

A Construction Environmental Management Plan

48 Sinah Lane, Hayling Island

Replacement dwelling, garage & summerhouse with associated landscaping.

Introduction

The Construction Environmental Management Plan (CEMP) is designed to help minimise the impact on the surrounding area and the ecologically designated site of international importance as a result of the construction activities on site and associated transport. The following document addresses how works associated with the proposed development will be managed to mitigate the impacts of the construction in the vicinity of the site.

Site Facilities

The site office and welfare unit will be located towards the front of the site as annotated on the site plan.

Tree Protection

All tree protection measures contained within the arborist's report will be implemented prior to commencement of development.

Means of Enclosure

A temporary, lockable site entrance gate will be installed on the existing driveway to secure the site and control access. Temporary herras fencing will be erected across the site and along the side boundaries as shown on the site plan.

All fencing will be maintained for the duration of the construction period. Health and safety signage will be fixed to the fence.

Provisions for demolition of existing dwelling

A separate demolition notice will be submitted to Building Control.

Site Access and Egress

The provision of an in/out access will prevent the need for vehicles to have to turn within the site and ensures all vehicles can enter and exit in a forwards gear.

Signing System

All visitors to the site will be required to sign in with Site Management on arrival. The positioning of the site office at the entrance to the site will ensure signing in takes place before visitors progress into the remainder of the site.

A supervisor will monitor access to and egress from the site and will direct traffic where necessary to minimise disruption to other users of the Lane.

Provision for loading and unloading materials

Space for parking is annotated on the site plan to ensure materials can be safely loaded and unloaded within the site. Site management will minimise vehicle sizes to prevent disruption to Sinah Lane and parking on the Lane will not be permitted. The timing of deliveries to the site will be controlled to ensure that deliveries are at different times to avoid congestion. Any unscheduled delivery vehicles

that arrive and can't be accommodated at the site will have to arrange to deliver at an alternative time.

Storage of plant, materials and operatives vehicles

The site contains parking for essential onsite parking for construction staff and visitors. Plant and materials stores on site will be kept to a minimum and will be procured on a just in time basis and sequenced to suit the build programme. Any item with the potential to impact on the SSSI will be stored in suitable containers to prevent migration.

Measures for suppression of dust, noise and other nuisance arising from construction works.

Works will be undertaken in accordance with the hours specified in the planning condition to minimise disturbance to neighbouring properties.

Where necessary water suppression will be used to control dust. Vehicles carrying any loose materials will be sheeted to minimise dust dispersal.

Wetting of soil surfaces will also be undertaken during particularly dry months to minimise soil loss through airborne dust.

Wheel washing facilities will be established at the exit to minimise transfer of debris from wheels onto Sinah Lane.

The area of Sinah Lane next to the site will be regularly inspected and swept/hosed clean if necessary.

A spill kit will be maintained on site.

Burning on site will be prohibited.

Vehicles arriving at the site will not be permitted to park or wait on Sinah Lane.

Construction staff, vehicles and materials will be kept well away from the shore.

Wastes produced on site will be managed in accordance with the Duty of Care under the Environmental Protection Act 1990.

Materials disposed of off site must be appropriately classified and disposed of in accordance with the waste regulations.

Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.

Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.

stockpiles will be stored in the site compound within the south of the site.

Details on how sediment/concrete/other debris that may be accidentally released during construction will be captured to prevent entering the water

Use of Machinery

Use of machinery and plant to be for essential purposes only and switched off when not in use.

Silencers, mufflers or acoustic covers to be used where possible.

All plant to be maintained in accordance with the manufacturer's or supplier's instructions.

Air & Water Quality

All measures will be in line with the requirements set out within the Environment Agency's General Guide to Prevention of Pollution (PPG 1), works and maintenance in or near water (PPG5) and maintenance of structures over water (PPG23) and control of water pollution from construction sites CIRIA 532

Adherence to the measures outlined in industry good practice guidance for water pollution from construction sites outlined in:

CIRIA guidance 532 Control of water pollution from construction sites: Guidance for consultants and contractors; CIRIA guidance 584 Coastal and Marine Environmental Site Guide; and

CIRIA guidance 515 Groundwater Control – Design and Practice.

Biosecurity

Details of Biosecurity to ensure that all equipment brought onto site does not bring any contaminants such as invasive species onto the site and into the waters.

All equipment brought into the site will be cleaned prior to delivery and will be inspected on receipt. Equipment that is contaminated with soil or vegetation will not be accepted.

