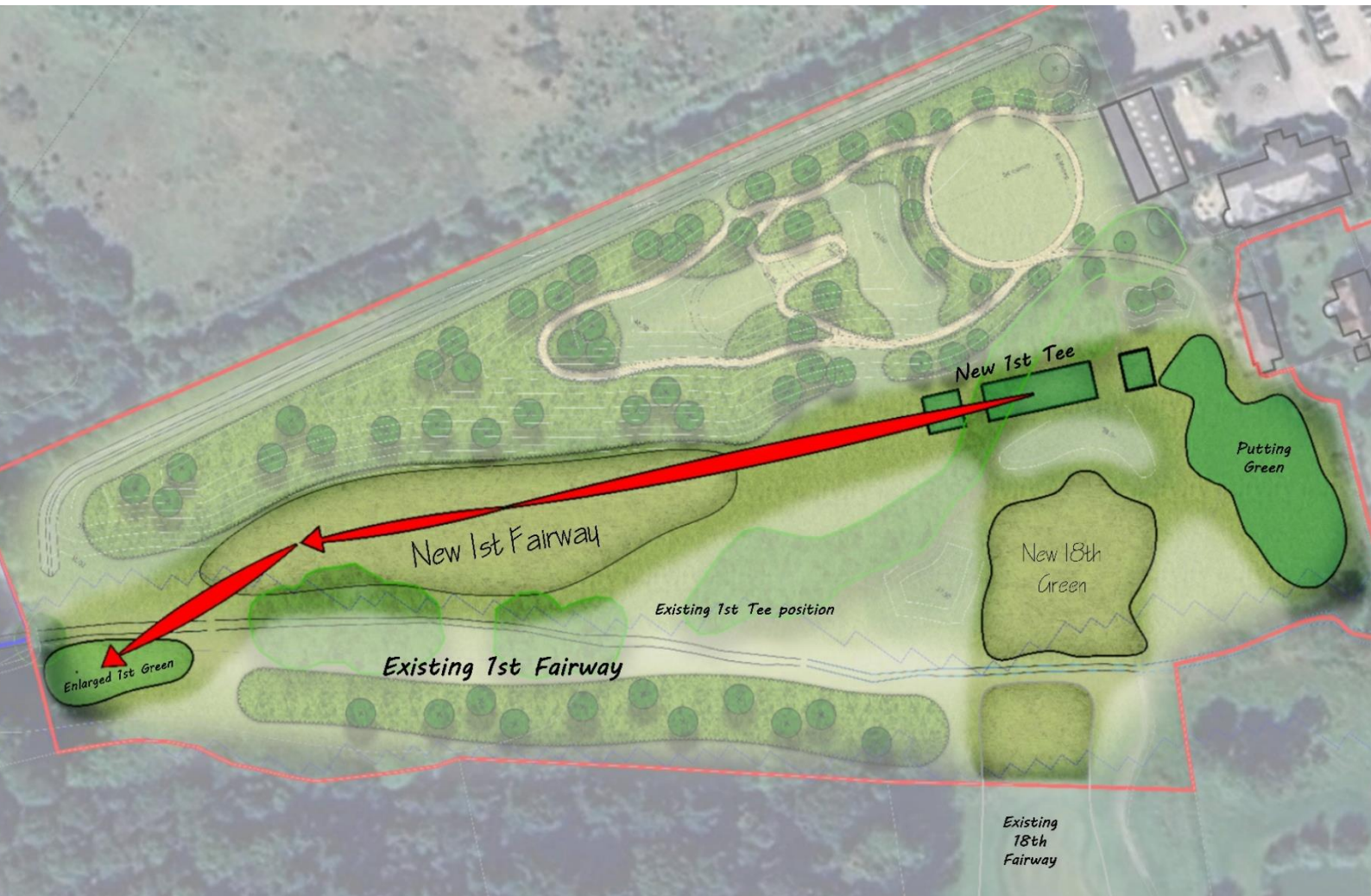




CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Proposed works at East Horton Golf Course

February 2025

Rev. 1.1 25/02/2025

Reference 027-14 - CEMP

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1. Introduction

- 1.1. This document is a Construction and Environmental Management Plan (CEMP) prepared in relation to planned works at East Horton Golf Course.
- 1.2. The proposed works are the subject of a Planning Application and this CEMP forms an application document. The proposed description of development is:

'Hybrid application seeking permission for Phase 1, Greenwood Course: Closure of existing driving range and reprofiling of land to create landform and swale with associated landscaping and drainage infrastructure to provide woodland planting and garden space; new 1st tee box and 1st fairway and improvements to 1st green, enlargement of 18th green, landscaping drainage infrastructure; and other associated works (full). Phase 2, Parkland Course: Closure of 14th, 15th and 18th holes and construction of new driving range building (outline with all matters reserved except for access); reprofiling of land to form new driving range target greens and swale with associated landscaping, drainage infrastructure and other associated works (full).'

- 1.3. This document sets out how construction and environmental aspects of the Project are to be managed and implemented to avoid and mitigate construction impacts that may otherwise arise.

