

Proposed 73 Bed Care Home

(C2 Use)

including 5No. Age Restricted Cottages

(C3 Use)

Providence Hill, Bursledon, Southampton, Hampshire

Construction Environmental Management Plan (CEMP)



April 2024

Ref: 256 – 02

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1 Introduction

Address: Land adjacent to 4 Brookfield, Providence Hill, Bursledon SOUTHAMPTON SO31 8AU

Client Team:

- | | |
|----------------------|---------------------|
| • Client | Colten Care |
| • Employer's Agent | Colten Developments |
| • Principal Designer | WLA Williams Lester |

Site Location: The site is located on a triangular parcel of land to the north of Providence Hill (A27) and south of Goslings Turnings within Bursledon. The land parcel is triangular in shape with the western boundary ending at a point from the north and southern boundaries. To the north and away from the site the ground rises to highlight the Bursledon windmill. This is a strong character to the site and its view is very much part of the planning application/approval process.

The site use is currently open space which is currently overgrown with inaccessible areas. Previous use includes its use as a small holding.

The site is not level, with a fall approximately 13m west to east and falls 10m south to north boundaries.

Electrical substation is located northwest of site, outside of the site boundary.

Northern boundary has an existing flowing (west to east) brook, including a series of mature trees along its length. A large heritage oak tree with larger root protection area is located halfway along northern boundary.

Southern boundary is lined with a landscaped verge owned by Local Authority Highways.

Refer to current tree survey and report for status on existing trees.

There are two existing accesses along the southern boundary, one being used as a vehicle access and the other has a five-bar gate and access.

The site is adjoined by private dwellings to the southwest corner and a mature tree line to the northeast corner.

This Construction Environmental Management Plan has been prepared to accompany a Full Planning application which is being submitted for this site.



Overall Land Parcel Plan



Aerial Land Parcel Plan

2 Programme

The programme assumes a commencement in Summer 2025.

3 Environmental & Ecology

Refer to APPENDIX A: Environment & Ecology Input compiled by EcoSupport.

Ensure this CEMP is read in conjunction with the input document within Appendix A.

4 Site Organisation

The location of the site compounds for all contractors working on the site, construction phases are highlighted on the site setup plans in Appendix 03. The site will continue to be kept secure at all times and will be maintained in as clean and orderly fashion.

A trained banks man will be on site to control for access and egress from construction site. The road construction appears to be suitable for this purpose but any damage to kerbing will be repaired as necessary. A photographic survey will be carried out before work commences and any defects noted.

Loading and unloading of Lorries will be carried out within the curtilage of the site.

Transporting material around the site will generally be carried out by fork lift truck and/or . When movement of large material is required a mobile crane will be used, this would be located within the site boundaries, ensuring clearance of all trees and vegetation.

The provision of a power jet washer will be available for the manual cleaning of wheels prior to lorries leaving the site boundary, as and when required.

24 hour monitored security CCTV will be placed on site monitoring all boundaries and site entrance. Clear signage will be visible to clearly advertise the site has monitored CCTV coverage.

Statutory signage and company signage will be displayed on the site gates or heras fencing to the front entrance of the site.

5 Working Hours

To minimise disturbance to local residents all construction activities will take place between:

Monday to Friday 08:00 to 18:00 (Site will be unlocked at 07:30 to allow for quiet paperwork and preparation)

Saturday 08:00 to 13:00 (Site will be unlocked at 07:30 to allow for quiet paperwork and preparation)

Sundays, Public/bank holidays No working

There will be no continuous activities outside of these hours except in an emergency which will be agreed in advance with the Local Planning Authority wherever possible.

6 Site Parking - operatives and visitors

The Site Setup plans within Appendix 03 show the proposed location and extent of parking that will be maintained as a minimum.

There will not, at any time, be parking on areas which intrude into the tree protection zones or any unsafe locations.

7 Loading/unloading of plant, materials including storage

The location of materials storage is shown on the Site Setup plans for the relevant phase.

Due to Extent of traffic using Providence Hill, all deliveries & plant movements will be restricted ensuring no large deliveries (*) are made between the hours 8.30am to 9.30am & 3.30pm to 4.30pm.

