



Brockhampton West, Harts Farm Way, Havant – APP/21/00189

Biodiversity Construction Environment Management Plan (Biodiversity CEMP)

Produced for Clowes Developments (UK) Limited

By Applied Ecology Ltd

October 2022

Document Information:

Version	Date	Version Details	Prepared by	Checked by	Approved by
1.0	10 October 2022	Final	DP	DP	DP

Prepared for: Clowes Developments (UK) Limited

Title: Brockhampton West, Harts Farm Way, Havant – APP/21/00189 –
Biodiversity Construction Environmental Management Plan (Biodiversity
CEMP)

Project number: AEL1786

Document version: v1.0

Document status: Final

Document date: 10 October 2022

APPLIED ECOLOGY LTD

St John's Innovation Centre
Cowley Road
Cambridge
CB4 0WS

Tel: 01223 422 116

Email: info@appliedecology.co.uk

Contents

1	Introduction	1
	Background	1
	Condition 15: CEMP (Biodiversity)	1
2	Potentially Damaging Construction Activities	3
	Potentially Damaging Activities	3
	Sensitive Ecological Receptors	3
3	Protection and Risk Avoidance Measures	6
	Pre-Clearance Site Meeting	6
	Protection of Retained Trees and Reptile Receptor	6
	Species Mitigation and Impact Avoidance Measures	6
	Ecological Watching Brief	7
	Pollution and Disturbance Control Measures	7
	Programme Delays and Update Surveys	7
4	Timetable and Responsibilities	8
	Timetable for Site Clearance and Construction	8
	Responsible Persons	8
	Appendix A	9
	Reptile receptor areas	9



This page is intentionally blank.



1 Introduction

Background

- 1.1 Applied Ecology Ltd (AEL) has been appointed by Clowes Developments (UK) Ltd to prepare a Biodiversity Construction Environmental Management Plan (Biodiversity CEMP) to satisfy Condition 15 of an outline planning application for the development of new employment units to provide up to 29,000 m² (gross internal area) for flexible use across use classes E, B2 and B8.
- 1.2 The development area is referred to hereafter as “the Site” and is shown by **Figure 1.1**.
- 1.3 Outline planning permission for the development was granted by Havant Borough Council (planning application ref no. APP/21/00189).

