

Construction & Environmental Management Plan

Land north of Long Copse Lane, Emsworth

February 2022

Produced for: Land & Partners Ltd

Issue: **V4**

EXECUTIVE SUMMARY

This Construction Environmental Management Plan (CEMP) has been produced in support of the outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved (Planning Reference APP/21/00893).

As this CEMP is in support of an outline planning application it will require further details to be agreed with the Local Planning Authority. It is usual for the Planning Authority to impose a condition outline consent for a detailed CEMP to be agreed before work can start on site, which is then prepared by the housebuilder undertaking the construction.

This CEMP outlines how to minimise any potential impacts on the biodiversity interests of the site due to the proposed construction. Measures to avoid impacts on protected and notable species are detailed, including recommendations related to:

- Storage of construction materials/ chemicals and equipment
- Dust suppression
- Chemical and/or fuel run-off from construction into nearby watercourses(s)
- Waste disposal
- Noise/visual/vibration impacts
- Timing of works

If all recommendations within this CEMP are followed, the habitats and species present on the site will be protected from construction activities during the construction period.

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1. Introduction

- 1.1. This Construction Environment Management Plan (CEMP) has been produced for the development of Land north of Long Copse Lane, Emsworth and supports the outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved (Planning Reference APP/21/00893).
- 1.2. This document contains details of measures to be implemented during construction in order to avoid and minimise impacts on protected and notable species present on the development site to comply with legislation. The CEMP is intended to cover the construction phase only and mitigation measures related directly to construction activities.
- 1.3. Implementation of all recommendations within the CEMP will be the responsibility of the developer, with the support of a Suitably Qualified Ecologist (SQE) as and when required. This report also provides further details regarding the responsible persons during the construction phase.

2. Aims and objectives

2.1. The key aim of the CEMP is to ensure that the ecological interest and sensitive habitats on site are protected during the construction works. The objectives of the CEMP are as follows:

- Set out details of construction activities which have the potential to impact the biodiversity interest of the site;
- Set out measures to avoid and mitigate impacts on protected species from construction works;
- Provide details of the locations and timing of works to avoid impacts on protected and notable species; and
- Provide details of the roles and responsibilities of the on-site SQE, including the activities which will require SQE supervision to mitigate impactson protected species.

3. Site location

- 3.1. The site is located to the north side of Long Copse Lane, Emsworth. The site is bordered by residential dwellings to the west and south and ancient woodland and agricultural land with a system of interconnecting hedgerows to the north and east. The wider environment is dominated by woodland, agricultural fields and rural residential development. See figure 1 below for the site location.



Figure 1: Site location at 1:2500 scale.

4. Development proposals

- 4.1. The development proposals (figure 2) comprise plans for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure. An attenuation basin and LEAP are also proposed located towards the western boundary of the development.
- 4.2. The proposed development masterplan has embedded mitigation within the design to avoid direct ecological impacts where possible and manage indirect effects. This includes the retention of all significant areas of broadleaved woodland, the retention of approximately 40% of existing onsite hedgerows, and the retention of treelines on the boundaries. The protection of these trees and hedgerows will be secured through an appropriately worded planning condition.



Figure 2: Indicative Masterplan

5. Baseline Ecological Conditions

5.1. The site has been subject to ecological surveys and reporting in 2017, with an updated assessment undertaken in 2019. Full ecological survey results can be found within the report: Ecological Impact Assessment by Davidson-Watts Ecology Ltd dated 11th August 2021.



Figure 3: Phase 1 Habitat Survey Map

6. Construction Mitigation Measures

6.1. Risk Assessment and Mitigation Measures – a summary of the key environmental risks and mitigation measures have been provided within table 1 below.