All large deliveries will be supervised by a trained banks man for access and egress from site. The road construction appears to be suitable for this purpose but any damage to kerbing will be repaired as necessary. A photographic survey will be carried out before work commences and any defects noted.

Loading and unloading of Lorries will be carried out within the curtilage of the site.

Transporting material around the site will generally be carried out by forklift and/or telehandler. When movement of large material is required, a mobile crane will be used, this would be located within the site boundaries, ensuring clearance of all trees and vegetation.

The provision of a power jet washer will be available for the manual cleaning of wheels prior to lorries leaving the site boundary, as and when required.

(*) When unavoidable large deliveries are expected to site within these time scales Colten will endeavour to inform the adjoining properties.

8 Noise and vibration

On site activities are expected to represent typical construction measures and operations on this site. To aid / mitigate the perception of noise and disturbance from regular activities site fencing is proposed as shown.

The hours of operation proposed are also not unusual and prevent unsocial working.

All contractors will be required to control and limit noise and vibration levels so that current legislative standards are not exceeded.

All materials will be handled, stored and used in a manner that minimises noise.

Plant and equipment utilised during construction will conform to current legislation on noise and vibration levels and will be examined on a regular basis for defects prior to the start of works. Under no circumstances will defective plant be used.

All complaints received about noise or vibration will be investigated immediately and where necessary action taken to minimise this.

9 Protective Fencing

Tree protection to be erected in accordance with the submitted/approved tree report and retained until the building works are completed. No site personnel will be permitted to access behind the tree protection area at any time.

Additional protective fencing, other than tree protection fencing will be erected around all local construction areas prior to site work commencing and subsequently will be maintained in good condition.

Boundaries to the site will be protected by the erection of hoarding and/or Heras fencing.

The fencing will be removed and/or relocated to a new position only when safe to do so.

10 Access phasing, Traffic Management and Public Access

The site access for all phases will be off Providence Hill in through the existing access routes.

A banksman will be in attendance on the access points to manage the construction traffic, deliveries and visitors.

All suppliers will be notified on their orders regarding any specific delivery arrangements.

Local residents will be provided with the Site Manager's contact details should any problems arise.

11 Dust and Odour Control

Best practicable means will be used to control dust and airborne pollutants at the site including the occurrence of smoke and fume emissions.

All plant and equipment will be checked prior to use to ensure that it is in good working order and repair and conforms to manufactures or statutory emissions standards. Any defective items of plant shall not be used.

All cutting operations will be carried out using water suppression at source.

During very dry periods where dust spray is evident then the ground will be water mist sprayed to keep dust down to a minimum.

No materials will be burnt on site.

A wheel washing facility will also be provided on site to reduce the impact of dirt/mud transfer onto the highway during demolition and muckaway.

12 Waste Recycling and Disposal

Where possible waste materials will, in the following order of preference, be reduced, re-used, recycled and disposed of.

Attempts will be made to avoid the over-specification of materials, thereby reducing wastage.

Waste materials will be segregated on site. Skips will be used so that wastes can be segregated for recycling and to prevent cross contamination. Used containers (especially if they contain hazardous materials/liquids)

may need special handling and the manufacturer's data sheet/instructions will be followed. Skips will be regularly checked and renewed before becoming overfull.

No waste will be burnt on site.

Where possible, waste materials will be disposed of at Waste Transfer Stations closest to the development site to minimise transport impacts.

13 Hedgerow and Tree Protection

Any remedial or protective work to trees on site will be carried out by suitably trained and qualified personnel using recognised methods in accordance with approved tree method statements.

Before any equipment, machinery or materials are brought onto site for the purpose of the development, trees will be enclosed at the outer edge of the overhang of their branches with protective fencing.

14 Dealing with Emergencies

Site specific construction plans will define the procedures for dealing with emergency events.

Health and safety controls will be established in accordance with relevant health and safety procedures.

Personal protective equipment (PPE) will be worn by all construction personnel including, where necessary, hard hats, high visibility clothing and protective footwear.

15 Communication with Local Authority and Local Residents

Following commencement, the LPA, Town Council and local residents will be kept updated. Neighbours will be provided with the contact details of the Site Manager so that they have quickly raise any concerns for Colten Developments attention.

Details including a contact name, telephone number and address will also be made available onto the pedestrian and site entrance gates, for further information or complaint purposes.