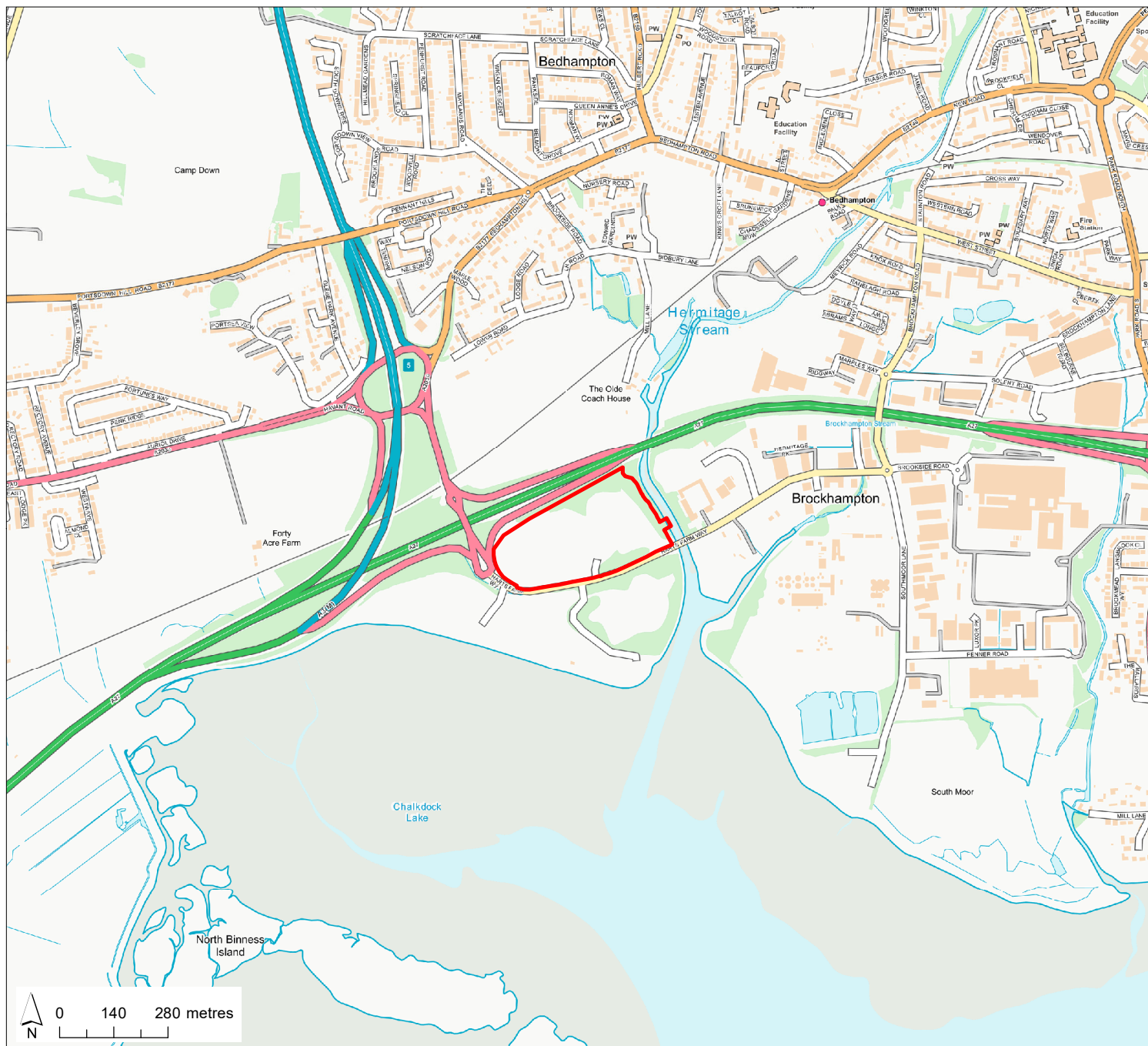
Condition 15: CEMP (Biodiversity)

- 1.4 Condition 15 of the planning permission states that:

“Prior to the commencement of development activities, a Biodiversity Construction Environment Management Plan (Biodiversity CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include details of measures to avoid harm to the natural environment, including explicit avoidance and mitigation measures and the roles and responsibilities of those persons responsible for implementing the agreed CEMP.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2019, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework, and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.”





Reproduced from Ordnance Survey digital map data © Crown copyright 2021. All rights reserved.

AEL1786_001-02_Sitelocation_20210208 A4 08/02/2021

Harts Farm Way, Havant

Site location

 Site boundary

Figure 1.1

Map Scale @ A4: 1:15,000

Surveyed by: n/a

Survey date: n/a

Drawn by: RD

Checked by: DP

Status: Final



2 Potentially Damaging Construction Activities

- 2.1 This chapter identifies the construction activities that could damage habitats and species. It also provides a summary of the baseline conditions and highlights the sensitive ecological receptors that will be protected under the Biodiversity CEMP.

Potentially Damaging Activities

- 2.2 The potentially damaging activities identified in relation to development construction can be summarised as follows:
- Preparatory Site clearance including the removal of vegetation, which could result in killing and/or injuring protected animal species.
 - Increased pollution risk associated with accidental spillage of fuels, oils, and increases in silt laden run-off and dust emission.
 - Disturbance impacts on faunal species through noise, lighting, or vibration.

Sensitive Ecological Receptors

- 2.3 A baseline ecological assessment¹ and Habitats Regulation Assessment² of the Site were undertaken by Applied Ecology Ltd to support the planning submission and have been used to inform the Biodiversity CEMP.

