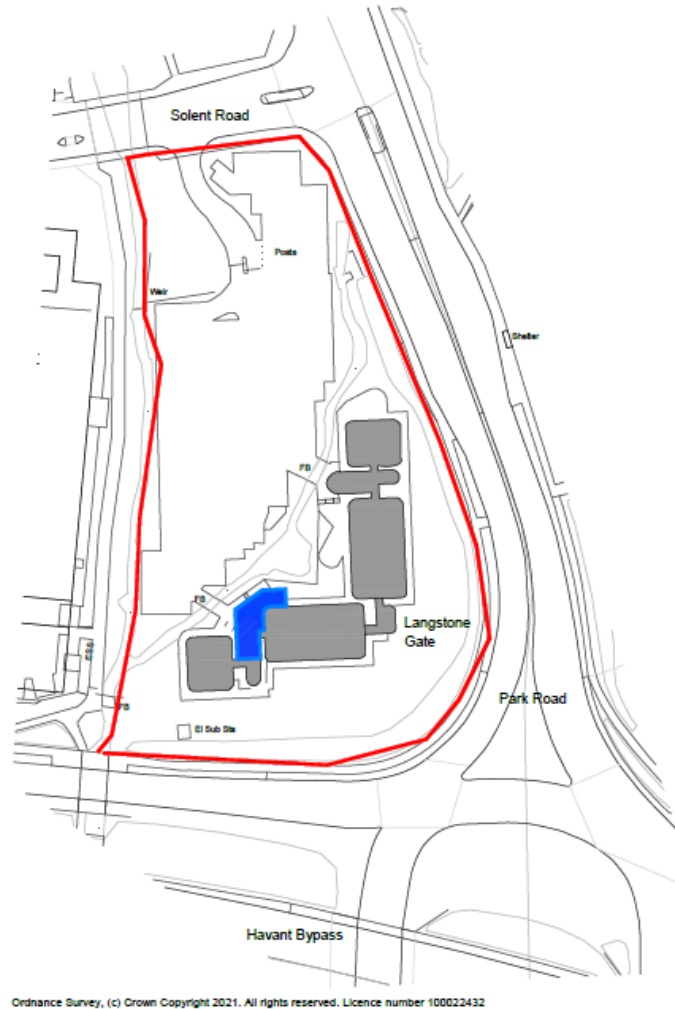
Department for Communities and Local Government (2005). Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.

Department for Levelling Up, Housing and Communities (2023). The National Planning Policy Framework (NPPF).

MAGIC (2024). Data search for statutory designated sites within 5km of Arena, Havant.

Stone, E.L., Jones, G., Harris, S. (2012). Conserving energy at a cost to biodiversity? Impacts of LED lighting on bats. Glob. Change Biol. 18, 2458–2465

Appendix 1: Site location plan



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Appendix 2: River Mitigation