APPENDIX A: Environment & Ecology Input

K4 Keppel
Daedalus Park
Daedalus Drive
Lee on the Solent
PO13 9FX

3rd April 2024

Dear Colten Care,

RE: CEMP ecology input for Land at Providence Hill

This report has been produced to supplement the full Construction Environmental Management Plan (CEMP) produced for the following proposals:

'The proposals entail the erection of Residential Care Community, comprising a 73 bed care home (Use Class C2) and 5 x close care cottages (Use Class C2) with associated access, internal access roads, parking, landscaping and infrastructure'

To mitigate for possible significant negative impacts to the Windmill Fields Wood SINC and Badnum Creek adjacent to the site (both of county level significance), this document serves to meet the precautionary management framework to be adopted during works to minimise the quantity of construction stage pollutants from entering the habitats.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

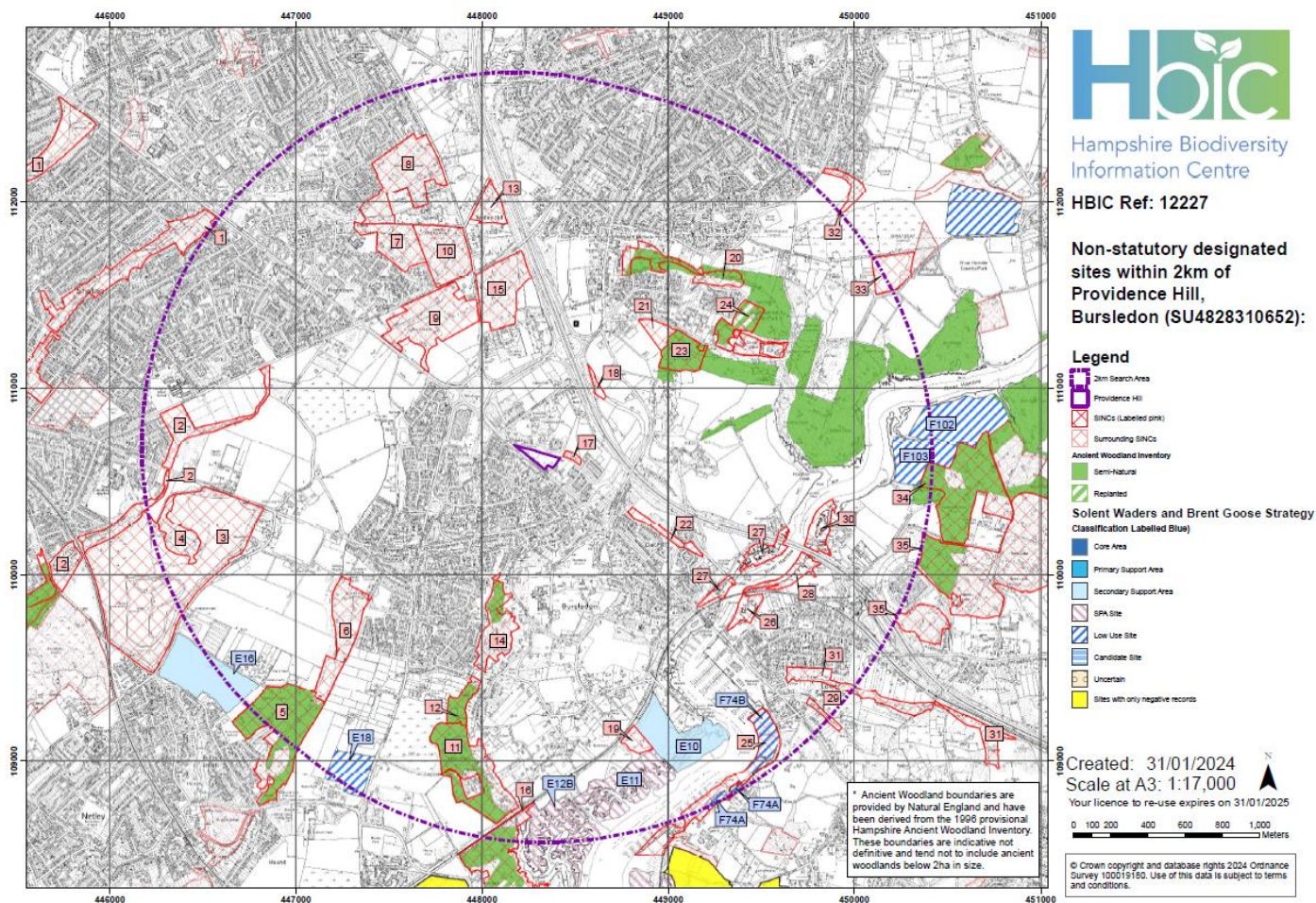
Ecological Baseline

Habitats

The developable area of the site consisted primarily of modified grassland, mixed and Bramble scrub and buildings. The habitats on site were considered to be of site-local value. A small brook (Badnum Creek) was noted running along the northern boundary of the site, which ran beneath the line of trees situated along the site boundary. This is considered to be of value at the **local** level.

The site lies approximately 25m from the boundary of Windmill Fields Woods SINC (Fig 1- map code 17) which is designated for supporting 'other woodland where there is a significant element of ancient semi-natural woodland surviving or supporting some characteristics of ancient woodland'.

Fig 1. Non-statutory designated sites located within 2 km of the site as provided by HBIC.



Species

Bats

Overall, the bat activity levels on site were considered to be moderate with Soprano and Common Pipistrelle (considered to be common species within the UK) representing the dominant species recorded on site, with occasional Noctule, Myotis sp. and Brown Long-eared bats registrations and a single registration of Nathusius' Pipistrelle. During the survey period, bats were observed commuting and foraging over the grassland habitat within the site and along the linear woodland habitat situated along the site boundaries, with the recording of early registrations suggesting that a roost is located nearby to the site.

Terrestrial Mammals