Table 1: Key environmental risks and mitigation measures

Ecological Feature	Risk Assessment of Potential Impacts	Mitigation
Retained hedgerows and trees	Damage to roots from construction activities such as vehicles driving over roots or machinery/equipment being stored on roots	Before construction: Root protection zones identified within the arboriculture report and marked out in line with the approved plan with tree protection fencing. The fencing will have signs with “tree protection fencing” and contractors will be made aware of its presence. During construction: Any damage to tree protection fencing will be reported and the site manager will organise repairs to fencing as appropriate.
Breeding birds	Accidental damage/ disturbance/ damage to nests within boundary features during construction phases	During construction / site clearance: • Clearance of suitable nesting habitat outside of the breeding bird season (March to September inclusive). • Any vegetation clearance or building demolition to be undertaken during the breeding bird season will be subject to a pre-works check by a suitably qualified ecologist (SQE). Any active nests will be protected by a minimum 5 metre buffer zone until the chicks have fledged and an SQE has confirmed that works can proceed.
Bats	Destruction/disturbance of bat roosts within onsite building. Disturbance to foraging and commuting bats from construction lighting.	Before construction: • Receipt of bat mitigation licence from Natural England and implementation of mitigation discussed within licence application. • Update surveys if required During construction: • Demolition of buildings in line with an approved method statement in bat licence. To include a pre-works check for bats in buildings by licensed ecologist. • Soft demolition of suitable bat features on buildings. • See Paragraph 7.14 for details regarding construction lighting

7. Mitigation measures

7.1. The following section details mitigation measures which will be adopted during the entire construction process. It will be the responsibility of the site manager to ensure that all staff are inducted and made aware of these mitigation measures.

7.2. Parking and turning provision

7.2.1. Parking and turning provision is to be made on site for construction vehicles and site workers in a location to be agreed with the Local Planning Authority. No parking or unloading of construction and workers vehicles shall take place excepting in the approved areas. The approved parking provision shall be kept available and used only as such.

7.2.2. Any visitors will be directed to a dedicated on-site parking area to park their vehicles. All contractor parking shall take place internal to the site to avoid parking on the neighbouring residential estates.

7.2.3. Larger vehicles will be supervised when reversing via a banksman in line with the Health & Safety requirements.

7.2.4. Any construction traffic to the site will be directed via an agreed construction traffic route to be agreed with the Local Planning Authority.

7.3. Loading and Unloading

7.3.1. All Contractors will be issued instruction to ensure that the route for construction vehicle access to the site is in accordance with a construction traffic route which is to be agreed with the Local Planning Authority.

7.4. Provision for addressing any abnormal wear and tear to the highway

7.4.1. Within one month of site completion Hampshire County Council (HCC) will be invited to inspect the roads in respect to any wear and tear issues.

7.5. Storage of Materials

7.5.1. Provision is to be made within the site for a material storage compound during site clearance and the construction of the development. The approved storage compound shall be kept available and used only as such.

7.5.2. The location of any temporary site buildings and plant storage will be agreed with the Local Planning Authority at the appropriate stage.

7.5.3. Any fuels or chemical containers will be double banded and a secondary blockwork bund built around to prevent spillage. All chemicals and hazardous materials and waste will be stored in line with best practice guidelines, ensuring they are secure and cannot be accessed by roaming animals.

7.5.4. All filling points, vents, gauges and sight glasses will be located within the bund. The drainage system of the bund will be sealed with no discharge to any watercourse, land or underground strata. Associated pipework will be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets will be detailed to discharge downwards into the bund.

7.5.5. Any fuel tanks and hoses will be locked secure when not in use and the site will possess a spill control kit. A clearly defined drip control area will be introduced around the tank. Tanks and surrounds will be regularly inspected for damage, spills or leaks as part of weekly inspection.

7.6. Security hoarding and Displays

7.6.1. The site will be secured with fencing (Heras or similar security) with information display boards close to the site entrance. This will be visible from the roadside so that passing traffic is aware of the development.

7.6.2. Fencing adjacent to the site entrance will be set back at least 3m in order to protect the visibility splays of emerging vehicles and not impede the ability of vehicles to pull clear of the highway if required to enter the site.

7.7. Measures to prevent mud from being deposited on the highway

7.7.1. A jet/wheel wash facility will be provided at the site access to minimise dirt on the surrounding highway. The provision of a road sweeper is to be made available daily to ensure any mud / debris is cleared from the roads.

