



Newt Conservation Partnership

Construction Environment Management Plan

Planning Application reference: PP-12767845

Land at Rowley Green Meadow, Stoke Park Farm

Proposed new pond complex of up to seven new clean water wildlife ponds at Stoke Park Farm, Eastleigh

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1. Introduction

1.1 Planning reference number

Planning application F/24/96817

1.2 Site address and location plan

Stoke Park Farm (Rowley Green Meadow), Stoke Common Road, Eastleigh, SO50 6DW. Figure 1 shows the location plan supplied with the planning application.

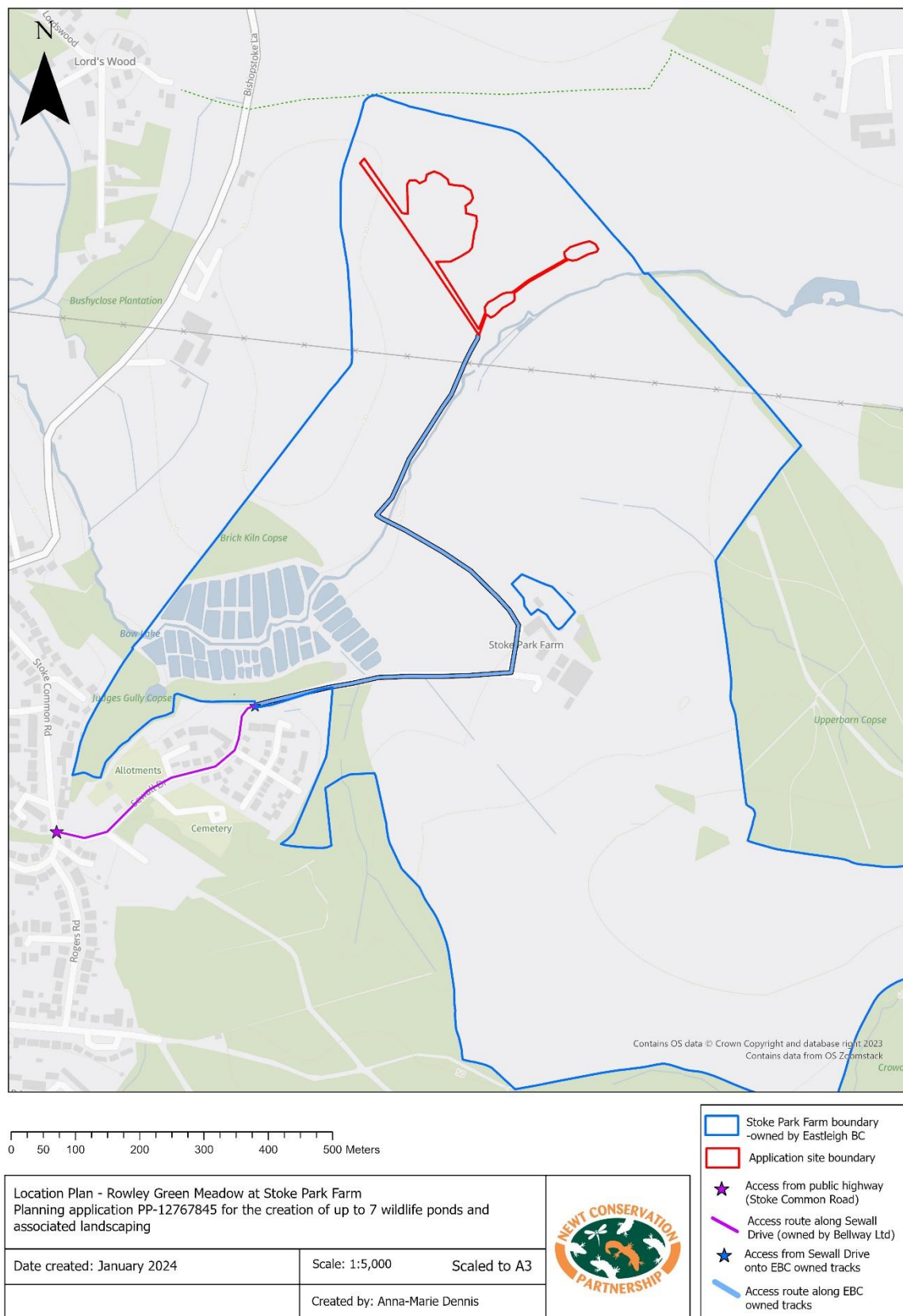


Figure 1: Location Plan

1.3 Site description

1.3.1 The planning application is for the excavation of seven new wildlife ponds, with associated habitat creation (hedgerow and tree planting) and erection of a stock fence along the field boundary, in Rowley Green Meadow. Rowley Green Meadow is a field of approximately 8ha within the landholding of Stoke Park Farm. It is vacant agricultural land comprising improved grassland - previously grazing land for the dairy farm operation.

1.3.2 The planned works are shown in Figure 2.

1.3.3 There are no statutory or non-statutory designated ecological features present within the site.

1.3.4 However, near to the project area, there is a main river (Bow Lake) which drains into the River Itchen SSSI and SAC, and the site lies within the Impact Risk Zone for The River Itchen SSSI and SAC.

1.3.5 Within and adjoining Stoke Park Farm there are Sites of Importance for Nature Conservation (SINC) designated for their woodland features (Stoke Park Woods, Upper Barn Copse and Crowdhill Copse).

1.3.6 Stoke Park Farmhouse is residential and there are also businesses based at the farmyard and at Hampshire Carp Hatcheries to the west of Stoke Park Farm. There are residential and recreational areas beyond the former farmland.

1.3.7 The sensitive receptors (residential and business) in proximity to the proposed works are shown in Figure 3.

1.3.8 The biological receptors (ancient woodland and waterways) and statutory protected sites are shown in Figure 4.

1.3.9 An archaeological watching brief will be carried out during the topsoil stripping for the pond excavation in line with the approved Written Scheme of Investigation. The archaeologists' vehicle movements to access the site have been included in the estimates.