Whilst no evidence of foraging or commuting Badgers was noted on-site during the updated survey in December 2023, evidence of Badger hairs located on the barbed wire fence situated along the northern boundary was identified by Aven Ecology in 2016. No Badger setts or other evidence of associated Badger activity (e.g. deceased animals, snuffle holes, latrines, spoil heaps) were detected within the proposed site during each survey visit. In addition, spoil and rubbish piles have the potential to support sheltering Hedgehogs. Notwithstanding this, the scrub, grassland and woodland habitat provide suitable habitat to support potential foraging and commuting activity, and as such the site is considered to hold **site** value for foraging and commuting Badgers.

Reptiles

The unmanaged grassland, scrub edges and line of trees habitats within the site provide the requisite structure and heterogeneity (offering microclimatic variability favoured by reptiles) preferred by common reptile species. Whilst the previous survey effort identified the majority of reptiles within the western portion of the site, the subsequent development of the scrub habitat in this portion of the site will likely have reduced the availability of suitable basking areas, which are now limited to the fringes of this area. Notwithstanding this, the conditions of the on-site habitats are considered to be broadly the same to those recorded during previous survey effort. Whilst only Slow Worms were identified on site, the presence of a brook running along the northern boundary of the site represents suitable habitat to support Grass Snakes, with local records of this species identified. Notwithstanding this, following the development of a residential scheme to the north of the site, the site is largely isolated with an area of well managed grassland bordering the woodland to the north-east of the site, thus limiting potential dispersal opportunities. As such, it is considered that the populations assessed during the previous survey effort are unlikely to have changed significantly. Overall, the site has **Confirmed** presence of common UK reptiles at the **local** level of importance.

Breeding and Nesting Birds

The line of trees and scrub habitat within the site offer favourable habitat to support local breeding and nesting birds, in addition to the adjoining grassland habitat which could provide foraging opportunities to local birds of prey such as Barn Owl, Red Kite, Peregrine Falcon and Hobby. It is considered that there will be an **adverse impact** at the **Local** level of significance.

Invertebrates

The site supports woodland edge, hedgerows and deadwood habitat that could potentially support Stag Beetle, with a range of ecological niches and foodplants identified that could support a diverse range of invertebrate species. Notwithstanding this, given that the habitats present within the site are widespread, it is considered unlikely that the site supports rarer invertebrate species. As such, it is considered that the works will have a **moderate adverse impact** at the **Site** level of significance.