7.7.2. Ongoing monitoring will take place between the housebuilder and HCC to ensure that additional measures are put in place should they be required e.g. increased rate of road sweepers.

7.8. Dust suppression, mitigation and avoidance measures

7.8.1. Particular care would be required to maintain dust emissions at a practicable minimum when working in the vicinity of residential properties and environmentally sensitive areas. Best practice mitigation would be required during dry conditions, in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities.

7.8.2. Dust reduction measures would include:

- careful management of earth stockpiles
- sheeting of vehicles transporting materials to and from the site
- limiting the speed of general vehicles within the site to 10mph
- surfacing of the haul roads as soon as possible in the programme
- haul roads and any areas where tracked excavators, dozers are working, are to be kept damp at all times
- visual monitoring would be carried out at sensitive locations on a daily basis
- jet wash to be provided located on the main entrance.

7.8.3. By using effective dust mitigation techniques, including good site planning, the potential for dust emissions to arise at a construction site and impact surrounding receptors can be minimised.

7.8.4. The potential for dust to arise during the ground breaking, earth moving and excavation stage of the construction is highly weather dependent. If carried out in dry weather, increased water spraying may be required to ensure the surface material remains damp. In wet weather greater attention would be paid to vehicle cleaning to ensure significant quantities of mud are not trafficked onto local roads, which once dry can become a significant source of dust.

7.8.5. Throughout the construction period, care would be taken to ensure the adequate control of dust from vehicles delivering and removing materials to and from the site. Drop heights, when loading and unloading materials, would be minimised. All dusty loads would be sheeted appropriately. Dried mud and dust carried onto roads by Lorries and other machinery can be a significant source of dust. The Site Manager would ensure that the hard surfacing of heavily used areas and adjacent public roadways are regularly cleaned.

7.8.6. Once the actual building of the development commences there is less potential for significant emissions of dust from the site, although emissions may still arise from the storage of dusty materials. Generally, storage compounds would be screened, both for security and to prevent wind whipping. In addition, there are certain construction activities that are inherently dusty, and would require additional controls e.g. stone or brick cutting. Such activities may require local screening or the activities may be limited to certain areas or time periods in order to limit impacts.

7.8.7. Specific measures to prevent dust would include the following practices:

- the provision of easily cleaned hard standings for vehicles (to include the areas close to the site access)
- the regular cleaning by brushing and water spraying of heavily used hard surfaced area
- dusty materials stockpiles and dusty activities such as stone cutting and grinding to be sited away from the site boundary and/or effectively screened where practicable

7.9. Measures for minimising construction waste and provision to re-use and recycling of materials

7.9.1. A Site Waste Management Plan and a Materials Management Plan will be put in place at the start of the site (prior to construction commencing) this will indicate in more detail the process and placing of disposal units.

7.9.2. A bailer will be provided on site to ensure that, as much site waste is recycled as possible. All waste management will be reportable via online management to ensure site recycling is efficient as possible. Any non-contaminated soil that is extracted for foundations will be reused on the development.

7.9.3. There will be no burning of materials on site and this is reiterated to all trades during tool box talks; any trades caught will be immediately removed from site.

7.9.4. When storing topsoil in stockpiles the main priority is to maintain soil quality and minimise damage to the soils condition.

7.10. Hours of work on site

7.10.1. No works or ancillary operations associated with any excavation, clearance and construction works at the development, which are audible at the site boundary, will take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8am – 6pm and Saturday: 8am – 1pm.

7.10.2. Should the need arise to amend the above hours of operations for reasons beyond our control, the housebuilder will agree with the Local Planning Authority in writing an extension of working hours beyond the agreed hours as above. Should this be agreed,

then a full consultation and notification of all residents in the vicinity be made by the housebuilder in writing 4 weeks prior to the works commencing to the revised approved working hours. At no time shall any development take place on Sundays or Public holidays.

7.11. Arrangements for deliveries associated with all construction works

7.11.1. Deliveries will be restricted between the hours of 8am and 5pm Mon-Fri and 9am and 1pm Saturday. Delivery timings will be managed to spread out over the course of the day/week to prevent multiple deliveries at the same time.