1.3.9 Figure 5 shows the locations of the work site, welfare facility and storage and refuelling area.

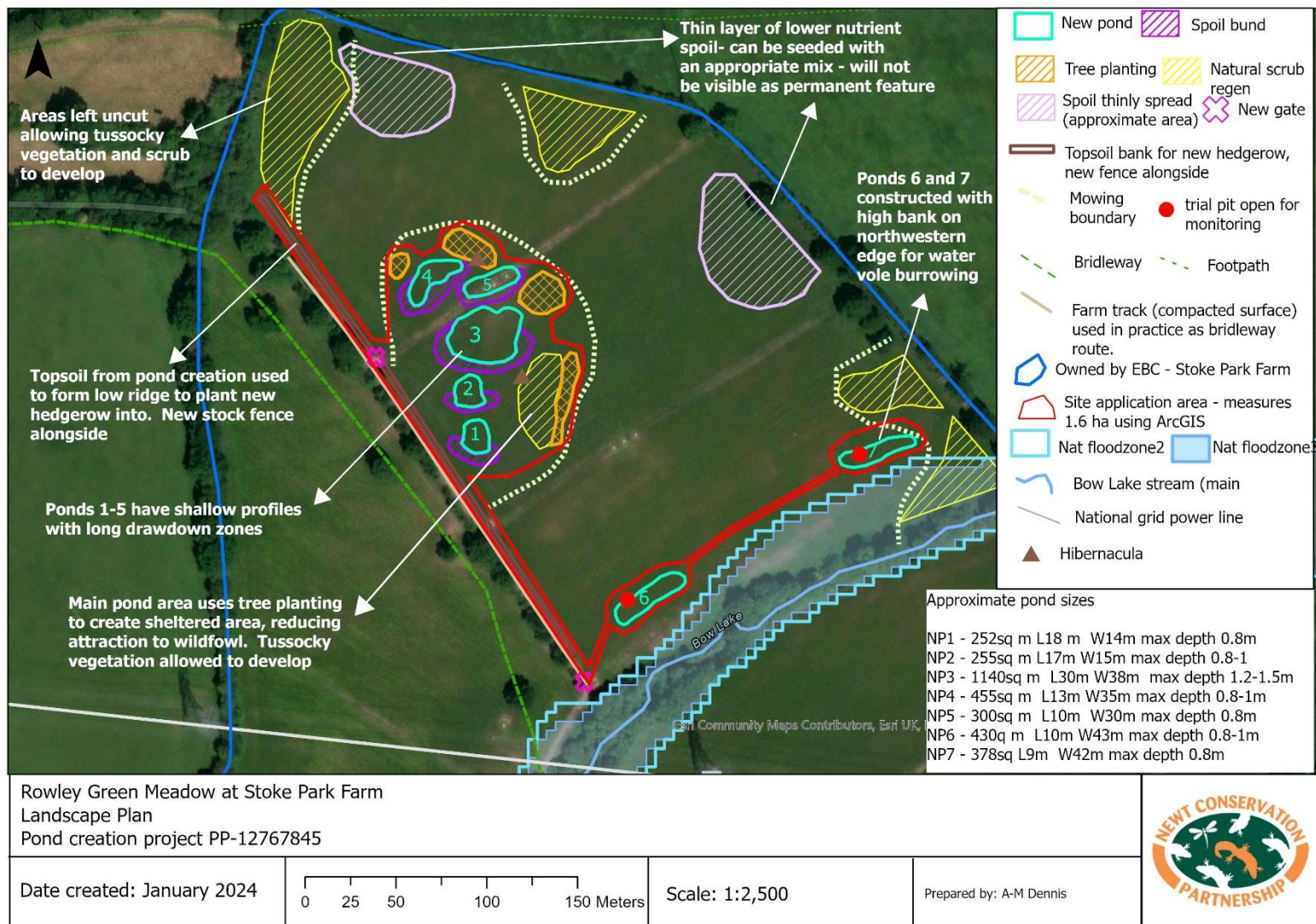
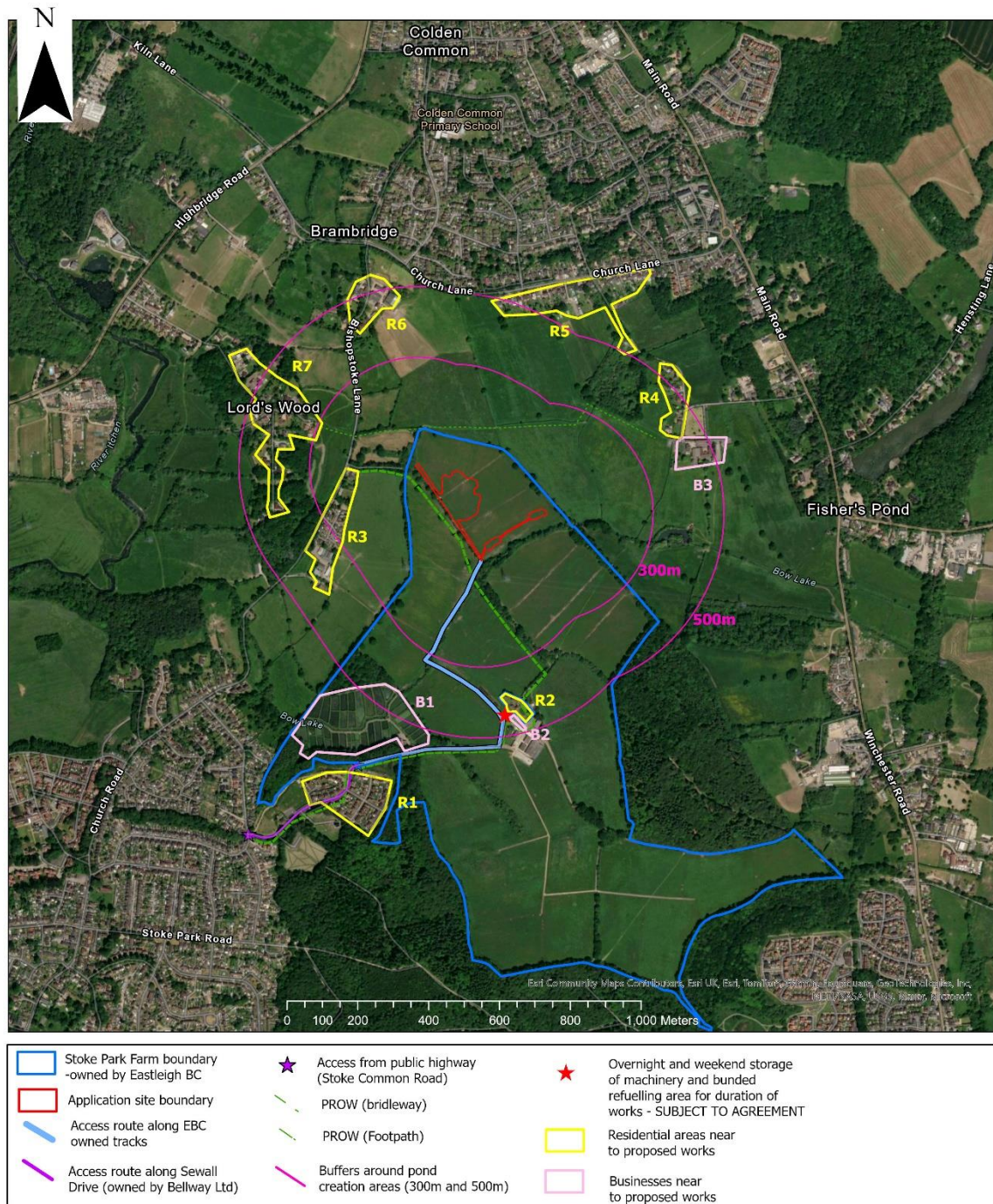


Figure 2: Diagram of proposed works in Rowley Green Meadow



Sensitive receptors near to Rowley Green Meadow at Stoke Park Farm Planning application PP-12767845 for the creation of up to 7 wildlife ponds and associated landscaping		
Date created: April 2024	Scale: 1:10,000 Scaled to A3	
	Created by: Anna-Marie Dennis	

Figure 3: Residential areas and businesses in relation to proposed pond creation project in Rowley Green Meadow

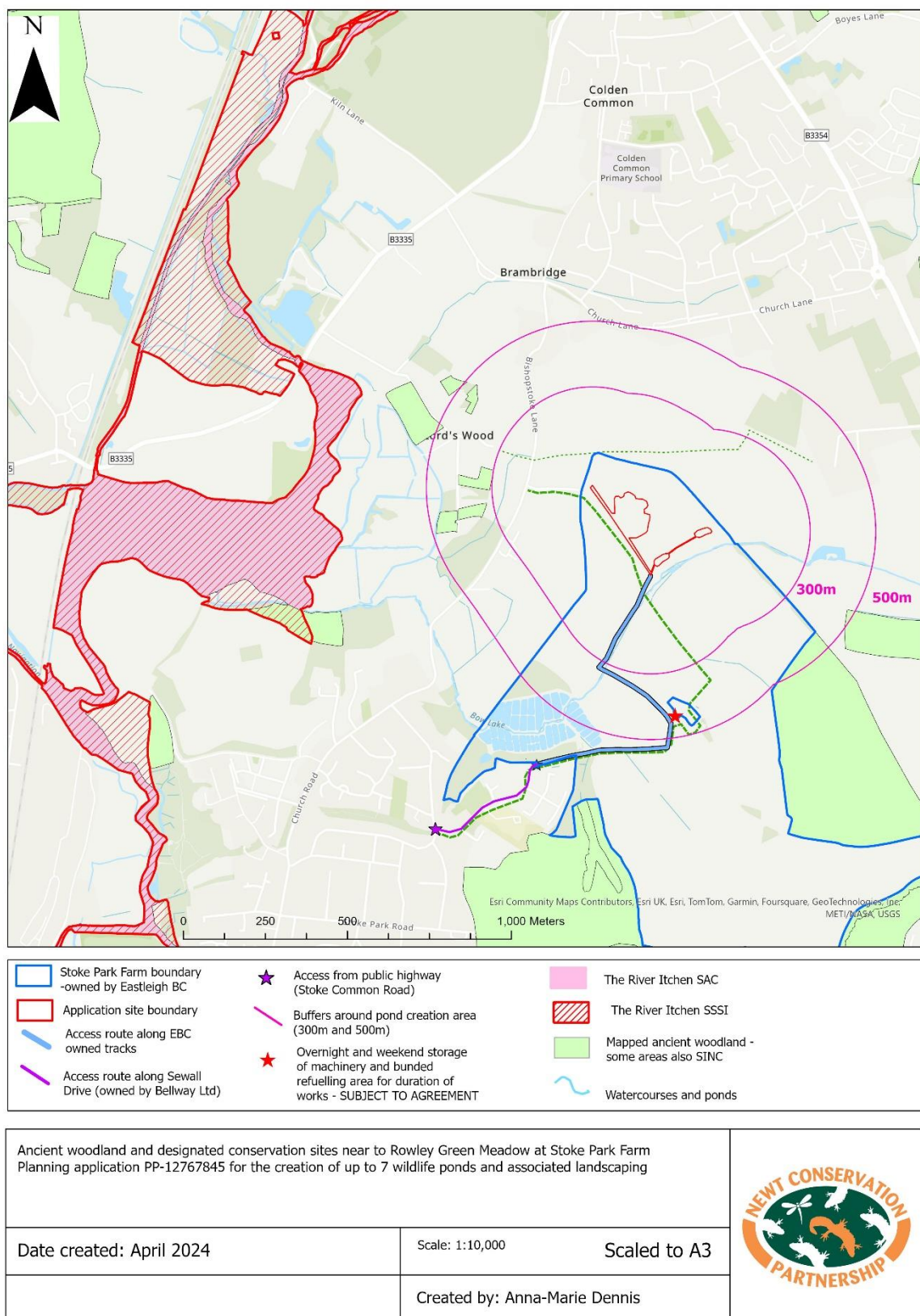
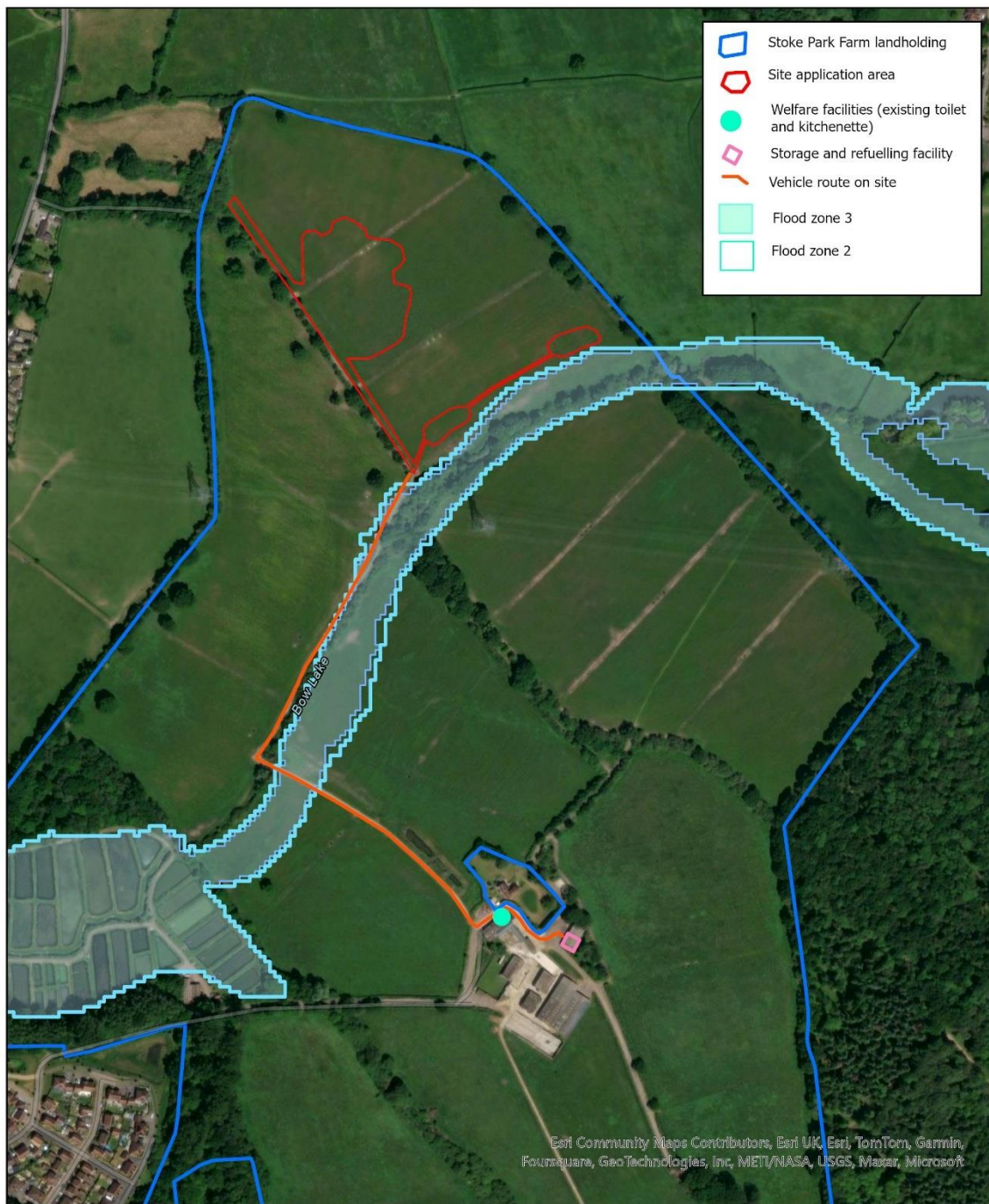