Designated Sites

- 2.4 The site is not covered by any statutory wildlife site designation but is located 170 m to the north of **Chichester and Langstone Harbour Special Protection Area (SPA)** which is an intertidal wildlife site of international importance because it regularly supports more than 10,000 wintering wildfowl and more than 20,000 wintering waders. The SPA qualifying feature of particular relevance to the Site is brent goose *Branta bernicla* - a species that uses grasslands surrounding the SPA for foraging during periods of high tide.
- 2.5 In the winter of 2007-08 small numbers of brent geese were recorded within the western side of the Site and, as a result, the entire Site was designated as part of the Solent Wader and Brent Goose Strategy (SWBGS). The SWBGS is a non-statutory designation that originally identified 1,036 separate sites near to the SPA that were known to be used in the past or considered potentially suitable for wintering wildfowl associated with the SPA. Since the original designation, a number of the original SWBGS sites have been removed from the database, including the eastern half of the Harts Farm Way site.

¹ Applied Ecology Ltd (March 2021) *Harts Farm Way, Havant – Ecology Report*. Produced for Clowes Developments (UK) Ltd

² Applied Ecology Ltd (November 2021) *Harts Farm Way, Havant – Habitats Regulations Assessment – APP/21/00189*. Produced for Clowes Developments (UK) Ltd



- 2.6 Habitat conditions within the Site were only temporarily suitable for brent geese, and have declined since 2008 as a combined result of recreational disturbance (dog walking), management neglect and tree growth around the boundary. Since 2008 numerous wintering wildfowl surveys of the Site having been completed but none have reported any sightings of brent geese within the Site. In light of this, and the obvious unsuitability of the Site for wintering brent geese, the aforementioned HRA completed by AEL concluded that the proposed development construction and operation would not result in any significant direct or indirect adverse impact on the ecological integrity of the Chichester and Langstone Harbour SPA or the Solent Wader and Brent Goose Strategy.
- 2.7 In summary development construction is not considered to constitute a significant threat to the SPA (directly or indirectly), and brent geese are not considered to be a sensitive receptor in the context of this Biodiversity CEMP as they do not inhabit the Site.

Habitats and Plants

- 2.8 The Site comprises a former landfill that has been capped and restored to grassland. At the time of the reported ecology survey, the Site comprised two relatively large semi-improved grassland fields with associated patches of tall ruderal and scrub habitats with boundary screen plantings of broad-leaved plantation woodland – habitats of moderate distinctiveness of biodiversity net gain (BNG) terms.
- 2.9 The Site did not support any habitats of high distinctiveness or habitats that would be considered irreplaceable in planning terms such as ancient woodland and veteran trees.
- 2.10 The habitats within the site are not deemed to be sensitive ecological receptors in the context of this Biodiversity CEMP.

Fauna

- 2.11 A number of different protected faunal species were identified by the ecological appraisal as having theoretical potential to utilise the habitats within the Site for forage and shelter.
- 2.12 Two faunal species that have the potential to be adversely impacted by construction, and are considered to be sensitive ecological receptors in the context of the Biodiversity CEMP, are **reptiles**, and **nesting birds**.

Reptiles

- 2.13 Reptile surveys completed within the Site verified the presence of a “good” population of slow worm *Anguis fragilis* within the grassland areas within the Site, and a reptile mitigation strategy based on the capture and relocation of reptiles from the construction area and their relocation to a temporary receptor area was recommended in the previously cited ecology report.
- 2.14 In 2021, a reptile capture and relocation strategy was completed involving the use of 180 artificial reptile refugia set out across the site on 16 August to enable the subsequent hand capture and relocation of slow worms by experienced field ecologists as recommended by the ecology report.



- 2.15 Two separate reptile receptor areas along the southern boundary of the Site were subject to scrub management and grass seeding in early 2021, and were enclosed by reptile proof fencing in advance of the reptile capture – see **Appendix A** for location.
- 2.16 The checking of refugia and capture and relocation of slow worms from under the reptile refugia commenced on 24 August 2021 and continued on a daily basis thereafter. A total of 93 slow worms (adults, sub-adults and juveniles) were captured and moved to the fenced receptor areas. Reptile capture was stopped on 6 October 2021 after slow worm sightings had declined significantly and zero slow worms were seen on three consecutive daily visits in suitable weather.
- 2.17 It has been reported by the developer that the reptile receptor fencing has been maintained and the wider Site subject to regular grass cutting to reduce its attractiveness to reptiles in the intervening time since the reptile translocation was completed. In light of this, no further reptile mitigation action, beyond maintenance of the reptile receptor areas is considered necessary prior to site clearance operations commencing.