7.11.2. The Site staff and full time workforce will arrive on site between 7am and 8am. The management will monitor to ensure that they turn off their engines on arrival. Any early deliveries will be brought into the site compound and similarly instructed to turn off their engines and wait until they can be off loaded at 8am.

7.12. Protection of pedestrian routes during construction

7.12.1. Temporary pedestrian routes will be in place to segregate the work force from Plant movements and will consist of red and white “crowd barriers” which can be moved though the site as work progresses. The exact pedestrian routes are to be agreed with the Local Planning Authority at the appropriate stage.

7.12.2. It will be part of the site managers routine site audit to check pedestrian routes and rectify issues when encountered.

7.13. Measures to be undertaken to minimise the impacts of noise and vibration

7.13.1. The measures to be employed to control the emission of noise & vibration during the excavation and construction phases will follow the guidance as provided in BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise, and Part 2: Vibration (BSI, 2014v).

7.14. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination

7.14.1. All construction related luminaires will be positioned as not to cause a light nuisance to ecological buffer zones, highways or neighbouring properties. The following measures shall be taken to protect bats, Dark Night Skies and surrounding residents:

7.14.1.1. In line with the Ecological Impact Assessment (EcIA), no lighting will affect the proposed ecological buffers. A maximum 1 lux illumination limit will be enforced at the development boundary of the 30-35m ecological buffer (where Zone C borders Zone A in Figure 3). Ongoing monitoring will be undertaken to ensure this remains the case and if breached for any reason, construction lighting will be relocated immediately.

7.14.1.2. Site boundaries will be protected from artificial lighting with no external lights positioned to face outwards or towards the Colman’s Copse

7.14.1.3. The site compound will be located within Zone C. The perimeter of the site compound will be provided with security lighting which will be directed inwards, with minimal light being cast outside the compound area

7.14.1.4. Lighting will be directed at task working areas to reduce potential glare and

directed away from surrounding properties

- 7.14.1.5. There will be no 'upward pointing' or bare bulb external lights installed anywhere on the site
- 7.14.1.6. Column heights of external lights will be as low as reasonably possibly to limit light spill. Shields will be installed to focus light towards task areas only
- 7.14.1.7. During winter periods, construction work will be programmed to minimise the need for artificial lighting. Temporary lighting will be restricted to the site compound, and access roads leading to the site compound, footpaths, and task working areas
- 7.14.1.8. Any works within Zone A cannot take place in the winter hours beyond sunlight hours
- 7.14.1.9. Where temporary lighting is necessary, lights fittings will be directional, hooded or equivalent to direct light to where it is required and to minimise light spill towards sensitive residential or ecological receptors or upwards into the night sky.
- 7.14.2. A site-specific specification (including location, height, type, direction and intensity) for all construction related luminaires will be agreed with the Local Planning Authority. A departure from standard may be required from HCC, for areas that have potential to be ecologically sensitive.



Figure 4: BEMP Zones

7.15. Protection of Ancient Woodland

- 7.15.1. An 18m temporary protective buffer zone is proposed on the site's northern boundary with the Ancient Woodland. As the developer will be undertaking works directly south of this buffer to construct SUDS, plant trees and create other biodiversity habitats, prior to commencement of any works, the developer will establish a temporary protective buffer zone. The temporary protective buffer zone will prevent workers or construction materials from encroaching on the Ancient Woodland and will ensure the protection of the ancient woodland and only habitat/drainage works will be undertaken within the broader biodiversity buffers.
- 7.15.2. The buffer zone will be set back 18m from the Ancient Woodland, and will be secured with double-clipped heras fencing (specification will be agreed with an Ecologist / Arboriculturist) and will have signage placed on the fencing to clearly indicate the fencing serves as a protective buffer and will not be moved without authorisation.
- 7.15.3. To prevent silt/ surface water run-off from the site, a high quality geotextile silt fence will be established around the entirety of the sites northern boundary to physically trap and prevent silt-contaminated water leaving the site boundary. Hay bales will also be positioned on the outer side of the silt fence as an additional control measure to trap any residual silt. The silt fences and hay bales will be established during the initial enabling/set-up works, to ensure they are effective when excavations for the SUDS drainage and other groundworks commence.
- 7.15.4. To ensure the silt fence and additional hay bales remains robust, the condition of them will be visually checked by a member of the site management team on a daily basis. Additional checks will be made during periods of heavy rainfall. Should there be any build of mud/silt against the silt fence, this will be removed and deposited at a designated area within the site boundary. If any parts of the silt fence or additional hay bales appear to be damaged or becoming worn, these will be replaced on the day of inspection.