Figure 4: SSSI, SAC, ancient woodland and watercourses in relation to proposed pond creation project in Rowley Green Meadow



Location of work site, welfare facilities and storage and refuelling area		
Date created: July 2024	Scale: 1:5,000	
Central Grid Reference: SU 47839 20946	Created by: A-M Dennis	

Figure 5: Locations of the work site, welfare facility and storage and refuelling area

1.4 Scope of document

1.4.1 The purpose of this Construction Environmental Management Plan (CEMP) is to:

- Implement the core principles of the local planning policies which encompass environmental controls required with due consideration to relevant environmental legislation.
- Identify the potential harmful impacts of the pond creation element of the project on the surrounding area.
- Outline the ways in which these will be managed and mitigated throughout the pond creation element of the project.
- Identify the key personnel and their responsibilities.
- Ensure that relevant legislation, Government and industry standards, and construction industry codes of practice and good practice standards are implemented.

1.4.2 It relates to all engineering and environmental enhancement activities during the pond creation element of the project including:

- Stripping topsoil in ponds' footprint area.
- Excavation of seven ponds.
- Movement of topsoil to form a hedge bank.
- Movement of spoil to form bunds around five of the ponds.
- Movement of spoil to form two amphibian hibernacula.
- Movement of spoil to be spread thinly on improved grassland.
- Use and storage of vehicles, material and equipment for the above activities

1.4.3 It excludes the following activities related to the project, which will be carried out by separate contractors and will have separate Risk Assessment Method Statements (RAMS).

- Hedge planting.
- Tree planting.
- Installation of standard stock fencing along the western site boundary.

1.4.4 The CEMP will remain a live document and will be maintained, reviewed, and updated by the Newt Conservation Partnership, as necessary and as required throughout the pond construction process, in line with the draft CEMP Strategy.

1.4.5 Compliance with the CEMP will be daily by the Site Manager and at minimum twice weekly by NCP for the duration of the pond creation, using the checklist in Appendix 1.

1.4.6 Table 1 sets out the potential hazards and impacts identified for this CEMP.

Potential Hazard	On site receptor	Off site receptor	Work phase	Potential impact	Document section
Silt and sediment entering watercourses	Bow Lake, associated pond	The River Itchen (SSSI and SAC) Hampshire Carp Hatcheries	Pumping out test pits Topsoil stripping Excavation of ponds Exposed spoil until vegetation established	Increased turbidity of water and smothering of coarse sediments causing harm to the integrity of the SSSI and SAC and harm to designated features Death of or harm to plants and animals including other protected species Increased turbidity of water available to HCH	3 and 4 Appendix 3
Other pollutants (fuel, hydraulic fluid, other chemicals) entering watercourse	Bow Lake, associated pond	The River Itchen (SSSI and SAC) Hampshire Carp Hatcheries	Pond creation – whenever vehicles are on site	Death of or harm to plants and animals including protected species	3 and 4, Appendix 4
Other pollutants (fuel, hydraulic fluid, other chemicals) released to land	Grassland in Rowley Green Meadow	Other land at Stoke Park Farm	Pond creation – whenever vehicles are on site	Contamination of land with risk of leaching into watercourses Death of or harm to plants and animals including protected species	3 and 5, Appendix 4

Dust entering watercourses	Bow Lake, associated pond	The River Itchen (SSSI and SAC) Hampshire Carp Hatcheries	Topsoil stripping Excavation of ponds	Increased turbidity of water causing harm to the integrity of the SSSI and SAC and harm to designated features. Death of or harm to plants and animals including other protected species Increased turbidity of water available to HCH	3 and 4, Appendix 3
Excessive noise and vibration	Wildlife on site, Public Right of Way (PROW) users	Nearby residents and businesses	Pond creation – whenever vehicles are on site	Disturbance to wildlife impacting normal behaviour. Disturbance to residents and businesses.	3 and 6
Introduction of invasive non-native species	Stoke Park Farm including Bow Lake, associated pond, on site and neighbouring SINC	The River Itchen (SSSI and SAC) Hampshire Carp Hatcheries	Pond creation	Harm to native wildlife species on site, nearby and downstream including the SSSI and SAC.	3, 4 and 5, Appendix 3
Artificial lighting	Will not be used for this project	Will not be used for this project	Will not be used for this project	N/A	N/A
Traffic related to project (light vehicles and machinery)	PROW users, Residents and businesses at Stoke Park Farm	PROW users, residents of Sewall Drive and surrounding roads, residents and	Pond creation – whenever vehicles are on site	Noise, air pollution, risk of collision, damage to surfaces	3, 6 and 7

		businesses on roads between B3073 and Sewall Drive			
Waste such as drainage pipes, cleaning materials or food wrappers.	Wildlife on site, PROW users	The River Itchen (SSSI and SAC)	Pond creation	Harm to native wildlife species on site and downstream including the SSSI and SAC.	3 and 7

Table 1: Potential hazards and impacts

2. Key Personnel

2.1 Project Officer - Newt Conservation Partnership (NCP) South Hampshire Project Officer

Name, telephone number and email contact will be held by EBC, displayed on site, and made available to Bishopstoke Parish Council and residents and businesses at Stoke Park Farm.

Key responsibilities

- Key point of contact for any issues arising from the work.
- Project Officer will have support as required from other NCP staff to ensure cover.
- Appoint, oversee and communicate with contractors.
- Include compliance with 'Southampton and Eastleigh Building Control Partnership (Eastleigh Development Control) Code of Practice for contractors'¹ in contractual documents.
- Ensure that CEMP is held on site.
- Keep CEMP under review during project and submit any changes or updates to Eastleigh Borough Council (EBC) Contract Manager.
- Check all contractor documentation including Risk Assessments and Method Statements (RAMS) and supply copies to EBC.
- Communicate with EBC Contract Manager about start date and throughout project.
- Inspect and photograph block paving area at Sewall Drive and unsurfaced sections of bridleway before, during, and at end of pond creation phase of the project.
- Carry out ecological Toolbox Talks before work commences.
- Regular site supervision and ensuring contractor compliance with agreed plans.
- Regular photographs of site throughout works.
- Weekly email update for local councillors and interested local residents or businesses.