Other Designated Sites

Badnum Creek is situated within the catchment of the River Hamble (with a number of overlapping designates covering this river including the Solent Maritime SAC, Solent and Dorset Coast, Solent and Southampton Water SPA/ Ramsar) was identified running along the northern boundary of the site. As such, run-off from the site has potential to enter the watercourse if not controlled, which could subsequently result in the pollution incidents and damage to ecologically sensitive habitats. Therefore, it is considered that the proposed works will have a **potential adverse impact**

on habitats of *International* value.

Species Specific Mitigation

Bats

To ensure there are no negative impacts towards commuting and/or foraging bats, during the construction phase of the development, no works are to be undertaken between dusk and dawn, with lighting also limited to daylight hours where necessary.

Reptiles

The first work to take place on site will be the implementation of a dedicated reptile capture and translocation into the receptor site (in line with the ecology report (Ecosupport Ltd, 2024)).

Fencing

Semi-permanent exclusion fencing will be installed around the perimeter of the site in summer 2024. This will provide a division between the retained buffers, areas subject to capture and the 'working' areas i.e. those areas where humans and machinery will disturb the ground (**Fig 2**).



Some areas will be combined with the tree protective fencing. In this instance the line of the tree protective fencing will be marked out. This will then confirm the location of the trench associated with the reptile fence. The trench can then be dug and the heras fence put in place. Once in place, the reptile exclusion fence can then be installed, attaching it to the heras panels.

The fencing will remain in place until all works are completed.

Any breaches/damages of the fence will be repaired and/or replaced as quickly as possible, at the cost of the contractors responsible.

Distribution of Refugia

The refugia used will be bitumen roofing felt which will be placed around suitable habitats throughout the site. This will be distributed at an increased density to aid the capture effort and reduce the number of capture days required.

Catching

Suitably qualified ecologists, with experience in reptile capture, will carry out the trapping of reptiles during the active reptile season on days where reptiles were likely to be found (i.e. between 10°C and 20°C with little or no wind or rain). Reptiles will be captured by hand from beneath the artificial refugia and placed into a suitable container. All captured reptiles will be released into the receptor area on the same day they are captured.

Timing

The optimum period for capture of reptiles is April to June and September, however it is possible to capture reptiles outside of this period providing weather conditions are suitable. The capture effort will begin in summer 2024.

Capture Effort

The HGBI guidelines (1998) suggest that for a 'low' population of Slow Worm a minimum of 60 days capture is undertaken. Artificial refugia will be distributed across the site at an increased minimum density of <50/ha. Despite the recommendation for 60 capture days, it is considered a significantly lower figure than this would be appropriate (30 days), however this can be reviewed during the capture works. Capture visits will continue until 5 consecutive visits have been carried out in ideal weather conditions where no reptiles are captured (or seen), it is considered that the relocation can come to an end. This approach is based on survey guidance (Highways Agency, 2005), which suggests that a minimum of five visits are required to establish whether reptiles are present or likely to be absent from a site, during a standard survey. Therefore, if no reptiles are recorded after five visits (in optimal survey conditions), it can be concluded that reptiles are likely to be absent from the site.

Vegetation Removal

Vegetation works should take place prior to or after the bird-nesting season (March – August). However, where this is not possible works should be preceded by a nesting bird survey undertaken by a Suitably Qualified Ecologist (SQE) (i.e. small stretch of vegetation will require removal to facilitate road construction. To minimise the area lost, these will be pegged out. If this takes place during March – August a SQE will be undertake a survey prior to removal).

If an active nest is identified a five-metre buffer will be established. No works will be able to take place within this area until the SQE has confirmed that the chicks have fledged and that the nest is no longer active.

Further Protective Fences

Trees will be protected in accordance with BS5837 2012 - 'Trees in relation to design, demolition and construction - Recommendations'. The fencing will be established prior to the start of the construction works. The fencing will be of

sufficient durability to be in place for the duration of the works.

Information Signs

Information signs will be attached along the fences so that workers are reminded of the importance of the protected areas.

Impacts to Watercourses (Badnum Creek) and Designated Sites

The ditch / brook runs along the northern boundary of the site. Works will take place to the south of the ditch / brook however it should be noted that (excluding habitat management) no works will take place within 10m of this feature. The quality of stormwater and groundwater can be negatively impacted during construction activities. There is a risk that polluted water, generated during construction, could make its way into the ditch / brook.