2. Monitoring and Implementation

- 2.1. It is expected that compliance with this CEMP will be secured as a Planning Condition. The Contractor carrying out the works on behalf of the applicant will be required to comply with this CEMP and to prepare and submit additional information as required.
- 2.2. The Contractor carrying out the works will have day-to-day responsibility for implementing and complying with all aspects of this CEMP. The Contractor must identify an appropriately qualified Site Manager who will have responsibility for monitoring and implementing the CEMP onsite.
- 2.3. Implementation of the CEMP can be monitored and enforced by the Local Planning Authority.
- 2.4. This document must be read and implemented in conjunction with all approved planning documents and reports including those approved in relation to Planning Conditions.

3. Site Details

3.1. The site address is:

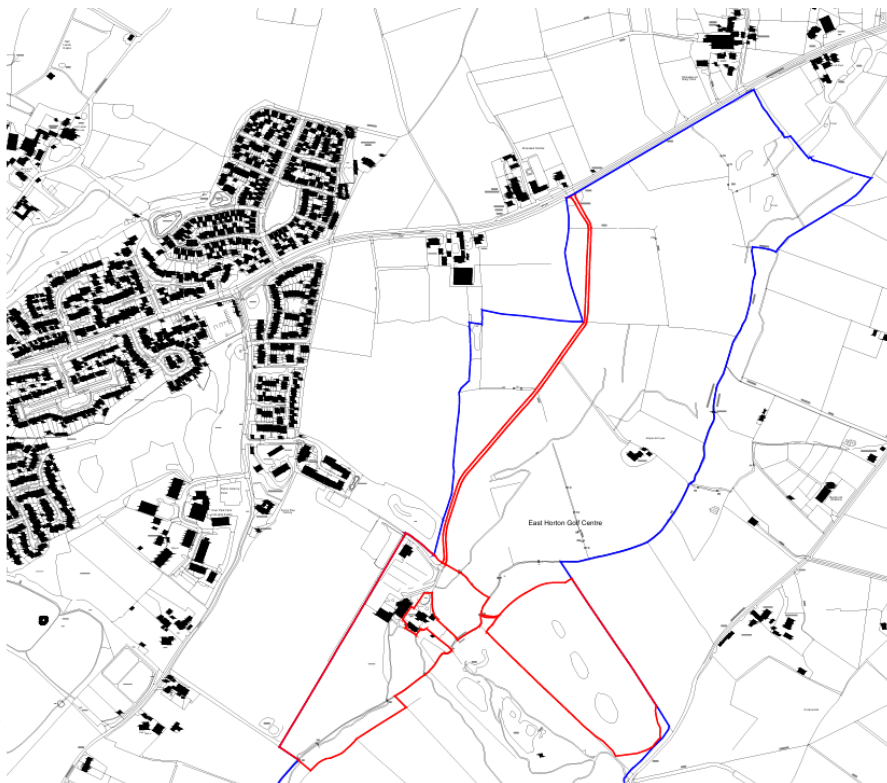
East Horton Golf Centre
Mortimers Lane
Fair Oak
Eastleigh
SO50 7EA

3.2. The Site Location Plan is included at **Appendix 1** and an extract is provided below. The works area consists of two phases which currently consist of the existing Driving Range and parts of the Greenwood and Parkland Courses.

3.3. The site is private property and there is no public access to any of the works area. No Public Rights of Way cross any of the works areas. However, the Golf Club is expected to remain open and Members will have access to the remaining areas which do not form works area.

3.4. This CEMP must be updated prior to commencement with the following details and submitted to the Local Planning Authority:

- Contractor carrying out the works
- Contractor's Site Manager – Name, email address, phone number
- Contractor's office address and phone number
- Person in charge of the project



4. Proposed Works

- 4.1. The description of the proposed Planning Application is included within Section 1. More specifically, the proposal comprises the following:

Phase 1 (Greenwood Course and Driving Range)

- Closure and re-planting of 1st Fairway
- New 1st Tee Box and new 1st Fairway along existing Driving Range
- Improved 18th Green
- Closure of existing Driving Range; reprofiling to create a swale and landform; replanting – all to create a new Garden, walkway and wildlife areas along with an attractive edge to the new 1st Fairway
- Accessibility improvements
- Alleviation of waterlogging and poor drainage

Other notes for clarity:

- No demolition, new buildings or new water crossings proposed
- No works within Flood Zone
- New/ Altered Greens do not contain any 'works' as these are simply minor changes to existing mowing and seeding regimes
- Full Planning Permission sought

Phase 2 (Parkland Course)

- Closure of holes 14, 15 and 18
- Reprofiling and landscaping to create a new 300-yard driving range
- Creating of swales and drainage to reduce waterlogging and improve drainage
- OUTLINE ONLY (Construction of a new Driving Range building)

Other notes for clarity:

- No demolition or new water crossings proposed
- No works with Flood Zone
- Outline Planning sought and specifically outline details only for the new Building

- 4.2. In terms of construction, the proposed works consist of the following stages (in sequence):