2.2 Site manager – Site Supervisor for appointed contractor (*Contractor is expected to be Derek W. Hancox Ltd – details will be inserted here on appointment*)

Key responsibilities

- Supply all RAMS and other required documentation to Newt Conservation Partnership Project Officer.
- Ensure that all site staff have an induction and appropriate certification and operate in line with the CEMP and RAMS.
- Ensure that all legal responsibilities under the Construction Design and Management Regulations 2015 are met.
- Ensure that the site and all stored machinery, equipment and fuel is safe and secure.
- Communicate access arrangements and emergency procedures (including First Aid arrangements and use of Spill Kits) to site based staff.
- Keep accurate records and supply as required to the Project Officer or EBC Contract Manager
- Report any concerns promptly to Project Officer.

¹ Appendix 5

- Operate according to the Southampton and Eastleigh Building Control Partnership (Eastleigh Development Control) Code of Practice for contractors (Appendix 5).

2.3 EBC Contract Manager - *EBC Ecology and Trees Manager or another nominated person will be inserted here.*

Key responsibilities

- Review and agree CEMP before works can commence.
- Review all required documentation from Newt Conservation Partnership Project Officer and contractors.
- Inform NCP Project Officer of any comments or complaints received.
- Site visit at end of pond construction phase to sign off.

3. General site management principles

3.1 Risk Assessment, Emergency Action Plan and Hazard and Constraints Map

3.1.1 Following a pre-commencement site visit with the appointed contractor, a site risk assessment, Emergency Action Plan and Hazards and Constraints Map will be added to this CEMP at Appendix 2.

3.2 Working hours

3.2.1 All pond construction work will be conducted within normal working hours: Monday - Friday (excluding Bank Holidays) 8am – 6pm.

3.3 Duration and timing of works

3.3.1 Pond creation – will take approximately four weeks in total. Timing may be affected by contractor availability (main contractor and archaeology), weather conditions and ground conditions.

3.4 Ground and weather conditions

3.4.1 Pond creation work will take place in relatively dry conditions to minimise:

- Damage to soils and tracks
- Requirement for pumping out excavations
- Silt mobilisation

3.4.2 Excavation and spoil movement will be avoided in very dry or windy conditions to minimise dust release.

3.5 Public Rights of Way

3.5.1 Signage will be erected to inform members of the public where machinery will cross or use the bridleway (PROW) at Stoke Park Farm. A Risk Assessment will determine where on site a banksman will be required. No machinery will be parked on or otherwise obstruct the PROW.

3.6 Permits and Licenses

3.6.1 No requirement for Ordinary Water Course Consent or Flood Risk Activity Permit has been identified. A Flood Risk Assessment was submitted as part of the Planning Application.

3.6.2 No PROW will be diverted or closed for the works.

3.6.3 The Ecological Assessment did not identify any impacts to European Protected Species requiring licences. If at any stage of works new requirements become apparent, work will stop until appropriately assessed and licenced where required.

3.6.4 If planning consent is granted and if a legal agreement is signed between Eastleigh Borough Council (EBC) and the Newt Conservation Partnership (NCP), the work will be carried out by contractors appointed by NCP under GCN Organisational Licence (WML-OR134-1) which is part of a Natural England approved District Licensing scheme for great crested newt.

3.7 Waste

3.7.2 Contractors will follow the waste hierarchy and prevent waste as far as possible in the first instance. Where waste cannot be prevented it should be reused where possible, recycled or subjected to energy recovery processing. Disposal into landfill will be the last and least favoured solution.

3.7.3 No materials are required for the pond construction works.

3.7.4 Waste may arise on site from excavating plastic drainage pipes. Any excavated pipes will be stored in a mesh barrier area on site for the duration of the works and a licence waste carrier appointed to remove and recycle (where this is possible).

3.7.5 Other waste that may arise on site will include hand cleaning materials and food wrappers. These will be stored in bins / containers within the welfare facility and taken for recycling and disposal weekly and at the end of the works.

3.8 Welfare facilities

3.8.1 NCP will obtain a licence from EBC to allow their contractors to use the existing toilet, handwashing and kitchenette facilities owned by EBC at Stoke Park Farm for the duration of the works. This is to be confirmed by EBC.

3.9 Plant and Wheel washing facilities

3.9.1 Machinery will be delivered to Stoke Park Farm by lorry, and contract conditions will ensure it is brought on site in a clean condition for biosecurity reasons.

3.9.2 All Non-Road Mobile Machinery used on site must be compliant with the Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 2018. Where requested by a relevant officer, documentation shall be provided evidencing manufacturers emission limits or that equipment has been appropriately retrofitted in accordance with the regulations.

3.9.3 Due to the limited scope of the works, the limited amount of using PROW and the existing ground conditions, it is not considered necessary to have wheel washing facilities. All internal routes will be inspected and photographed before works begin and this will be reviewed at the end of the first week.

4. Protection of the aquatic environment

4.1 Description of aquatic environment

4.1.1 Bow Lake, a 'main river' flows east to west approximately 25m away from the pond construction areas at the closest point. The river is downhill from the pond construction area, and there is currently at least one outflow to the river from a land drain in the project area.

4.1.2 The project site is in flood zone one, but close to flood zones two and three.

4.1.3 There is a pond to the south side of Bow Lake, which is connected to the river by inflows and outflows.

4.1.4 From Rowley Green Meadow, Bow Lake flows through the Hampshire Carp Hatcheries site, then approx. 460m north-west through farmland and passing below Bishopstoke Road, before turning east for 55m and then flowing into the River Itchen SSSI. Any impacts to Bow Lake could therefore also impact on the SSSI and SAC.

4.2 The River Itchen SSSI and SAC – features, threats and potential impacts

4.2.1 The River Itchen Special Area for Conservation (SAC) is designated for the following features:

- H3260 Water courses of plain to montane levels with *R. fluitantis*
- S1044 Southern damselfly *Coenagrion mercuriale*
- S1092 Freshwater crayfish *Austropotamobius pallipes*
- S1096 Brook lamprey *Lampetra planeri*
- S1106 Atlantic salmon *Salmo salar*
- S1163 Bullhead *Cottus gobio*
- S1355 Otter *Lutra lutra*

3.2.2 The SSSI features of interest include:

- Assemblages of breeding birds - Lowland open waters and their margins
- Atlantic salmon *Salmo salar*
- Brook lamprey *Lampetra planeri*
- Bullhead *Cottus gobio*
- Floodplain fen (lowland)
- Invert. assemblage W125 slow-flowing rivers
- Invert. assemblage W314 reed-fen & pools
- Lowland meadows
- Lowland mire grassland and rush pasture
- Lowland mixed deciduous woodland

- Lowland neutral grassland (MG8)
- Lowland wet neutral grassland (MG11, MG13)
- Lowland wetland including basin fen, valley fen, floodplain fen, water fringe fen, spring/flush fen and raised bog lagg
- Nationally rare and scarce dragonfly species - Southern Damselfly *Coenagrion mercuriale*
- Otter *Lutra lutra*
- Rivers and Streams
- Upland neutral grassland (MG8)
- Water Vole *Arvicola terrestris*
- Wet woodland
- White-clawed (or Atlantic stream) crayfish *Austropotamobius pallipes*

4.2.3 The SAC citation identifies the main threats to the River Itchen SAC originating from outside the SAC as:

- Pollution to groundwater (point sources and diffuse sources)
- and
- Human induced changes in hydraulic conditions

4.2.4 The introduction or spread of Invasive Non-native Species (INNS) could also threaten the features of the SSSI and SAC.

4.2.5 Without mitigation, the construction phase of this project could allow silt, sediment or other pollutants to enter Bow Lake. Because Bow Lake is a tributary of the River Itchen, these pollutants could also enter the SSSI and SAC.

4.2.6 Silt and sediment entering the water could impact on the SSSI and SAC by:

- Smothering coarse substrates with the resulting loss of flora and fauna dependent on them including designated features of the SAC such as spawning fish and southern damselfly.

4.2.7 Sediments may also contain elevated levels of nutrients (phosphate and nitrogen), which could:

- Add to the current exceedance of phosphorus targets in the SAC.
- Cause the loss of characteristic higher plant species and reduce dissolved oxygen.
- Have negative impacts from the above on multiple features of SAC and SSSI.

4.2.8 Other pollutants such as dust, fuel or other chemicals entering the water could:

- Kill fish and invertebrates including features of the SAC and SSSI.
- Impact predators of the above.

4.2.9 Introduction of INNS to the Bow Lake (which already has Himalayan Balsam present) could:

- Introduce new INNS to the SAC.
- Increase the seed source of INNS already present.

4.2.10 The impact of increased or new INNS on the SAC and SSSI could be:

- Damage to bank integrity with risk of increased siltation as above.
- Predation, competition or disease transmission impacts on characteristic species.

