

Eastleigh Borough Council

15/05/2024

Attn: Case Officer

Dear EBC

Construction Environmental Management Plan (CEMP) for H/24/96732 68 CHALK HILL, WEST END, SOUTHAMPTON, SO18 3DB

Extension of basement level to rear with ground and first floor rear extensions including terrace (Resubmission of application H/22/93889)

This letter contains the following sections:

1. Introduction
2. Precautionary working method to protect bats, hedgehogs, swifts and badgers during works
3. Enhancement measures
4. The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person
5. Conclusion and Figures 1-5

1. Introduction

This Construction Environmental Management Plan (CEMP) has been prepared in accordance with the requirements outlined by Eastleigh Borough Council to address and mitigate potential impacts on wildlife species during the development, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

The purpose of this plan is to ensure that construction activities do not adversely affect bats, hedgehogs, swifts, and badgers (as there are records of these species nearby). It also includes biodiversity enhancements in line with local and national planning policies.

The plan details the measures to be undertaken to mitigate and enhance the ecological aspects of the proposed development and allow the discharge of the following condition:

“5. 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 bats, hedgehogs, swifts, and badgers.

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).”

The following notes to the applicant are also relevant:

“Note to Applicant: If badgers or signs of badgers are found on site, all work must stop and Natural England must be notified. Standing advice on badgers is available online at <https://www.gov.uk/guidance/badgers-advice-for-making-planning-decisions>

Note to Applicant: New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk).

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.

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>)

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>

A site visit was carried out on the 21st March 2024. The site overall lacks biodiversity value and does not require a full ecological appraisal (see photo in *Figure 1*).

Immediately prior to works, a suitably qualified and bat-licensed ecologist must undertake a pre-works inspection (or pre-works evening bat emergence check) to confirm that suitability hasn't increased. The ecologist should also check for breeding birds (not limited to swifts) if works are to be undertaken between late February and August inclusive. This should be followed by ecological supervision of the removal of any potential bat roost features shown in *Figures 2 & 3*. Alternatively

The garden area to be affected only consists of patio and close-mown lawn with no risk of hibernation sites for hedgehogs and toads nor breeding sites for stag beetles. Therefore these species do not need to be considered further in terms of mitigation. However if plans change and works are to extend out beyond the patio and lawn, then this area and the area at the western end of the garden should be inspected by an ecologist first to ensure compliance.

An Ecological Clerk-of-Works is not required. However, during the construction phase, the following measures will be implemented by the site foreman:

- a. Regular monitoring of construction activities to ensure compliance with the approved CEMP.
- b. Training of on-site personnel to recognise and respond to potential encounters with protected wildlife. Information will be provided by an toolbox talk or by an ecological pre-works check.
- c. Immediate cessation of work in the event of an unexpected discovery of a protected species, an ecologist must be consulted, and the appropriate Natural England mitigation licence will be sought.

2. Precautionary working method to protect bats, hedgehogs, swifts and badgers during works

Due to the presence of potential suitable external roosting features and potential bat access points on the building (see annotated photographs in *Figures 2 & 3*), an ecologist should supervise the removal of tiles and any potential bat roost features following a pre-works inspection (normally this would not be permitted but the

suitability is considered low-negligible). Alternatively one dusk emergence bat activity survey may be carried out. If works are to be undertaken in summer, the ecologist should include swifts and other breeding birds in the check. The garden area is patio and lawn so toads and stag beetles do not need to be considered further. However, if plans change and works are to extend out beyond the patio and lawn, then the area should be inspected by an ecologist first. In addition, if any of these species are found during works, then the construction team must contact the undersigned project ecologist.

There are records of hedgehogs and badgers near the property. Any trenches left overnight will be covered or provided with ramps to prevent animals falling in and being trapped. Excavations left overnight should be checked prior to filling. Any open pipes left overnight will be covered.

There are also records of swifts near the site. If any active nests are found prior to or during works, a 5m buffer zone should be established around them and be temporarily fenced off to prevent plant or personnel disturbing the nest until the end of the breeding bird season (or until the nest is no longer in use). Measures to enhance the site for swifts can be found in *Section 3* below and shown in *Figures 4 & 5*.