Nesting birds

- 2.18 The breeding birds survey completed and reported in the ecology report verified the presence of 21 bird species within the Site of which six species were confirmed as breeding and a further nine as probable breeders, and six as possible breeders.
- 2.19 All of the confirmed, probable and possible breeding species were associated with the scrub and plantation woodland areas within the Site, with no ground nesting grassland species such as skylark recorded.
- 2.20 In overall terms the breeding bird assemblage recorded reflected the habitats present and comprised mostly common garden, woodland and hedgerow species in small numbers.
- 2.21 A small number of species of elevated conservation concern were recorded: song thrush (four breeding territories); dunnoek (two to four breeding territories) and cetti's warbler (one breeding pair).
- 2.22 A barn owl and kestrel were also recorded regularly hunting over the grassland within the Site, but only kestrel (one breeding pair) was considered to be a possible tree nesting species on Site.



3 Protection and Risk Avoidance Measures

Pre-Clearance Site Meeting

- 3.1 An on-Site meeting will be held in advance of Site clearance to ensure all lead and key contractors are aware of the ecological constraints, the proposed ecological mitigation and impact avoidance measures, and the reporting protocol if ecological issues are identified as Site clearance and construction progresses.

Protection of Retained Trees and Reptile Receptor

- 3.2 The position of the construction Site boundary will be marked out on the ground to ensure the extent of Site clearance is clear before works proceed.
- 3.3 Trees that are to be retained around the perimeter of the construction area and the reptile receptors areas, will be treated as ecological protection zones, and protected from accidental damage during Site clearance and construction through the installation of suitable fencing and signage as considered necessary. Appropriate tree protection measures will be followed where necessary.

Species Mitigation and Impact Avoidance Measures

Nesting birds

- 3.4 Nesting bird activity within the Site is likely to be confined to scrub and plantation woodland vegetation that provides suitable cover habitat over the key nesting period of March-August, inclusive.
- 3.5 To avoid the killing and/or injury of nesting birds, the clearance of cover vegetation and other suitable bird nesting habitat, will be completed outside of the bird breeding period during the window of September to February, or immediately following confirmation by an ecologist that breeding birds are absent from the area at other times.
- 3.6 Scrub will be cut back to ground level (but not dug up) and cuttings chipped on site – not burnt.

Reptiles

- 3.7 A reptile capture and relocation exercise was completed in 2021 and is reported previously (see para 2.12 – 2.16), and the risk of site clearance and construction operations resulting in accidental killing and injury of reptiles is very low as a result.
- 3.8 As highlighted above, the reptile receptor areas will be retained and protected during construction with the contractors tasked with maintaining the reptile proof fencing around the receptor area for the duration of all construction, as well as:
- Maintaining a vegetation free area by regularly strimming/mowing a 1m wide buffer around the outer edge of the reptile fencing such that the reptile fencing can be easily seen and maintained and not become overgrown by vegetation.



- Select removal of tree saplings and bramble scrub growth by strimming within the receptor area throughout the construction period (in the months of September-February) to retain the value of the receptor area for reptiles;
- Works to the reptile receptor area to be directed by an experienced ecologist.

Ecological Watching Brief

- 3.9 A general ecological and protected species watching brief will be maintained during Site clearance and construction to identify any potential issues or constraints that arise during the works. If evidence of protected species, such as badger setts, are found work will cease immediately and specialist advice sought from a professional ecologist.