4.3 Mitigation of impacts

4.1 Without mitigation, the temporary construction phase of the project could risk pollutants entering the aquatic environment and having a negative impact. Table 2 looks in more detail about the potential impacts and the working methods that will mitigate the risks.

4.2 A hazards and constraints map will be inserted at Appendix 2.

4.3 The Silt and Sediment Retention Plan is included as Appendix 3.

4.4 The Vehicle and Fuel Storage and Refuelling Plan is included as Appendix 4.

Hazard	Source and pathways	Work phase	Aquatic receptors	Potential impact	Mitigation
Silt, sediment and dust entering aquatic environment	Generated by excavation of ponds and movement of heavy machinery. May enter current land drain system which has outflow to Bow Lake. Surface runoff from disturbed ground in wet conditions. Surface runoff from spread spoil in wet conditions. Flood waters contaminated with silt and sediment. Dust settling onto surface of watercourses.	Pond construction phase and until vegetation established.	Bow Lake, associated pond. The River Itchen (SSSI and SAC). Hampshire Carp Hatcheries (HCH).	Increased turbidity of water, smothering of coarse substrate and nutrient increase, all causing loss and degradation of habitats and loss of species.	Silt and sediment retention plan - see Appendix 3. Pond construction to take place when ground is relatively dry. Site has been monitored during winter and spring flood conditions, surface water pathways noted and photographed to aid planning of construction phase.
Other pollutants (fuel, hydraulic fluid, other chemicals) entering a watercourse	Release of pollutants from vehicles working on site due to leaks, breakdowns or refuelling.	Pond construction phase	Bow Lake, associated pond The River Itchen (SSSI and SAC)	Death of or harm to plants and animals including protected species	Fuel storage and refuelling plan - see Appendix 4.

	Pathways: -Direct release into a watercourse -Release into land drain system -Runoff from release hard surfaces -Leaching or seeping from release onto other surfaces -Release onto land which is subsequently flooded.		Hampshire Carp Hatcheries		
Introduction of invasive non-native species (INNS)	Seeds, plant fragments, animals or eggs brought in on mud from contaminated sites. Mud could be on machinery or vehicles, or contractors' boots and enter Bow Lake through surface water runoff.	Pond construction phase	Bow Lake, associated pond The River Itchen (SSSI and SAC) Hampshire Carp Hatcheries	Death of or harm to plants and animals including protected species and features of the SAC.	Silt and sediment retention plan - see Appendix 3. Contract conditions that all machinery and workwear must be brought onto site in clean condition – to be checked by Project Officer. Ponds will not be planted, and will be allowed to colonise naturally, this removes the chance of accidental

					introductions in plant material.
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Table 2: Measures to avoid and mitigate impacts on the aquatic environment

5. Protection of the terrestrial environment

5.1 Description of the terrestrial environment

5.1.1 The application site has no statutory or local nature conservation designations. No Sites of Interest for Nature Conservation (SINC) border the application site.

5.1.2 The nearest SINC are Brick Kiln Copse, which is 425m to the south-west, Upperbarn Copse which is 450m to the south-east, and Hill Copse which is 480m to the south-east. They are Priority Habitat deciduous woodland and mapped as Ancient Woodland.

5.1.3 No priority habitat is present in the application site.

5.2 Impacts and mitigation

5.2.1 Table 3 shows the terrestrial habitats and species identified in the Ecological Assessment for the planning application, along with the mitigation required.

- Temporary fencing used to protect root zones of existing trees during construction phase.
- Any excavations left overnight will be gently ramped to allow animals to exit.
- No night working will take place.
- A suitably experienced ornithologist will inspect the site prior to any works in the bird breeding season to check for the presence of ground nesting birds or schedule 1 birds, and work will be delayed if a risk of disturbance is identified.
- Vehicles and workwear to be brought on site in a clean condition to reduce chance of spread of INNS (specified in contracts)
- Ponds will not be planted, and will be allowed to colonise naturally, this removes the chance of accidental introductions in plant material.
- NCP staff will walk the site immediately prior to work starting and if any reptiles or amphibians are found at this stage or during construction, work will be halted while animals are moved to safe, suitable adjacent habitat.

5.2.2 In addition, to protect the terrestrial environment:

- Silt and sediment retention plan – Appendix 3
- All fuel and chemicals will be stored in a secured container on an impervious base with sufficient bunding capacity to prevent ground contamination in the event of failure – see Appendix 4.

Ecological feature	Relevance to application site and potential impact pathways	Avoidance or mitigation within project	Overall impact assessment
SINCs	Nearest SINC are Brick Kiln Copse (425m to the south-west), Upperbarn Copse (450m to the south-east), and Hill Copse (480m to the south-east). Potential impact from introduction of seed sources or management changes.	No direct impact on SINC.	No likely significant impact on the SINC.
Habitats of Principle Importance (HPI)	None within application site. Hedgerows approx. 100m from application site bordering Rowley Green Meadow. Deciduous woodland Priority Habitat at above SINC. Potential impact from introduction of seed sources or management changes.	No direct impact on existing HPI.	No likely significant impact on existing HPI.
Habitats in application site.	Application site currently has modified grassland and two semi-mature trees. Approx. 3210 m ² of modified grassland will be lost and replaced with high quality wildlife ponds and associated wetland vegetation. Another approx. 1,200 m ² of modified grassland will be replaced with native, locally occurring trees, and a further approx. 900 m ² will be allowed to develop scrub.	The existing trees will be retained, and their root zones will be protected during the construction phase using temporary fencing. Approx. 1300 m ² of modified grassland will be retained in Rowley Green Meadow directly adjacent to the application area, and will be managed appropriately as set out in the Management Plan. Modified grassland occurs widely throughout Stoke Park Farm due to historical use as an intensive dairy farm.	Increase in range and quality of habitats on site.
Amphibians	GCN eDNA surveys of waterbodies at Stoke Park Farm are negative. Application site currently unsuitable for amphibians, but within the Strategic Opportunity Area for GCN. GCN are	No holes or other cover for amphibians have been identified in the application site. Any individuals using the site are likely to move away from disturbance. NCP staff will walk the site immediately prior to work starting and if any	No impact on amphibians from the construction phase. Positive impact of project through creation of new high quality habitat for breeding and foraging amphibians (including protected species).

	present within 700m, and other amphibians are present within 500m.	amphibians are found at this stage or during construction, work will be halted while animals are moved to safe, suitable adjacent habitat. This will be detailed in a method statement and 'Toolbox Talk' for everyone working on site.	
Badger	No badger setts within 30m of application site. Badgers likely to use application site for foraging and could enter excavation or have foraging routes disrupted by fencing.	Any excavations left overnight will be gently ramped to allow exit. No night working will take place.	No impact on badgers from the construction phase. Improved foraging habitat and cover for badgers through habitat creation.
Bats	Will be using site for foraging and may use adjacent trees for roosting.	No tree works to take place, and existing trees will have root zone protection during works. No night working will take place.	No impact on bats from the construction phase. Improved foraging for bats through habitat creation.
Birds	Loss of modified grassland hunting / foraging area. Potential for ground nesting birds to nest at or adjacent to application site and be disturbed by the construction phase. Potential for schedule 1 birds to nest nearby and be disturbed by the construction phase.	High quality wetland, scrub, hedge and woodland habitat is being created, which will provide foraging and nesting opportunities for a wide range of species. Modified grassland is being retained adjacent to the application site and is extensive within Stoke Park Farm. A suitably experienced ornithologist will inspect the site prior to any works in the bird breeding season to check for the presence of ground nesting birds or schedule 1 birds, and work will be delayed if a risk of disturbance is identified.	No impact on breeding birds in the construction phase. Improved foraging and nesting habitat for a wide range of bird species.
Hazel dormouse	No potential impact pathways identified.	No mitigation required.	No impact on Hazel dormouse.

Hedgehog	Hedgehogs may use application site for foraging and could enter excavations.	Any excavations left overnight will be gently ramped to allow exit. No night working will take place.	No impact on hedgehogs from the construction phase. Improved foraging habitat and cover for hedgehogs through habitat creation.
Invasive Non-Native Species	Seeds or other material brought on site by construction vehicles. Tree and hedge planting.	Vehicles to be brought on site in a clean condition to reduce chance of spread of INNS. Ponds will not be planted, and will be allowed to colonise naturally, this removes the chance of accidental introductions in plant material.	No impact on INNS.
Invertebrates	Site currently of low to moderate value for invertebrates and unlikely to support rare or notable species. Individuals of non-mobile species may be killed during construction phase and habitat creation will reduce amount of modified grassland available.	Modified grassland is being retained adjacent to the application site allowing mobile species to move. Habitat creation will provide suitable conditions for a much wider range of species over time.	No significant impact on invertebrates in the construction phase. Increase in suitable habitat for a wide range of invertebrates, including rare and notable species.
Otter	Otter may use nearby Bow Lake for movement and foraging, and may enter excavations.	Any excavations left overnight will be gently ramped to allow exit. No night working will take place.	No impact on otter from the construction phase. Increased hunting and foraging opportunities from habitat creation.
Plants	Loss of approx. 3210m ² of modified grassland for ponds. Loss of approx. 1,200m ² of modified grassland for tree planting. Loss of approx. 900m ² of modified grassland to scrub.	Extensive areas of modified grassland remain adjacent to the application site and within Stoke Park Farm. Planting of new native trees and hedges. Allowing scrub to develop naturally. New wetland areas with plants allowed to colonise naturally.	No significant impact on plants from the construction phase. Greatly increased diversity of plant life from habitat creation and management.
Reptiles	Whilst reptiles are not known on the site, they may be present in the	No holes or other cover for reptiles have been identified in the application site. Any individuals using the site are	No impact on reptiles from the construction phase.

	construction area and could be injured or killed by construction vehicles.	likely to move away from disturbance. NCP staff will walk the site immediately prior to work starting and if any reptiles are found at this stage or during construction, work will be halted while animals are moved to safe, suitable adjacent habitat. This will be detailed in a method statement and 'Toolbox Talk' for everyone working on site.	Increase in suitable cover and foraging for grass snake, adder, slow worm and common lizard from habitat creation and management.
Water vole	Water vole may use nearby Bow Lake for dispersal, and may enter excavations.	Any excavations left overnight will be gently ramped to allow exit.	No impact on Water vole from the construction phase. The two proposed ponds nearest the Bow Lake have been designed to be suitable for Water vole to burrow and feed, increasing the amount of suitable habitat in the area.