A minimum ten-metre buffer is being retained along the ditch, which will be delineated by the reptile fencing and protected as a reptile receptor. Due to the impermeability of Herptile fencing, this will provide some level of disruption to surface water run-off into the stream during the construction phase. However, some further general practical measures and sensitive working practices with regard to water quality are provided in **Table 1** below.

Table 1. Practical measures and sensitive working practices involving water during construction.

Issue(s) to Control	Best Practices to be Adopted
Stormwater polluted with debris /chemicals	• Minimise the areas of exposed ground • Locate siltation traps at key points on the site (where run off could enter the ditch) and discharge all runoff through the traps. • Provide adequate drainage channels lined with impervious material. • Ensure integrity of hoarding to prevent uncontrolled discharge to stormwater drains outside site boundaries. • If it is not possible to install temporary water drainage works, as above, use sand bags (and sealed hoarding) to divert site water run-offs to siltation tank and water treatment systems. • Avoid carrying out earthworks nearby to the ditch during the rainy season and if is not avoidable ensure that the works are kept to a minimum. • Surround earthworks by dykes or embankments for flood protection and cover earthworks as appropriate. • To prevent soil erosion, compact earthworks final surfaces and perform subsequent permanent work/surface protection immediately after surface formation and provide appropriate drainage. • Cover and seal manholes (including newly constructed ones). • Ensure that the road from the wheel washing facilities to the end of the site is paved with backfall to prevent runoff of wash water.
Concrete	• Recycle wastewater from washing of mixer trucks, drum mixers and similar equipment wherever practical to minimise wastewater discharge. • Treat all contaminated surface water from concrete operations with appropriate facilities.
Drainage into Badnum Creek	• Should surface water need draining into Badnum Creek, an ecologist will be contacted prior to the pipe installation • A silt buster will be installed to remove large particles and contaminants before the water reaches the creek

Training Awareness and Competence

Site staff shall be competent to perform tasks that have the potential to cause a significant ecological impact. Competence is defined in terms of appropriate education, training and experience. Ecological awareness and training shall be achieved by:

- Site induction, including a talk given by a Suitably Qualified Ecologist (SQE), during which information on all protected areas / Biodiversity Protection Zones will be given. The importance of leaving these areas undisturbed once the protective fencing is installed will be emphasised.
- Information on protected species will be given including field signs to look out for during construction work.
- Environmental posters and site notices will be erected around the site.

Training will be recorded in the Project records by each Developer.

Line of Communication Regarding Ecological Issues

Prior to works getting underway, all staff will be aware of the ecological features and associated issues on site. They will be conscious of the impacts of their actions not only on the retained areas/Biodiversity Protection Zones on site but also the locality of nationally designated site. They will also be mindful during works of field signs of protected species and finally of the steps to take in the eventuality that an ecological situation arises. Therefore, as soon as an issue is uncovered/advise is needed, the Project Manager will be consulted. They will then contact the SQE who will visit the site and advise accordingly.

