



Construction Environmental Management Plan



**78 Hobb Lane
Hedge End
Southampton
SO30 0GP**

Grid reference: SU49611244

March 2024

Contents

1.	Contact Details	2
2.	Introduction	3
3.	Notice to Interested Parties	6
4.	Site Description and Development Proposal	7
	Figure 4.1. Location of the development site	8
	Figure 4.2. Proposed site plan.....	9
5.	Ecology	11
	5.1 Existing Important Ecological Features onsite.....	11
	5.2 Ecological Mitigation Measures.....	11
	External artificial lighting	11
	Storage of building materials.....	11
	Disposal of waste materials.....	11
	Figure 5.1 Plan showing ecological mitigation measures.	12
	Discovery of animals.....	13
	Covered trenching and capped pipework	13
	In-built bird and bee provision	13
6.	References and Further Information	15
	Appendix I. Eastleigh Borough Council's Considerate Builders Advice	
	Note	16

1. Contact Details

Construction Environmental Management Plan	
Grid Reference:	SU49611244
Client:	Mr and Mrs Dalmas
Architect/Planning Consultant:	Studio Four Architects
Planning Reference:	H/23/96289 Eastleigh Borough Council
Date of Report:	08/03/2024
Report Reference:	CEMP_78HobbLane_Dalmas_March2024
Workflow Reference:	CEMP2024048
Author:	Sarah Board BSc (Hons,) MSc, MCIEEM
Verified by:	Paul Diamond Cert (Hort), BSc (Hons) MSc, MCIEEM, MArborA, Associate Member of the Landscape Institute
Revision no:	01
Issue date:	06/04/2024
Associated Reports:	
Ecological Surveys Ltd Registered Address & Tel:	14, Lower Clicker Road, Menheniot, Liskeard. Cornwall. PL14 3PJ (01503) 240846 / 07736 458609
	help@ecological-surveys-ltd.co.uk www.ecological-surveys-ltd.co.uk
Company Registration Number:	Incorporated in England and Wales- No: 08262426.
VAT Registration Number:	224 3182 38

2. Introduction

Ecological Surveys Ltd were commissioned by Studio Four Architects to produce a Construction Environmental Management Plan for the proposed development on land at 78 Hobb Lane, Hedge End in Southampton (grid reference: SU49611244).

This Construction Environmental Management Plan (CEMP) has been prepared to support the Planning Application to the Local Planning Authority (LPA) for the proposed residential development concerning an extension to the existing bungalow. Eastleigh Borough Council granted planning permission for the proposed development, application reference H/23/96289, in December 2023, subject to conditions. Condition 6 relates to the production of a CEMP:

No development, including demolition, shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include a precautionary working method to protect hedgehogs, reptiles and amphibians. The precautionary working method should include all building materials to be stored on hardstanding or pallets. Any excavations must be covered at night or be fitted with a small animal escape ramps and no fires can be lit on site. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Construction work shall only take place in accordance with the approved CEMP.

Reason: To protect wildlife species, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

[Eastleigh Borough Council, 2023]

There are also *Notes to Applicant* contained within the decision notice. The following need to be taken into account within this CEMP:

Note to Applicant: There is a record of bats near this property. In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: Biodiversity enhancements have been recommended. Built in bat and swift nest bricks/boxes are preferred. Swift boxes can be used by other species if swifts are not using them. Bee bricks, log and brushwood piles and planting native species which produce fruit and seeds for pollinators are also recommended. Biodiversity enhancements have been recommended. A bat brick/box and a swift brick/nest box may be

appropriate to build into the extensions. Built in boxes do not require maintenance and cannot fall off.

The Bat Conservation Trust recommends installing a bat brick/box at least 4m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. ([https://www.bats.org.uk > our-work > putting-up-your-box](https://www.bats.org.uk/our-work/putting-up-your-box))

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

(<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>,
planting for bats

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

Note to Applicant: It is requested that the building works are carried out considerably to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

[Eastleigh Borough Council, 2023]

Purpose of this CEMP

The aim of the Construction Environmental Management Plan (CEMP) is to set out the responsibilities with regard to compliance with legislation and to implement the mitigation measures during the groundworks/pre-construction and construction phases of the residential development at 78 Hobb Lane, Hedge End, Southampton. This is to ensure:

- ✓ features of landscape and biodiversity value, including protected species, are retained and protected;
- ✓ minimal environmental impact from the groundworks/pre-construction and construction phases, to avoid, minimise and mitigate against any construction effects on the environment and surrounding community;
- ✓ measures are put in place to ensure that legal requirements are met.