Table 3: Mitigation measures for terrestrial features

6. Noise, vibration and traffic

6.1 Noise and vibration will be created by use of a digger for the excavating the ponds and breaking drains. Noise will also be generated by using a dumper to move spoil. This phase will take approximately three weeks.

6.2 No animal setts, dens or resting places have been identified within the work area or immediate vicinity.

6.3 Temporary additional traffic movements will be created throughout the fencing, construction and planting phases – this CEMP is in relation to the main construction phase only.

6.4 Figure 3 shows the locations of sensitive noise receptors in relation to the site.

6.5 Table 4 below gives detail of potential impacts and how they will be dealt with.

6.6 General principles to reduce the impact of noise, vibration and traffic from this project are listed below:

1. The Contractor will be required to comply with recognised industry standards, including BS5228 (A1 2014) – The Code of Practice for Noise and Vibration Control on Construction and Open Sites) in order to reduce noise pollution.
2. Machinery will be securely stored under cover at Stoke Park Farm for the duration of works (under licence agreement with EBC).
3. Normal working hours to be observed (8am till 6pm Monday to Friday excluding Bank Holidays).
4. Site induction to convey requirement to keep noise and disruption from plant, vehicles and radios to a minimum.
5. Limited duration of works.
6. Signage where access route is shared with PROW (Bridleway 735).
7. NCP Project Officer to supply pre-commencement and end of works photographs of Sewall Drive brick paved section and unmade sections of bridleway used for access to site – any damage identified to be made good.
8. NCP Project Officer contact details available from before works start and throughout project duration (supplied to EBC, Bishopstoke PC, residents and businesses at Stoke Park Farm, residents' representative for Sewall Drive).
9. Contact details will also be supplied on a board prominently displayed at the work site.
10. NCP intend to appoint a contractor that has previously worked for NCP on numerous sites and has shown excellent standards of works including their communication with landowners, local residents and members of the public.
11. A complaints register will be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints. It will be kept by NCP and reported to the EBC Contract Manager.

No on map	Name	Distance from work area (approximate)	Other factors	Noise and vibration impact?	Traffic or disturbance impact?	Avoidance or mitigation
R1	Sewall Drive and surrounding residential roads	700m	Access route along Sewall Drive.	Unlikely due to distance.	Machinery to be delivered by lorry along Sewall Drive (x2 at start of construction phase and x2 at end) Light vehicle traffic along Sewall Drive for: -construction phase (likely 4 vehicles twice a day for three weeks) Ongoing management (as current use plus potential two/three occasions needing a digger delivery, annual visits with light vehicle for monitoring and occasional light vehicle for tree / scrub management requirements within 25 year management agreement.)	General principles (1,3,7, 8, 10,11) Ongoing management and monitoring will be through EBC Countryside section and NCP respectively.
R2	Stoke Park Farm Farmhouse - residential	380m	Machinery storage and fuelling area to be licenced by EBC – See	Not from construction due to distance. Possible from use of nearby area for fuelling and storage if agreed.	Machinery to be delivered by lorry to storage area (x2 at start of construction phase and x2 at end)	General principles (1,2, 3,4, 5, 8 ,10 and 11) NCP Project Officer to make contact with

			plan in Appendix 4. Use of existing toilets and kitchenette during construction work to be licenced by EBC – See plan in Appendix 4.		Machinery movements between pond creation site and refuelling / storage area. Light vehicle traffic along farm tracks and to storage area. -construction phase (likely 4 vehicles twice a day for three weeks) Ongoing management (as current use plus potential two/three occasions needing a digger delivery, annual visits with light vehicle for monitoring and occasional light vehicle for tree / scrub management requirements within 25 year management agreement.)	resident if Planning Consent obtained to discuss any queries. Ongoing management and monitoring will be through EBC Countryside section and NCP respectively.
R3	Residential area off Bishopstoke Lane	180m	Not visible	Unlikely due to distance.	None.	
R4	Residential area at Nob's Crook	390m	Not visible	Unlikely due to distance.	None.	
R5	Residential area at Church Lane, Colden Common	460m	Not visible	Unlikely due to distance.	None.	
R6	Residential or business area off Bishopstoke Lane (north)	400m	Not visible	Unlikely due to distance.	None.	

R7	Residential area at Lord's Wood	300m	Not visible	Unlikely due to distance.	None.	
B1	Hampshire Carp Hatcheries – commercial	460m	On access route.	Unlikely due to distance.	Machinery to be delivered by lorry along access track shared by HCH (x2 at start of construction phase and x2 at end) Light vehicle traffic along access track for: -construction phase (likely 4 vehicles twice a day for three weeks) Ongoing management (as current use plus potential two/three occasions needing a digger delivery, annual visits with light vehicle for monitoring and occasional light vehicle for tree / scrub management requirements within 25 year management agreement.)	General principles (1,3,4,5,6,8,10 and 11) Ongoing management and monitoring will be through EBC Countryside section and NCP respectively.
B2	Commercial units at Stoke Park Farm yard	450m	Machinery storage and fuelling area to be licenced by EBC – See	Not from construction due to distance. Possible from use of nearby area for fuelling and storage if agreed.	Machinery to be delivered by lorry along access track shared by businesses (x2 at start of construction phase and x2 at end)	General principles (1,2,3,4,5,8 ,10 and 11) NCP Project Officer to make contact with businesses if Planning

			plan in Appendix 4.		Machinery movements between pond creation site and refuelling / storage area. Light vehicle traffic along access track for: -construction phase (likely 4 vehicles twice a day for three weeks)	Consent obtained to discuss any queries.
B3	Business Units at Nob's Crook	380m	Not visible	Unlikely due to distance.	None.	
	Bridleway 735	30m	Definitive route is a minimum of 30m away from the work area, however the farm track running alongside the work area (10m away) is in routine use. Part of route used for access to site.	Section passing near application site will be subject to noise during construction work (limited duration and during normal working hours). No machinery or vehicles will be parked on or obstructing access to the PROW.	Machinery to be delivered by lorry along access track shared by bridleway (x2 at start of construction phase and x2 at end) Light vehicle traffic along access track for: -construction phase (likely 4 vehicles twice a day for three weeks) -Ongoing management (as current use plus potential two/three occasions needing a digger delivery, annual visits with light vehicle for monitoring and occasional light vehicle for tree / scrub management requirements)	General principles (1,2,3,4,5,6,7,8,9,10 and 11) Ongoing management and monitoring will be through EBC Countryside section and NCP respectively.

					within 25 year management agreement.)	
	Footpath to north of Stoke Park Farm	100m	Partially visible through vegetation.	Section passing near application site will be subject to noise during fencing and construction work (limited duration and during normal working hours).	None.	General principles (1, 3,4,5,9,10 and11)

Table 4: Sensitive receptors

7. Storage and housekeeping

- 7.1 Vehicles, plant and bunded fuel bowser will be stored in an open fronted barn during works under a licence agreement.
- 7.2 No additional materials are required to be stored on site.
- 7.3 Topsoil generated on site will be used immediately to form a low bank as detailed in planning application.
- 7.4 Spoil generated on site will be thinly spread on existing improved species poor grassland as detailed in planning application.
- 7.5 Any man-made materials excavated such as plastic drainage pipes will be stored in a mesh barrier area on site for the duration of the works and a licence waste carrier appointed to remove and recycle (where this is possible).

8. Summary and conclusions

- 8.1 This CEMP sets out the key requirements to prevent pollutants arising from planning application F/24/96817 entering the environment.
- 8.2 The CEMP is a working document, and updates may be necessary as development progresses. If any changes have the potential to result in adverse environmental or pollution impact and new control and mitigation measures will be needed, these will be submitted in writing to the EBC Contract Manager for approval.

