

Ecology response 5 2 25 for DC/24/98627 PAVILION, LONG LANE DISTRICT PARK, LONG LANE, BURSLEDON, SOUTHAMPTON, SO31 8DA

Discharge of conditions 3 (Construction Method Statement), 4 (Watching Brief for Contamination) and 8 (Materials) from planning application F/23/96488 for 'Demolition and Replacement of 2-changing room sports pavilion and groundsman facilities. No change of use proposed'

Rachael Morris

17/2/25

I have CEMP by Temple Ford Design architects (Rev A 10th February 2025). The site logistics plan has been updated with all required information provided. Condition 3 can now be discharged.

Lisa Malter

Ecologist

5/2/25

I have reviewed the CEMP by Temple Ford Design architects (no date but submitted 4 Feb 2025).

The CEMP states that *The Site Welfare, Canteen, Drying Rooms and Project Office will be located in a segregated area indicated on the site layout*. I can see the area designated Site Office Above, Storage below but I don't see a designated site welfare area (shown in green outlined in grey on the key) on the site set up plan on page 19. Is this to be part of the Site Office or would it be located in another area? Two portable toilets and one mess room are mentioned in the Construction Phase Plan (Rev D, p18) but not shown on the plan.

No provision for storage of construction material or plant on site has been shown on the site set up plan.

The other information required by Condition 3 has been provided.

Lisa Malter

Ecologist

23/12/24

Condition 3

The following information was required to be submitted to discharge condition 3. The only document I can find is the Principal Contractor's Construction Phase Plan which is not a construction method statement and a letter from Matt Pike of Temple Ford Design which says that this plan responds to items a to j. I don't see any evidence that these items have been addressed other than phasing/timing of the construction works. The phase plan lists

demolition starting on 14/10/24 and the condition states no development shall start on site until the plan has been approved.

The CEMP usually includes a site plan showing b, c, e, f, g and h. Most importantly for ecology, it must list the precautionary working methods to protect wildlife so that it is clear everyone understands what is required at this stage. I need to see the locations of the site buildings, parking, storage and waste containers to ensure that activities in these locations will not impact any wildlife habitat areas. It must be clear that the ecological receptors have been considered in the noise mitigation plans.

The email includes:

5. The principal contractor shall ensure that the requirements of the Preliminary Ecological Appraisal (March 2023) are appropriately implemented and adhered to during the construction works. The recommendations made within the report have been forwarded to the PC for compliance.

6. The principal contractor shall, in conjunction with Bursledon Parish Council, ensure that the requirements of Section 5 and Table 4 of the Biodiversity Net Gain Assessment, Monitoring and Management Plan (November 2023) are appropriately implemented.

All of these requirements must be specifically listed within the method statement. The reason we request this all together in one document is so that it can be assessed together with the site compound plans.

Condition 3 states:

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (which shall be undertaken by a specialist contractor, whereby if asbestos is found it shall be managed in accordance with 'Control of Asbestos Regulations CAR 2012') and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process
- (i) Details of noise mitigation measures
- (j) Precautionary working methods (to protect hedgehogs and amphibians)

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

Lisa Malter

Ecologist