Should any protected species (i.e. common toads, reptiles, birds, hedgehogs or badgers) be discovered during works on site, works will cease immediately. The site manager will then seek the advice of a suitably qualified and experienced ecologist and works will only proceed in accordance with the advice they provide.

3. Enhancement measures

One integrated bat box/ bat brick (a Habibat™ Bat Box, an Ibstock Enclosed Bat Box, a Schwegler Bat Tube, or similar), which provides a cavity that is incorporated into the external build structure to offer roosting space for bats will be installed in the new extension.

One swift box (Ibstock Eco-habitat or No. 18 Schwegler swift box or similar) will be incorporated into the wall of the new extension (preferred). If this is not possible the swift box will be mounted on the exterior of the existing house. This box is also suitable for house sparrows which are more likely to use the box than swifts in this location.

Detailed plans illustrating the locations and extent of ecological enhancement measures for the north and south elevations are provided below in *Figures 4 & 5*.

The use of high intensity lighting should be avoided, particularly near retained vegetation and any biodiversity enhancements (particularly bat box/brick access points).

Any lighting installed should avoid spillage of greater than 0.1 lux (typical moonlight/ cloudy sky) near to or directly onto the new roost entrances and vegetation so that light disturbance is not a problem. However, it is in a highly lit area and as such this may not be possible due to existing light spill. If this is the case any new lighting should not increase the level currently experienced and, if at all possible, should reduce any light spill due to the type of lighting used and the use of protection such as hoods and cowls. This is because lighting can impact bat populations directly by disturbing roosts and reducing their foraging area, or indirectly by severing commuting routes from roosts. Therefore, the following (modified from *Bats and lighting in the UK* (ILP 20231) should be undertaken:

Aim of light The light should be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. This lit area must avoid being directed at, or close to, any retained vegetation. A shield or hood can be used to control or restrict the area to be lit. Avoid illuminating at a wider angle as this will be more disturbing to foraging and commuting bats, as well as people and other wildlife.

For any security lighting, the following should also apply:

Power It is rarely necessary to use a lamp of greater than 2000 lumens (150W) in security lights. The use of a higher power is not as effective for the intended function and will be more disturbing for bats.

Movement sensors Many security lights are fitted with movement sensors which, if well installed and aimed, will reduce the amount of time a light is on each night. This is more easily achieved in a system where the light unit and the movement sensor are able to be separately aimed.

Timers If the light is fitted with a timer this should be adjusted to the minimum to reduce the amount of 'lit time'.

Alternatives The requirement for security lighting in each instance should be carefully considered and only used where absolutely necessary to deter crime.

The use of non-UV LED lighting (preferably using warm spectrum wavelengths) is strongly recommended to avoid the most deleterious impacts of lighting on biodiversity and bats in particular.

4. The role and responsibilities of the site manager or similarly competent person.

The role of our the site manager will be to implement the following:

- Construction Environmental Management Plan (CEMP)
- Toolbox talks (where supplied by an ecologist)
- Provision of any protected species mitigation measures and enhancements

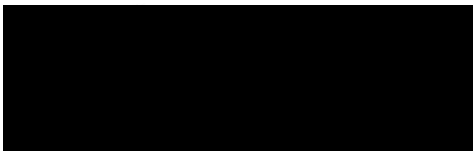
5. Conclusion

A final progress report and/ or confirmation of installation of the biodiversity enhancements will be submitted to the Local Planning Authority within 6 months of completion. This will include details on any wildlife encounters, actions taken, and any modifications made to the plan.

The measures outlined in this plan will be implemented and maintained for the lifetime of the project and beyond, in perpetuity, to ensure the ongoing protection and enhancement of the local ecology. The integrated bat and swift boxes will be retained and repaired as part of any maintenance on the house.

The client is committed to working closely with Hampshire Ecological Services Ltd and Eastleigh Borough Council to ensure the successful execution and retention of these ecological measures.

Yours sincerely,



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Principal Ecologist

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Duty phone: 0771 4568361

For and on behalf of HAMPSHIRE ECOLOGICAL SERVICES LTD

Figure 1

Photo showing low biodiversity value of area of proposed works.