Pollution and Disturbance Control Measures

- 3.10 A range of best practice impact avoidance and control measures in relation to pollution and disturbance will be followed:
- Methods for filtering out solids before the discharge of any construction surface water runoff from the Site to the water system.
 - Identifying and appropriately draining high risk areas during the demolition and construction stages of the works to prevent deterioration of water quality and avoid increasing flood risk.
 - Safely storing any hazardous material or chemicals to prevent any spillages from contaminating the surface water runoff.
 - Locating any Site compounds, vehicle parking, fuels, and hazardous materials away from any major flow paths and to prevent water pollution.
 - Increased pollution risk associated with accidental spillage of fuels, oils, and increases in silt laden run-off and dust emission.

Programme Delays and Update Surveys

- 3.11 If there are significant delays to the current construction programme, the existing ecology baseline will need to be updated to ensure that the measures set out by the Biodiversity CEMP are still necessary and sufficient.
- 3.12 It is recommended that a walkover survey of the Site is completed each year to confirm that no significant changes to the habitat and likely protected species interests have occurred. If significant habitat changes have occurred, then follow-up protected species surveys may be required. In the absence of significant habitat change, protected species surveys would need to be updated every three years.



4 Timetable and Responsibilities

Timetable for Site Clearance and Construction

- 4.1 In summary, the key initial phases for ecology relate to Site clearance at the start of the Enabling Works, and particularly:
- Precautionary measures to avoid killing / injuring nesting birds (clearance of trees/scrub).

Responsible Persons

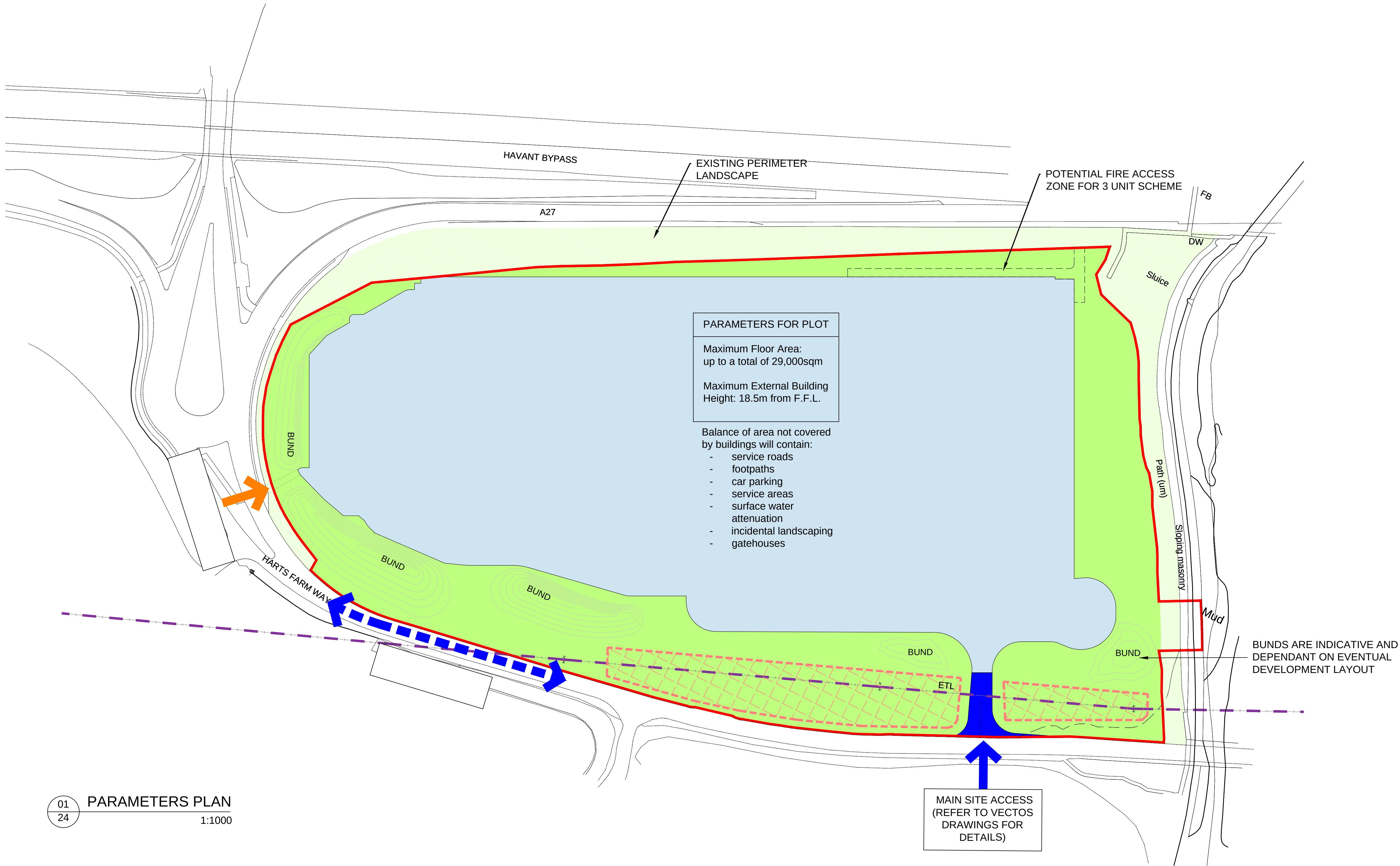
- 4.2 The **Development Construction Site Manager** (DCSM) will have overall responsible for implementing the Biodiversity CEMP, including:
- Compliance with wildlife law.
 - Compliance with planning conditions relating to nature conservation.
 - Installation and maintenance of physical protection measures.
 - Implementation of sensitive working practices.
- 4.3 The DCSM will seek guidance and advice from a professional ecologist as necessary during construction.