Implementation of the CEMP will ensure that the proposed development is in accordance with national planning policy, local planning policy and relevant wildlife legislation. This implementation will be overseen by an Ecological Clerk of Works with all works undertaken during the pre-construction/groundworks and construction phases of the development being reported on monthly basis to the local planning authority (LPA).

The approved CEMP will be adhered to and implemented throughout the groundworks and construction period strictly in accordance with the approved details, unless otherwise agreed in writing by Eastleigh Borough Council.

This CEMP is a dynamic document which will be reviewed if activities or conditions on site change that may influence the mitigation and environmental management measures.

A copy of this report must be provided to all site personnel and a copy retained at the property, 78 Hobb Lane, Hedge End, Southampton, available for interrogation by any Contractor or Member of staff.

All contractors and visitors to the site will be made aware of this CEMP, the important habitats and species associated with the site and the activities/measures for their protection. They will also:

- Ensure the CEMP is followed.
- Understand and obey the site rules including being aware of the emergency egress arrangements, muster points, First Aid facilities and First Aiders, and the spill and clean up procedures.
- Have the current certification for activities as required.
- Ensure the site and all stored materials and chemicals are safe and secure and are not stored within the Construction Exclusion Zones (CEZs).
- Ensure the site is kept in a tidy and orderly fashion, with waste being managed appropriately.

Please refer to Appendix I for Eastleigh Borough Council's *Considerate Builders Advice Note*, which should be adhered to.

3. Notice to Interested Parties

It should be noted that this Construction Environmental Management Plan (CEMP) is context specific. If any changes are made to the brief and/or the development proposal Ecological Surveys Ltd must be informed, as amendments may be required. The information provided in this CEMP may need to be reviewed and updated periodically to ensure that it accurately reflects the aims and objectives stated below.

This CEMP (including any enclosures and attachments) has been prepared for the exclusive use and benefit of the addressee(s) and solely for the purpose for which it is provided. Unless we provide express prior written consent, no part of this report should be reproduced, distributed or communicated to any third party.

Ecological Surveys Ltd do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

4. Site Description and Development Proposal

The site is located in the residential suburb, Hedge End, on the eastern edge of the city of Southampton on the south coast. It comprises a bungalow, garage and gardens occupying approximately 614sqm and is surrounded by residential properties. The site location is given in Figure 4.1.

The proposed development comprises a single storey rear extension, along with loft extension works. These works will include the alteration of the roof profile and the raising of the ridge height to existing dwelling, along with the inclusion of one side dormer. The proposed site layout and design provided by the client is presented in Figure 4.2.

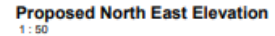
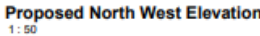
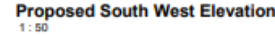
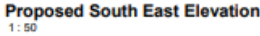
The bungalow is located fairly centrally within the plot and is surrounded by hardstanding, with close-mown lawn at the front (south-east) and rear (north-west). Herbaceous borders lie along the boundaries of the plot. There are two large trees, one at the front of the property at the entrance to the driveway and the other near the rear boundary; neither will be directly impacted by the development. There is an ornamental hedge along a short section of the south-western boundary, adjacent to the front of the property. This will not be directly impacted by the proposed works.

Figure 4.1. Location of the development site



Figure 4.2. Proposed site plan



STUDIO FOUR
ARCHITECTS

[Download](#)
[View PDF](#)

admin@studiaforum.it
www.studiaforum.it

Cleveland

Richard Dalmat

Figure 1

78 Hobbs Lane, Southampton

[illegible]

Proposed Elevations:

Scale	Paper	Drawn	Checked
-------	-------	-------	---------

Time	AI	OR	PR
Date	Sub. No.	Drug. No.	Revisions

Aug 23 43072 CR A

5. Ecology

5.1 Existing Important Ecological Features onsite

No ecological surveys were undertaken prior to planning permission being granted; consequently, no Preliminary Ecological Appraisal (PEA) or Ecological Impact Assessment (EcIA) was undertaken.