Figure 2

Plans showing the potential external roosting features and potential access points on the building.



Figure 3

Plans showing the potential external roosting features and potential access points on the building.



Figure 4

Plans showing proposed biodiversity enhancements to be incorporated into area of new build.

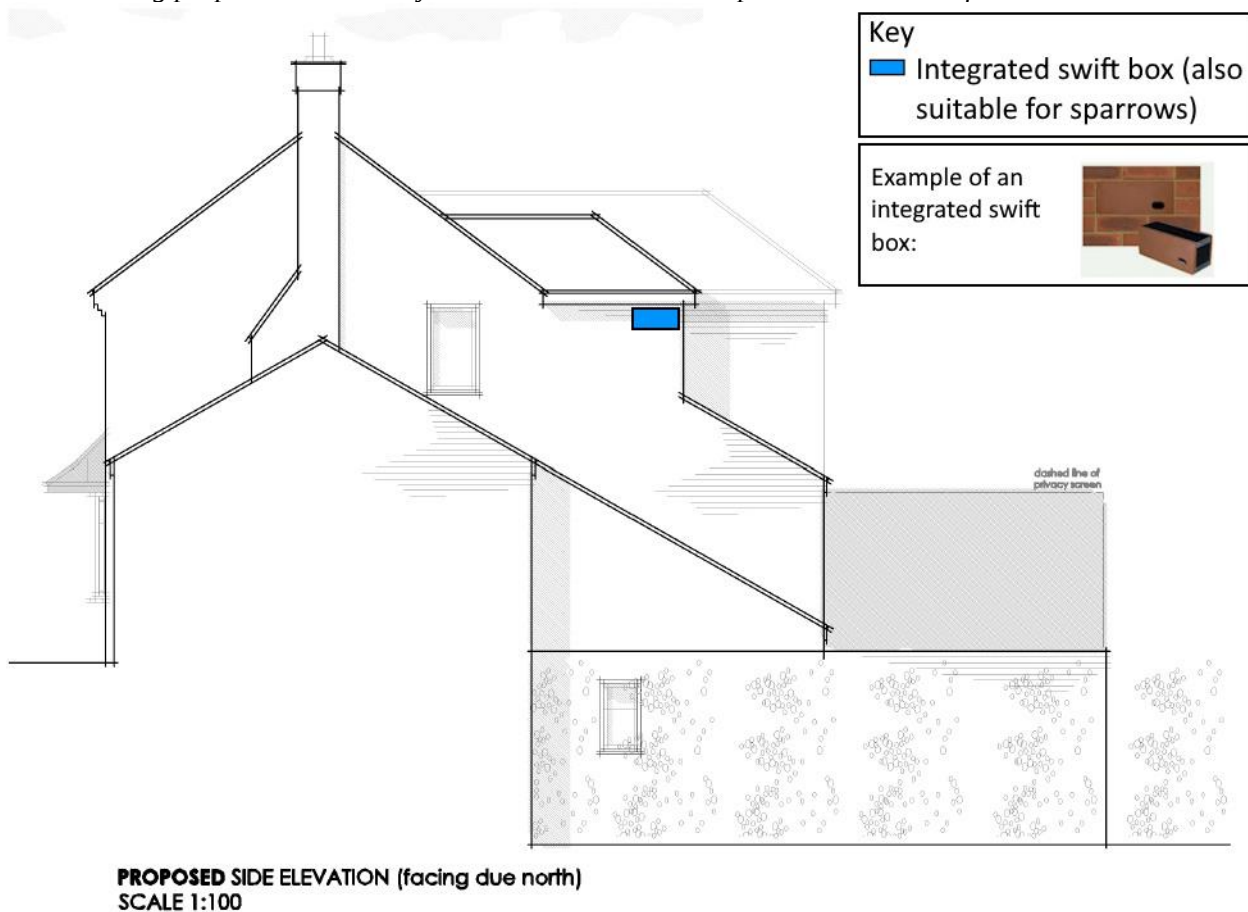


Figure 5
Plans showing proposed biodiversity enhancements to be incorporated into area of new build.