Appendix A

Reptile receptor areas





NOTES:

SUBJECT TO STATUTORY CONSENTS

SUBJECT TO SURVEY

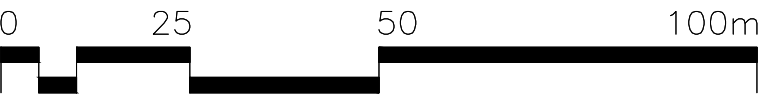
BASED ON OS MAP REPRODUCED BY PERMISSION OF CONTROLLER OF HM STATIONARY OFFICE (c) CROWN COPYRIGHT

COPYRIGHT RESERVED

DO NOT SCALE THIS DRAWING

DO NOT USE ELECTRONIC VERSIONS OF THIS DRAWING TO DETERMINE DIMENSIONS UNLESS SPECIFICALLY AUTHORISED BY MICHAEL SPARKS ASSOCIATES

IF USING AN ELECTRONIC VERSION OF THIS DRAWING FIGURED DIMENSIONS TAKE PRECEDENCE AND NOTIFY MICHAEL SPARKS ASSOCIATES OF ANY DISCREPANCIES



KEY:

- DEVELOPMENT ZONE
- LANDSCAPE BUFFER (INCL. PEDESTRIAN & SECONDARY ACCESS)
- PROTECTED AREA FOR SLOW WORMS
- MAIN SITE ACCESS
- SECONDARY SITE ACCESS ZONE
- PEDESTRIAN ACCESS
- OVERHEAD CABLES

SITE AREA (APPROX.)	Ha	acres
Development Zone	5.505	13.602
Landscape Buffer (incl. footpaths)	2.852	7.047
TOTAL	8.357	20.649

A	03/02/2021	Boundary line, site area, development zone area and slow worm area updated, potential fire access zone shown	AH	AC
-	20/01/2021	First Issue	AH	AC
REV	DATE	NOTE	DRAW	CHECK



CHARTERED ARCHITECTS

11 PLATO PLACE
ST DIONIS ROAD
LONDON SW6 4TU

TELEPHONE 020 7736 6162

www.msa-architects.co.uk

ARTS FARM WAY, HAVANT		
DRAWING		
PARAMETERS PLAN		
CLIENT		
EXTON ESTATES		
DATE	SCALE	DRAWN
JANUARY 2021	1:1000 @ A1	AH
	STATUS	CHECKED
	FEASIBILITY	AC
DRAWING NUMBER		
1383 / FE / 24 A		

This page is intentionally blank.