The Important Ecological Features (IEF) associated with the proposed development at 78 Hobb Lane, Hedge End, Southampton, have been identified from aerial photographs, site photographs provided by the client and the delegated officer report from Eastleigh Borough Council. These IEFs are:

- Ornamental hedge, shrubs and trees providing suitable habitat for nesting birds
- West European hedgehog (*Erinaceus europaeus*)
- Common toad (*Bufo bufo*)
- Slow worm (*Anguis fragilis*)

The existing dwelling was deemed to be unsuitable for roosting bats by the Council's Ecologist.

All the trees, ornamental hedgerow and shrubs are located well away from the proposed works area on site. Care should therefore be taken to ensure a minimal works area is set out, to keep machinery, materials etc. away from these IEFs.

Also included in this CEMP is the need to provide enhancements for biodiversity, namely, to build a bird box/brick and bee brick into external walls of the extensions.

5.2 Ecological Mitigation Measures

The specific ecological mitigation measures required to enable this development to meet the required legislation are set out below. All measures are mapped in Figure 5.1.

External artificial lighting

No artificial lighting will be introduced to the site during the groundworks and construction phases of the development. During the operational phase, new exterior lighting should be avoided. If necessary, external artificial lighting will only include lighting above external doors (ideally operated by motion sensors or the use of timer switches).

Storage of building materials

All building materials must be stored either on hardstanding or on pallets (raised above the ground) to limit the risk of injury or mortality to animals including hedgehogs, reptiles and amphibians.

Disposal of waste materials

All waste materials must be disposed of safely, off site. No fires will be lit on site to dispose of any waste.

Figure 5.1 Plan showing ecological mitigation measures.
[For illustrative use only]

Key

- Ornamental hedge: potential for nesting birds 
- Retained free-standing tree: potential for nesting birds 
- Area with shrubs suitable for West European hedgehog, reptiles and amphibians 
- One in-built swift box/brick under eaves on new dormer on north-eastern elevation 
- One in-built bee brick, approximately 1m above ground level on south-western elevation of new single storey extension 
- Covered trenches and capped pipework at night
- No fires on site
- No artificial lighting onsite during groundworks and construction phases
- Timing of works restricted to daylight hours (08:00-18:00)



Discovery of animals

Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

In the unlikely event of any **bats** being found during demolition or construction, all work must stop immediately, and Natural England must be informed.

If any **birds** are found nesting on the roof, under the eaves etc., all work must stop immediately. If an active nest is encountered, a 5m protective buffer will be erected around it with no works occurring within this area until all young have fully fledged.

If required, further advice should be sought from Ecological Surveys Ltd (Tel: 01503 240846 or 07736 458609) or Natural England.

Covered trenching and capped pipework

Ideally all trenches will be covered over at the end of each working day. Any trench left exposed overnight will have a means of escape for mammals, reptiles etc. This will comprise a shallow sloped edge or board (of at least 30cm width) set at an angle of no more than 30°. All open trenches/excavations will be checked first thing every morning to ensure that no wildlife has become trapped. Any animals found should not be handled but be allowed to move away to a place of safety on their own.

All open pipework larger than 150mm outside diameter will be blanked off at the end of each working day.

In-built bird and bee provision

One swift brick/box and one bee brick will be built into the structure of the dwelling. Their approximate locations are given in Figure 5.1.

The swift brick/box will be built-in under the eaves of the new dormer on the north-east elevation.

	
Swift bricks	Swift box

One solitary bee brick will be built into the south-western elevation of the single storey extension, at between 1m-2m above ground level and with nectar sources nearby.