9. Sources and references

Ecological Assessment for Planning Application reference: PP-12767845 Land at Rowley Green Meadow, Stoke Park Farm

Planning, Design and Access Statement Incorporating Bird Hazard Assessment and Agricultural Land Classification for Planning Application reference: PP-12767845 Land at Rowley Green Meadow, Stoke Park Farm

Noise and Lighting Assessment for Planning Application reference: PP-12767845 Land at Rowley Green Meadow, Stoke Park Farm

Shadow Habitats Regulations Assessment (HRA) under the Conservation of Habitats and Species Regulations, 2017 (as amended) PP12767845 Rowley Green Meadow Pond creation project, Stoke Park Farm

Flood Risk Assessment for Planning Application reference: PP-12767845 Land at Rowley Green Meadow, Stoke Park Farm

WOOD, A., WAKE, H. and MCKENDRICK-SMITH, K. 2022. River Itchen Special Area of Conservation – Evidence Pack. Natural England Technical Information Note. TIN197 Natural England.

European Site Conservation Objectives for River Itchen Special Area of Conservation Site Code: UK0012599

European Site Conservation Objectives: Supplementary advice on conserving and restoring site features River Itchen Special Area of Conservation (SAC) Site Code: UK0012599 Date of Publication: 31 Aug 2022

Appendix 1 – Checklist

Daily checklist for pond creation at Stoke Park Farm

Date		Print name		Sign on completion	
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Item	Checked	
	OK	Follow up
Fuel bowser bunding in place		
Fuel bowser locked		
Storage area signage displayed		
Storage area tidy		
Welfare facilities accessible, clean and tidy		
Route between storage and site inspected (two ticks if photographs taken)		
Site signage displayed		
Site staff have CEMP available including EAP		
Spill kits on vehicles		
Site signage displayed		
Site secure		
No go areas clearly marked		
Banksman being deployed in agreed areas		
Spoil in appropriate areas		
PROW clear		
Visible dust		
Waste stored in mesh fence area / ready for removal		
Excess noise from plant		
Excess noise from radios etc.		
Silt traps operating and checked		
Silt fences operating and checked		
Outflow to Bow Lake checked		
Excavations left with sloping sides		
Any water pumped from excavations		
Any EPS sightings or sign		
Any other wildlife sightings or sign		
Any complaints to site		
Any comments to site		
Other issues arising		

Add detail about any items to follow up here, with actions.

Appendix 2: Risk Assessment, Emergency Action Plan and Hazard and Constraints Map

To be inserted here after pre-commencement site visit between NCP and contractor

Appendix 3 - Silt and sediment retention plan

Planning Application reference: PP-12767845 (Land at Rowley Green Meadow, Stoke Park Farm) Proposed new pond complex of up to seven new clean water wildlife ponds at Stoke Park Farm, Eastleigh

1. Introduction

1.1 A key risk during this pond creation project is dust and surface run-off or soil, silt and sediment released by the excavations entering Bow Lake, which is a main river and a tributary of the River Itchen. This plan sets out how the risk has been considered and the working methods that will be used to prevent this pollution entering the water.

2. Vehicle and plant movements

2.1 Vehicle access within flood zones 2 and 3 will be limited to access along the hardstanding farm track, and this will not be accessed in any flood conditions.

2.2 There will be no excavation, spoil spreading or other disturbance of ground within flood zones 2 or 3.

2.3 Vehicle and plant will use the approved route between the work site and storage area.

2.4 All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.

2.5 Engines of plant, machinery, and lorries shall be turned off at all times when not in use.

2.6 Stored materials liable to dust generation (spoil) will be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.

2.7 All Non-Road Mobile Machinery used on site must be compliant with the Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 2018. Where requested by a relevant officer, documentation shall be provided evidencing manufacturers emission limits or that equipment has been appropriately retrofitted in accordance with the regulations.

3. Existing land drain system

3.1 Rowley Green Meadow has a system of land drains, which appear to feed into a main drain along the western boundary with an outflow into Bow Lake at approximately SU 47839 20751. Unfortunately, no drain map is available so investigations will have to be made and plans adapted on site.

3.2 The main drain near the western boundary of the site near proposed ponds 1-5 will be left untouched while the ponds are dug, with a silt trap fitted. As these ponds near completion, we will investigate where to block the main drain north of the proposed ponds so that more water will enter the pond system and create a slower flow of water through the drains and field in flood conditions.

3.3 The minor drains in the immediately vicinity of all the ponds will be blocked or removed during excavation to ensure that the ponds hold water. Once the ponds are constructed this will reduce the flow of water into the main drain.

3.4 The silt trap will be kept in place for the duration of the works in case of any releases of silt or sediment from drains being removed.

4. Existing test pits

4.1 The water within the test pits will be pumped out (after netting) and allowed to soak into the ground away from Bow Lake in a flood zone 1 area. The pits will then be incorporated into the excavation areas.

5. Excavations

5.1 Topsoil stripping

5.1.2 There is a requirement for an archaeological watching brief, so it will be necessary to strip the pond areas in blocks for efficient supervision.

5.1.2 The topsoil will be used to create a low bank parallel to the western boundary which will subsequently be used for hedge planting. Due to the risk of this soil washing out in very heavy rain conditions before it has settled and vegetated, this work will not be carried out in winter or in very wet conditions.

5.1.3 Additionally silt fencing will be placed downhill (see plan) for all excavation areas to prevent soil or sediment entering the water in the event of heavy rain following the works.

5.2 Pond excavation

5.2.1 The ponds will be excavated in two groups (1-5 and 6-7). Due to the risk of spoil being washed through the field, this work will not be carried out in winter or in very wet conditions.

5.2.2 Silt fencing will be placed downhill (see plan) for all excavation areas to prevent soil or sediment entering the water in the event of heavy rain following the works.

5.2.3 A pump will be available on site to pump out any water collecting in each pond before it is completed, and where possible ponds will be completed within a day. Any water pumped from ponds will be released onto parts of the field away from the excavations and Bow Lake, within flood zone 1, and allowed to soak into the ground.

6. Spoil

6.1 Spoil will be moved by dumper and spread thinly on indicated areas of ground, which have no extreme slopes and do not runoff directly towards the Bow Lake.

6.2 Depending on the time of year the work is carried out, the spoil areas may be expected to vegetate and stabilise very quickly. If season and weather conditions are less favourable the spoil areas may be seeded (using only suitable native seed) to speed the process up.

7. Newly created ponds

7.1 Depending on the time of year the work is carried out, these may be expected to vegetate and stabilise very quickly. If season and weather conditions are less favourable the bank areas may be seeded (using only suitable native seed) to speed the process up.

7.2 Silt fencing will be retained until bare ground has stabilised.

8. Dust and surface runoff

8.1 Work will not take place in excessively dry or wet conditions.

8.2 Silt fencing will be in place to deal with any surface runoff.

8.3 The closest excavations are over 25m from the Bow Lake, which at this point is well vegetated with trees and bankside vegetation.

8.4 Works are relatively small scale and expected to be completed within 3 weeks.

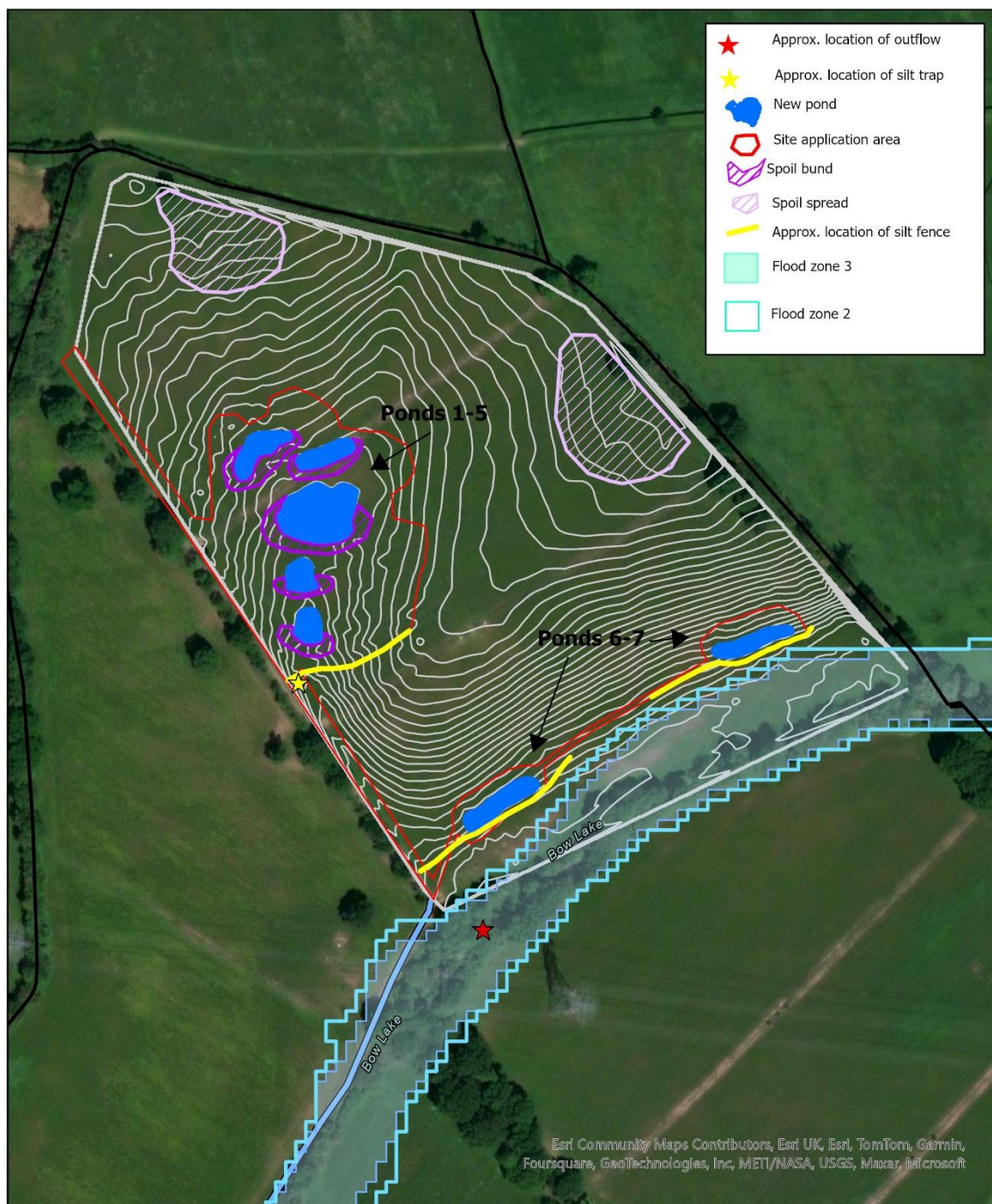
8.5 Engines of plant, machinery, and lorries shall be turned off at all times when not in