7.16. Protection of Water and Drainage Systems

- 7.16.1. The protection and integrity of all water courses and drainage systems and associated flora and fauna by preventing any surface water run-off or potential sources of contamination from reaching watercourses / drainage systems, as well as particular consideration given to the protection of the ancient woodland.
- 7.16.2. All surface water drainage from impermeable areas and roads will pass through trapped gullies prior to being discharged into any watercourse. There will be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways. No pumped water shall be discharged into the live drainage system without having been filtered through a silt interceptor.
- 7.16.3. All road gullies will be fitted with gully bags or terram to prevent silt run off into existing drainage systems. On a weekly basis, all gullies will be visually checked by a member of the Site Management Team and will also be checked during Health, Safety & Environmental Inspections. If the condition of any gully bag or terram has deteriorated by becoming worn, or if the gully bag has filled with mud/silt it will be replaced (or cleared) on the day of inspection.

7.17. Reporting of unexpected ground contamination

- 7.17.1. All operatives will be instructed on the agreed procedures for dealing with any material encountered during ground works that is either contaminated or suspected to be contaminated
- 7.17.2. Should there be any evidence of unrecorded contamination discovered on-site, Havant Borough Council will be contacted immediately, with site activities in the affected area being temporarily suspended until a method and procedure for addressing the contamination is agreed upon in writing with Havant Borough Council and/or other regulating bodies
- 7.17.3. An investigation and risk assessment and, where necessary, a remediation strategy and verification plan will be prepared in order to outline how this unsuspected contamination will be dealt with.

7.18. Sympathetic working practices

- 7.18.1. Refuges for animals will be avoided. Animals will use stacked materials such as wood, stone, boards or metal sheets as refugia. The site will be kept tidy and materials stored off the ground, for example on pallets where possible;
- 7.18.2. Materials will be stored away from areas of retained vegetation which offer ecological value (e.g. hedgerows);
- 7.18.3. Should it be necessary to store materials such as topsoil on site then the stockpile will be smoothed to prevent access by faunal species into potential cavities;
- 7.18.4. Staff will be taught awareness when working and moving materials. Should an animal be found it should be gently moved, for example in a clean bucket, to a suitable location within habitat well away from the working area.

7.19. Procedures for maintaining good public relations including complaint management, public consultation and liaison

- 7.19.1. The site will be managed from start to finish by an appointed management team. The site manager will run a 'Meet the Builder' evening prior to commencement on the site and residents will be offered an open invitation to attend. The evening will provide the residents with an opportunity to clarify any concerns they have regarding the proposals. Contact details for a dedicated community liaison officer will be circulated at the event.

8. Biodiversity Protection

- 8.1. Retained trees and hedgerows at the boundaries and elsewhere on the site will be protected from damage by implementation of a Tree Protection Plan (TPP) which identifies the root protection zones required. A TPP is detailed within the arboriculture method statement for the site and will be subject to a condition to agree the details with the Local Planning Authority before work starts on site.
- 8.2. A 18m protective no works buffer will be established along any boundary that meets Ancient Woodland for SUDs and habitat creation work. No house building work will be undertaken within the biodiversity buffers as per the masterplan.
- 8.3. Until receipt of the bat license to allow demolition of the onsite residential building which is used as a bat roost, the building and immediately adjacent vegetation will be identified as a biodiversity protection zone. The biodiversity protection zone of the building will ensure that bats are not disturbed unlawfully. The biodiversity protection zone for the residential house onsite can be removed as soon as the Natural England mitigation license is approved, pending method statement of the license.
- 8.4. Reptile habitat will be surveyed according to guidelines and animals relocated to pre-prepared biodiversity buffer areas immediately prior to earthworks.
- 8.5. Bird nest surveys will be undertaken where works cannot avoid the bird nesting season.