Ecology

The application site has been subject to detailed ecological survey and assessment work. This work has identified several ecological receptors that, without the implementation of construction mitigation measures, will be impacted by the proposed works. The following ecological receptors have been identified:

Designated Sites

The application site is located immediately adjacent to Chichester and Langstone Harbours Special Protection Area (SPA), the Chichester and Langstone Harbours Wetland of International Importance under the Ramsar Convention (Ramsar site), the Solent Maritime Special Area of Conservation (SAC) and the Chichester Harbour Site of Special Scientific Interest (SSSI). The designated sites support a

range of habitats and bird species that are vulnerable to impacts arising from development such as disturbance and pollution during the construction and operational phases of a development.

Bats

The existing property supports a bat roost. All bat species, their breeding sites and resting places are fully protected by law, namely the Conservation Regulations 2010 (as amended), Wildlife & Countryside Act 1981 (as amended). A European Protected Species licence is required before the property is demolished.

Breeding birds

Breeding birds are likely to be present within the garden shrubs and trees between March and August, inclusive. The removal of this habitat has the potential to damage or destroy active bird nests if carried out during the breeding bird season which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions.

Hedgehogs

Hedgehogs, a priority species, are likely to be present within the garden. They are likely to utilise the garden shrub planting for shelter during the daytime.

Badgers

The garden does not support any badger setts, however, badgers are likely to be present within the local area. If badgers enter the construction site during the night, they may fall into open trenches and be unable to escape.

Required Construction Management for Ecology Receptors

Designated Sites

In order to ensure that adverse effects on the identified designated sites are avoided, the following measures must be implemented during the construction phase of the development:

1. The key factor in safeguarding against water pollution during the construction phase will be the diligence of the site manager and operatives. Therefore, the site manager and all site operatives should be made aware of the presence of the designated sites and should understand the requirement to ensure that construction works do not encroach into the designated sites beyond the footprint of the sea wall.
2. In order to minimise disturbance to birds utilising the Chichester and Langstone Harbours SPA, a suitable temporary visual screen must be installed along the northern boundary (boundary between the works and harbour) of the construction site between 1st October and the 31st March. Herras fencing with dust netting or close-boarded fencing panels must be used to create the screen.
3. The temporary site compound set out for the storage of equipment, materials or machinery and cutting or mixing materials associated with the construction works will be located in front of the existing dwelling which is as far from the designated sites as possible.
4. If possible, store fuel and oils off site. If this is not possible then a proprietary bunded storage facility of the smallest practicable size located within the site compound is required.
5. If possible, undertake refuelling off site. If this is not possible refuelling should take place as far from the designated sites as possible on an impermeable surface. In practice this is likely to comprise a hardstand portion of the site.
6. A spill kit must be maintained on site.

Bats

An EPSM licence must be obtained from Natural England before the existing building is demolished. Natural England will grant the relevant licence to allow the developer to legally carry out the work that would otherwise be illegal – i.e. to destroy a bat roost and disturb / take bats. A copy of the licence must be available to present to a Natural England advisor, should they undertake a site inspection. The following measures will be carried out during the demolition of the existing property:

1. Once a EPSM licence is in place for the site, the proposed, the removal of the bat roost will be carried out during the active season i.e. April to late-October by a licenced bat worker. A toolbox talk will be given to contractors prior to the roof stripping works commencing. The toolbox talk will provide an introduction to the legal protection afforded to bats, the status of bats at the site including likely species and roosting locations, evidence to look out for and the protocol which will be followed if a roosting

bat is identified. Appropriate signage will be provided and displayed on site to inform contractors of the required protocol when working where a bat roost has been recorded.

2. The destructive search works will be led by a licensed bat worker, accompanied by construction contractors. There will be no disturbance of identified and potential roost features without the supervision of a bat worker. This is because during the proposed tile stripping period bats, if present, may be very difficult to locate and easily be overlooked.

Phillips Ecology (07760 208562) must be contacted if a bat is unexpectedly encountered on site.

Breeding birds

Care should be taken that the development does not disturb breeding birds. The bird nesting season is taken to be March to August, inclusive. Any removal of the garden shrubs will need to be undertaken outside of this period.

If garden shrubs need to be removed outside of this period, they must first be checked by an experienced ecologist to ensure that no nesting birds are present with 24 hours of their removal. If occupied nests are present then the nest must not be removed, and works around the nest can only recommence once the nest becomes unoccupied of its own accord.

If nesting birds are encountered during construction, contractors are to be advised to stop work immediately and contact the ecologist for advice.

Hedgehogs

In order to avoid harm to hedgehogs during the construction works the following precautionary measures will be employed:

1. Any leaf litter or garden waste piles will be dismantled by hand in a sensitive and careful manner.
2. No bonfires will be made or lit on site.

Badgers

In order to avoid harm to badgers during the construction works, any trenches must either be covered at night or fitted with a soil or plank ramp to enable any badgers which fall in to leave on their own accord.

If badgers are encountered during construction, contractors are to be advised to stop work immediately and contact the ecologist for advice.