8.6 Stored materials liable to dust generation (spoil) shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible. A mobile water bowser will be hired and brought on site should this become necessary.

9. Silt traps and fencing

9.1 Will be installed in areas indicated on plan. There will be a final site visit with the contractor before works are scheduled to start and any amendments to the attached plan, along with details of the silt fencing and silt trap to be used will be supplied in writing to EBC.

9.2 Silt fencing will be kept in place until exposed soil and spoil have stabilised. It will be inspected and maintained according to manufacturers recommendations by Newt Conservation Partnership staff.



Silt and Sediment Retention Plan - Rowley Green Meadow at Stoke Park Farm PP-12767845 Seven new wildlife ponds		
Date created: July 2024	Scale: 1:2,500	
Central Grid Reference: SU 47839 20946	Created by: A-M Dennis	

Figure 1: Plan of silt and sediment fences and traps

Appendix 4 – Fuel storage and refuelling plan

Planning Application reference: PP-12767845 (Land at Rowley Green Meadow, Stoke Park Farm) Proposed new pond complex of up to seven new clean water wildlife ponds at Stoke Park Farm, Eastleigh

1. Introduction

1.1 A key risk during this pond creation project is fuel or hydraulic fluids entering Bow Lake, (a main river and a tributary of the River Itchen) or contaminating ground. This plan sets out how the risk has been considered and the working methods that will be used to prevent this pollution entering the water or contaminating ground.

2. Fuels and oil

2.1 All fuel and oil will be stored in accordance with the Control of Pollution (Oil Storage) (England) Regulations 2001 and they will be handled in such a way that risk of pollution is minimised, this will include:

- Fuel and oil storage tanks will comply with the Control of Pollution (Oil Storage) (England) Regulations 2001 and will be locked when not in use.
- Storage areas will not be located within 10m of the watercourse or highway gully.
- Mobile bowsers will be bunded and will comply with the Control of Pollution (Oil Storage) (England) Regulations 2001 and will be locked when not in use.
- Drums will be stored in bunded areas with a minimum capacity of 25% of the total volume contained within the bund, or 110% of the largest container, whichever is greater.
- Drums will be maintained in good condition, fitted with lids and labelled to indicate the contents.
- Trained operatives only will carry out refuelling of plant and equipment.
- Plant will be regularly checked for leaks and will be regularly maintained.
- Spill kits will be provided within close proximity to fuel and oil storage areas and operatives will be trained in their use.

3. Vehicles and plant

3.1 Storage

3.1.1 Construction vehicles will be stored for the duration of works in an open fronted barn at Stoke Park Farm (under licence agreement between Eastleigh Borough Council (EBC) and Newt Conservation Partnership (NCP)) outside of working hours.

3.1.2 Vehicles will be secured to prevent unauthorised use.

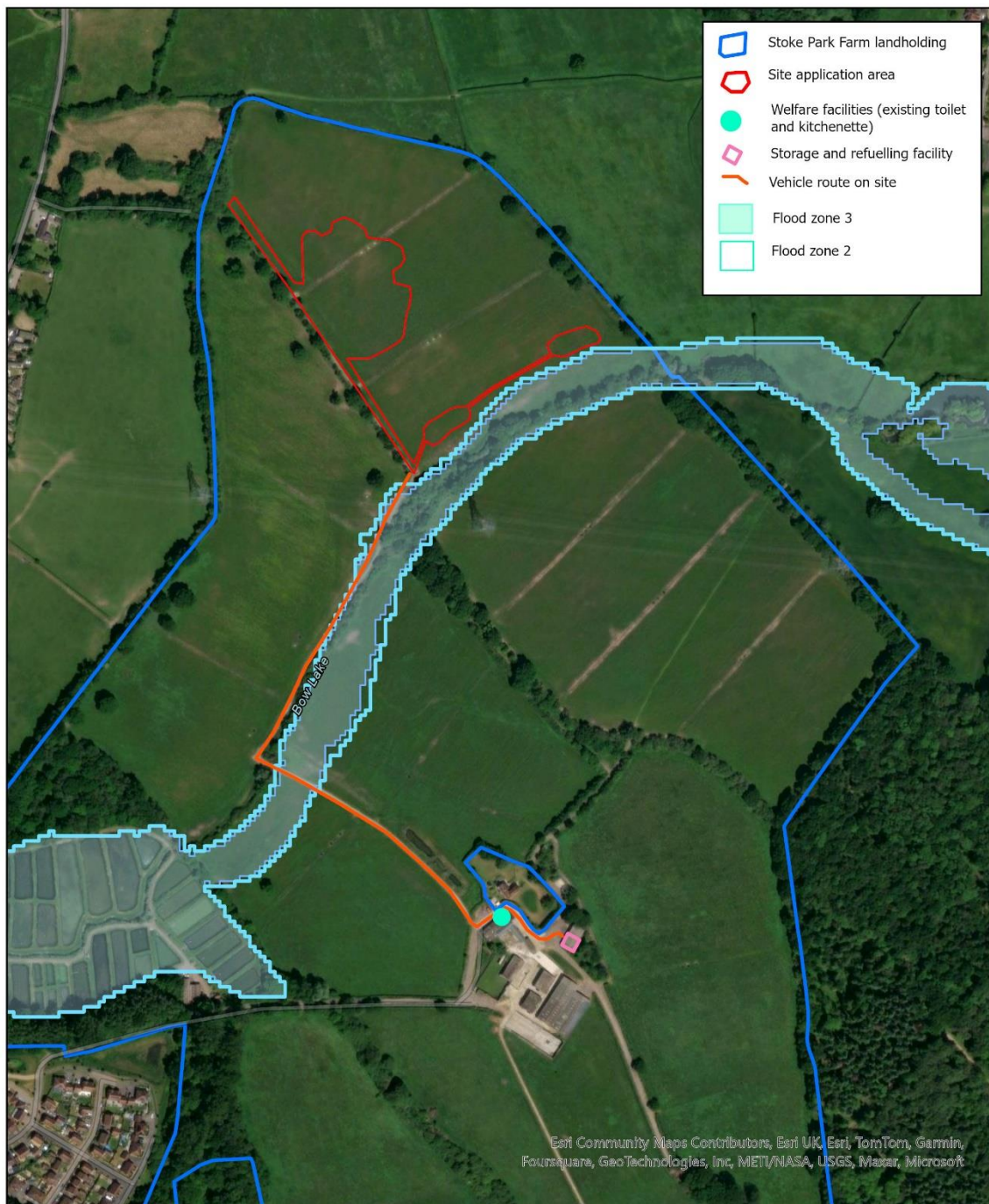
3.2 Movement

3.2.1 Vehicle and plant will use the approved route between the work site and storage area (see Figure 1). Vehicle access within flood zones 2 and 3 will be limited to access along the hardstanding farm track, and this will not be accessed in any flood conditions.

3.3 Spillages and emergencies during works

2.3.1 All vehicles to be equipped with appropriate spill kits for use in breakdowns or breakages. Operators aware of procedures and trained in use.

2.3.2 Written Emergency Action Plan produced before works start (Inserted as Appendix 2 of CEMP), communicated to all site staff and a copy kept on site.



Location of work site, welfare facilities and storage and refuelling area		
Date created: July 2024	Scale: 1:5,000	
Central Grid Reference: SU 47839 20946	Created by: A-M Dennis	

Figure 1: Location of work site, welfare facilities and storage and refuelling area

Appendix 5 - Southampton and Eastleigh Building Control Partnership (Eastleigh Development Control) Code of Practice for contractors

Link to document online: <https://www.eastleigh.gov.uk/media/2358/considerate-builders-advice-note-pdf.pdf>

PDF supplied as separate document