9. Working Method Statement for Protected Species

9.1. Bat Method Statement

9.1.1. A mitigation strategy for bats will be detailed within the method statement document submitted as part of the European Protected Species (EPS) mitigation licence application and is summarised below:

- Before demolition works to the residential building onsite commence, the named ecologist on the mitigation licence (or accredited agents) will brief any site contractors on the presence of bat species, the legal implications of their presence and the appropriate procedures and control measures to be put in place.
- Any mitigation features required as part of the licence will be installed as detailed before the demolition can commence.
- A pre-commencement bat survey will be undertaken by the Named Ecologist (or accredited agents) prior to demolition works commencing. The ecologist will inspect the buildings and plug any gaps in timbers or other features which have been recorded clear of bats. The gaps will be plugged using clean rolls of newspaper, which will remain in place during the soft stripping operations.
- Areas of the buildings considered suitable for bats (e.g. tiles, soffits) will be destructively searched by soft demolition under supervision of the Named Ecologist (or accredited agents) in suitable weather conditions.
- Any bats found during the soft stripping works will be captured and held in accordance with the Bat Workers Manual and released along the western boundary of the site in the evening in suitable weather conditions. If conditions are not suitable, bats will be relocated to the replacement bat boxes on site. This will be undertaken by the Named Ecologist (or accredited agents).
- Once all suitable roost features have been removed from the buildings and the buildings have been declared free of bats by the Named Ecologist, they will be mechanically demolished.

9.2. Breeding Birds Method Statement

9.2.1. A method statement for breeding birds will be detailed at an appropriate stage and must be based on the methodology of suitable timing of works which is summarised below:

- The breeding bird season is considered to be all dates between 1st March till end of August on every given year.
- Vegetation clearance suitable for breeding birds will be timed to avoid the nesting bird season in the first instance.
- Should vegetation clearance be required within the breeding bird season, clearance works will only be undertaken following a check by the SQE of areas to be impacted. The SQE will then advise on the presence or absence of any active nests.
- Should any active nests be found within the vegetation area to be cleared, or within potential impact zones, the vegetation works will be postponed and a plan for monitoring of the nests will be created and followed with works not restarting until the nest is no longer in use and birds have fledged.
- Should nests be found nearby within potential impact zones of the works, the SQE will assess the potential impacts of disturbance to nesting birds and create a buffer zone around nests is appropriate.

10. Timing of sensitive works to avoid harm to ecological features

10.1. Construction Programme

- 10.1.1. The construction period is anticipated to start in Q4 of 2023/ Q1 of 2024 and span until 2028/29. Should the timings change significantly for the construction process, this CEMP should be reviewed by a suitably qualified ecologist and any necessary amendments implemented by the developer.

11. Responsible persons and lines of communication

11.1. Suitably Qualified Ecologist (SQE)

11.1.1. An SQE will be appointed to oversee matters concerning protected species during the site clearance works and the construction period (as necessary). The SQE will also give on-going support as and when required. The contact details of the supervising ecologist will be left on site.

11.2. Ecological Toolbox Talk

11.2.1. The Site Manager, and other supervisors as deemed appropriate, will be given a toolbox talk by the appointed SQE. This will comprise:

- The legal protection afforded to protected species;
- The precautionary methods of working (outlined in this document);
- Photographs will be shown to make contractors/sub-contractors familiar with the characteristics of different faunal species;
- Contractors will be made aware of the sensitive habitats on site; and
- The procedures to follow in the event that any protected species are discovered during the works.

11.2.2. It will be the responsibility of the Site Manager to ensure that ALL site operatives, including sub-contractors are informed of the CEMP, the SQE contact details, and will receive a briefing on the CEMP as and when appropriate. Site inductions will contain details on the ecologically sensitive areas present on site.

11.2.3. Works that require the presence of an SQE will be preceded by a toolbox talk relevant to that activity, which will be given by the SQE to all operatives directly involved with that activity.