Solitary bee bricks

6. References and Further Information

- Bat Conservation Trust and Institution of Lighting Professionals (2023) *Bats and Artificial Lighting At Night. Guidance Note GN08/23*. Institute of Lighting Professionals, Rugby.
 - Bat Conservation Trust (BCT) "Landscape and Urban Design for Bats and Biodiversity," by Kelly Gunnell, Gary Grant and Dr. Carol Williams
 - Eastleigh Borough Council (2023) *Decision notice: Application no.: H/23/96289. Description: Single storey rear extension and loft extension works, to include 1no. side dormer and the alteration of the roof profile and raising of the ridge height to existing dwelling Site: 78 HOBBS LANE, HEDGE END, SOUTHAMPTON, SO30 0GP. Monday 18 December 2023.*
 - Reason, P.F. and Wray, S. (2023) *Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.
 - The British Standards Institution (2011) *BS6187:2011. Code of practice for full and partial demolition*. BSI Standards Ltd, London.
 - Voigt, C.C. et al (2018) *Guidelines for consideration of bats in lighting projects. EUROBATS Publication Series No. 8*. UNEP/EUROBATS Secretariat, Bonn, Germany.
 - Williams, C. (2010) *Biodiversity for Low and Zero Carbon Buildings: a technical guide for new build*, RIBA Publishing, London.
- www.chaninweb.co.uk/Chanin%20&%20Gubert2012_Lutra_55_1_LOWRES.pdf

Appendix I. Eastleigh Borough Council's Considerate Builders Advice Note

Ecological Surveys Ltd

Southampton and Eastleigh Building Control Partnership Eastleigh Development Control

Considerate Builders Advice Note

Eastleigh Borough Council have recognised that development, whilst essential, is often disruptive to daily life, and are seeking to work with builders and developers throughout the Borough, with the aim of overcoming the most commonly reported problems and concerns.

The Council is encouraging all developers to comply with a Code of Practice to ensure development proceeds without making life unpleasant for those who live and work nearby.

Many councils are operating these schemes and builders have found that observing a council's Code of Practice not only benefits people directly, but also improves the reputation of their businesses.

The Code of Practice for contractors

- Site Managers will be given a copy of this advice note and should be aware of the planning permission's imposed conditions, prior to the commencement of construction activities and must ensure that all site operatives are also familiar with the requirements of the planning permission and the code of practice
- Construction work will not take place on site outside the hours permitted under the planning permission (usually between 8am to 6pm Mondays to Fridays, and 9am to 1pm on Saturdays with no work on Sundays or on recognised Public Holidays)
- If there is no hours condition imposed on the planning permission, every effort should be made to confine work to the hours as above
- Adequate protection to be provided to trees and vegetation on the site
- No on-site burning
- Roads and footpaths to be kept as clean and free from mud as possible, through the use of wheel washing facilities and road-sweeping vehicles
- Contractor's and site operative's vehicles should, wherever possible, be accommodated within the site itself or where this is not possible, vehicles to be parked away from the site so as to avoid congestion on the local road network
- It would be good practice to provide car stickers to identify those vehicles associated with the site should they need to be moved in an emergency
- Vehicle movements should be carried out with due regard to the safety of the general public and site operatives, with use of banksman as necessary ; provide adequate signage ; ensure safe passage for pedestrians giving extra consideration for the disabled and visually impaired providing ramps to footpaths as necessary
- Site to be kept tidy; toilet facilities to be provided; materials and debris to be kept within the site boundaries; measures to be put in place to control dirt and dust; maintain site security fencing

- A pre-construction meeting is recommended with an Officer from the Council's Development Control Unit
- to ensure that a point of contact is made at the earliest possible opportunity
- If possible, inform neighbours, prior to any construction work starting, of the 'appropriate person' who should be contacted in the event of any on-site problems arising
- The display of a communication board at the site throughout the construction period giving details of the 'appropriate person', including their telephone number, and proposed timescales for various stages of the development would also be useful
- Site Manager to be responsible for dealing personally with complaints from the public or local residents and it will be his/her responsibility to try and resolve any complaints as soon as they occur, and thus avoid complaints being made to the Council
- The use of radios on site to be kept to a minimum, and operated in as considerate a manner as possible
- All site operatives should have a respectable standard of dress; work in a courteous manner, and avoid any confrontation with local residents
- Any damage caused to the highway, including the grass verges, to be reinstated as soon as possible

For larger projects consideration could also be given to registering the site with one of the national monitoring schemes for example Considerate Constructors at

www.considerateconstructorsscheme.org.uk