Compliance

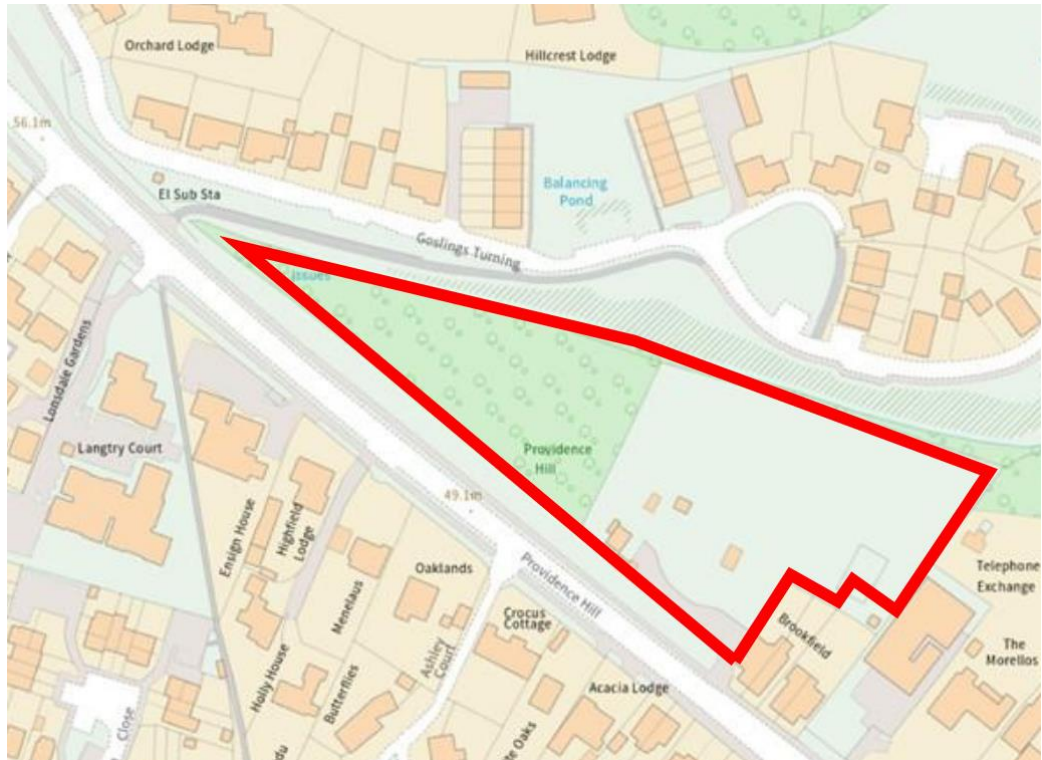
Monthly compliance checks will be completed by the appointed SQE to ensure all protective fencing has remained intact and the ecological recommendations within this CEMP are followed. The outcomes of these checks will be reported to the LPA on a monthly basis.

Kind regards,

Lyndsey Barratt BSc (Hons) PGCert MCIEEM

Senior Ecologist

APPENDIX B: Site Plans



Existing Site Plan



Proposed Site Plan

APPENDIX C: Phasing Plans



Proposed Phasing Plan

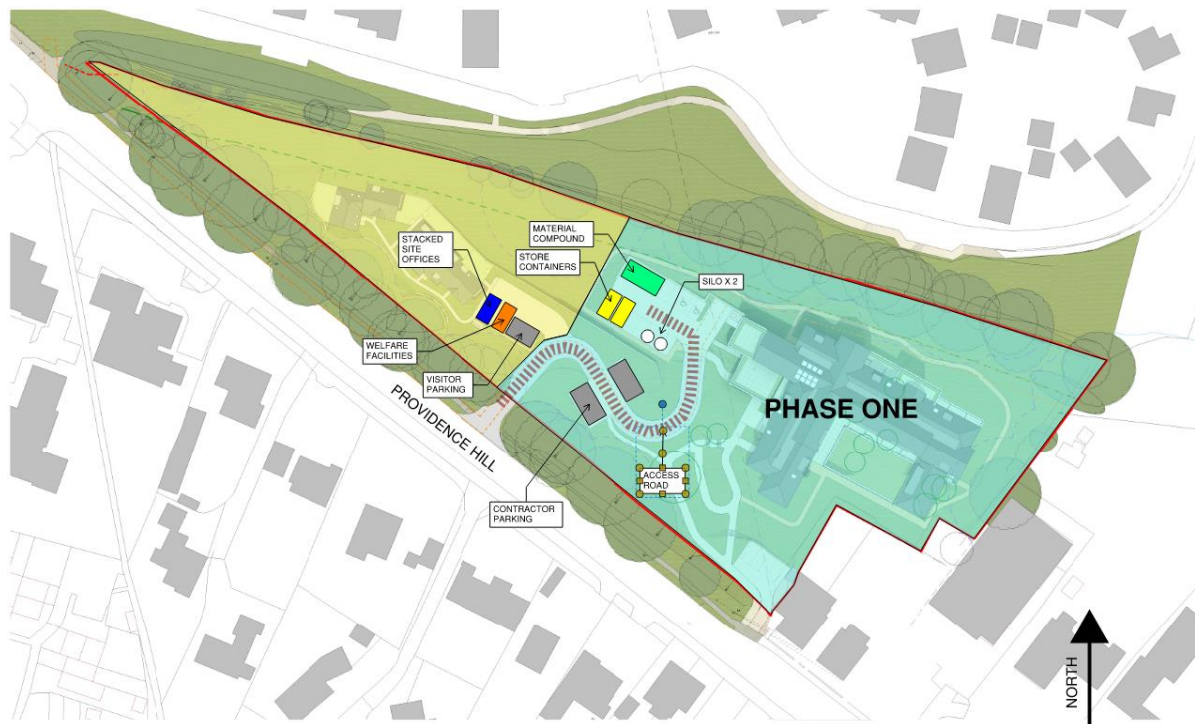
PHASE ONE PROCESS:

- Site set up.
- Construct new access road to base course.
- Erect new care home.
- Install associated parking, facilities and landscaping.
- Connect and commission all utilities.
- CQC commissioning.

PHASE TWO PROCESS:

- Construct new cottages.
- Install associated parking, facilities and landscaping.
- Connect and commission all utilities.
- Complete access road with final wearing course.

APPENDIX D: Site Set Up Plans



Proposed Phase ONE Plan

PHASE ONE:

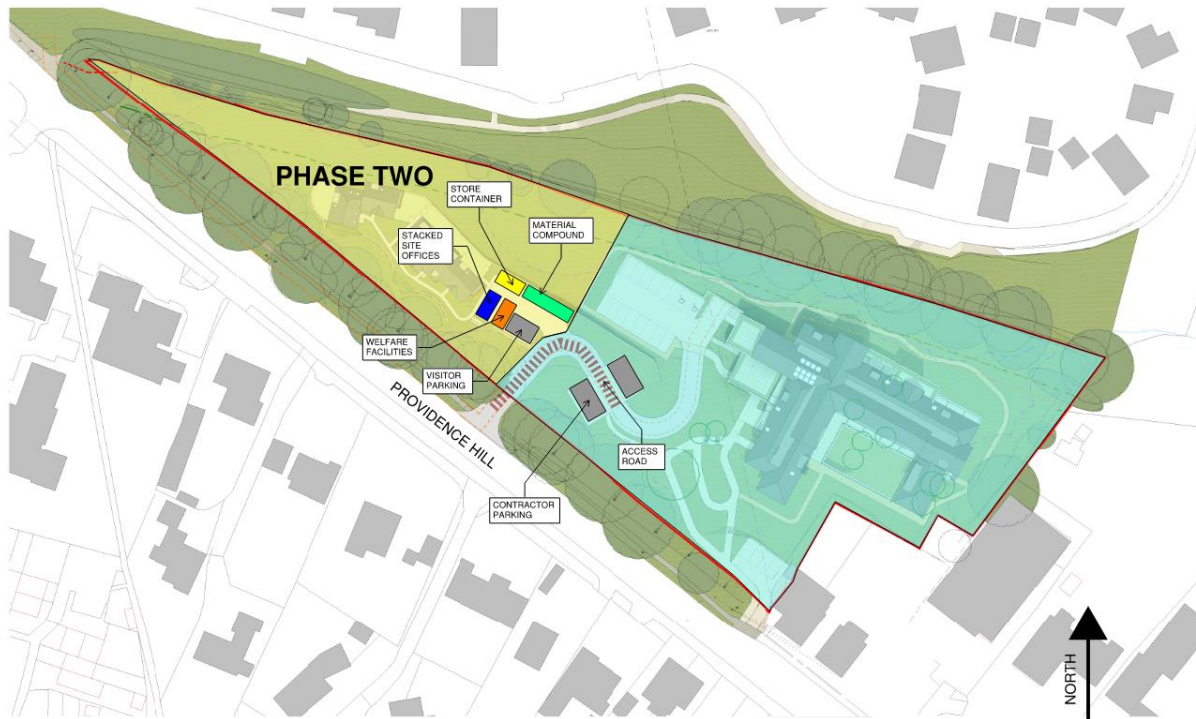
Construct new access road.

Site office and welfare/facilities located on future car parking for phase TWO cottages.

Visitors' car parking alongside site offices.

Contractor parking to utilise the parking spaces along the new access road.

Site containers, Silo's and material compound located on lower car park.



Proposed Phase TWO Plan

PHASE TWO:

Site office and welfare/facilities to remain at location within Phase ONE.
 Visitors' car parking alongside site offices, retained.
 Contractor parking to utilise the parking spaces along the new access road.
 Site containers, Silo's and material compound located on lower car park.