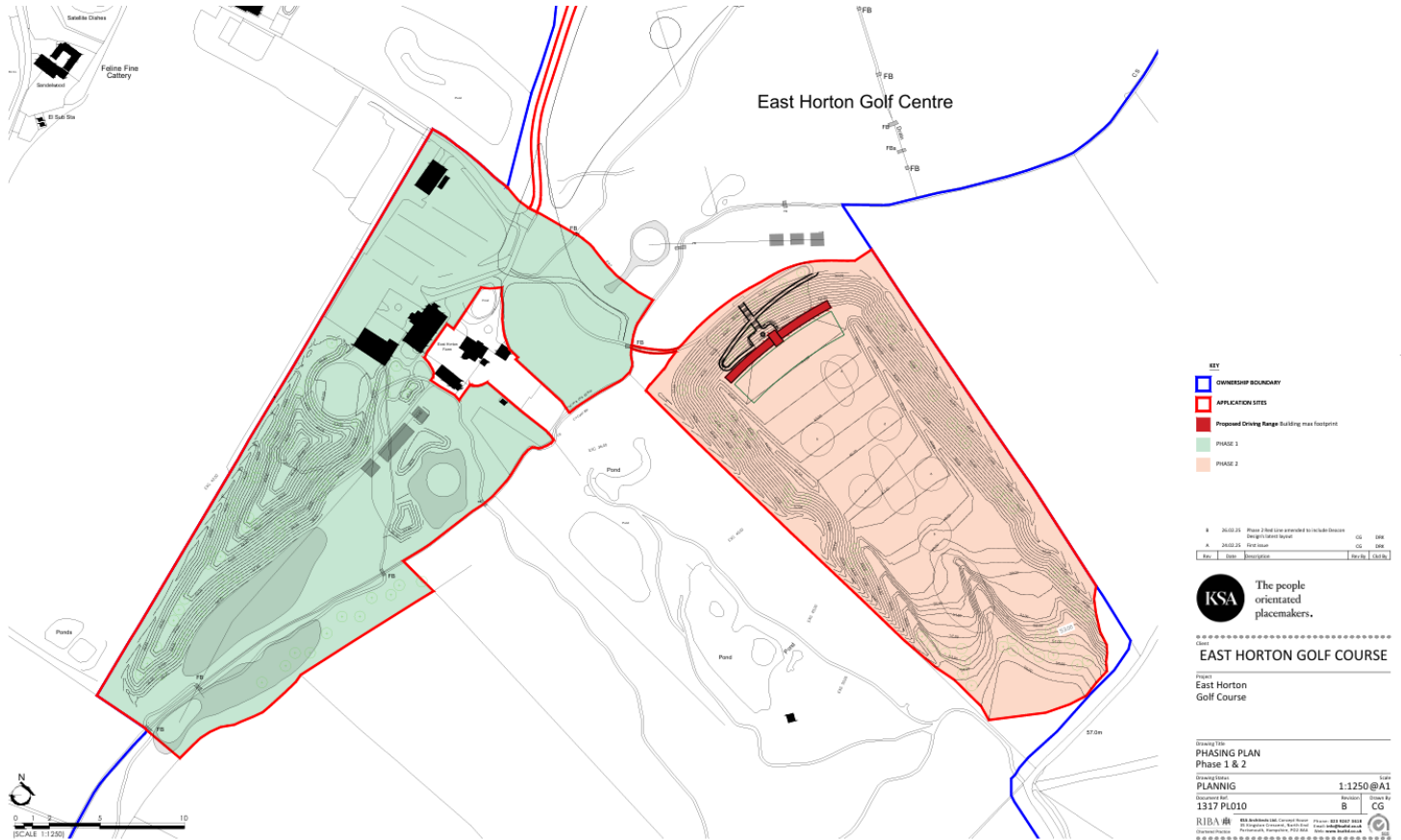
- (i) Ecological checks and clearance, if required;
- (ii) Mobilisation and Site Set Up – Install compound, welfare, parking, all protective fencing and barriers around works areas and accesses;
- (iii) Cut removed vegetation to Ground Level within works areas, under supervision if required. Subsequently clear vegetation and roots.
- (iv) Install construction-stage drainage features
- (v) Strip and stockpile topsoil

- (vi) Formation works, import clean inert sub-soils
- (vii) Re-topsoil newly formed areas
- (viii) Undertake seeding and landscape planting
- (ix) De-mobilise – remove all fencing, barriers, welfare and reinstate surfaces
- (x) Sign off and handover to operational phase

4.3. As set out in Section 5, the works consist of two Phases. The specific details of each are set out within this document.

5. Phasing

5.1. The Phasing Plan is included at **Appendix 2** and an extract is copied below.



5.2. The two Phases are to be undertaken consecutively with only one Phase underway as a 'live' construction project at any time.

5.3. In order to minimise disruption to the Golf Club and to minimise the period during which no Driving Range is available, it is intended that works would transition immediately from Phase 1 to Phase 2 with no break in between. Therefore, once the construction activities are completed for Phase 1, Phase 2 would be secured and works would commence – during which point the seeding and landscape planting would be completed on Phase 1.

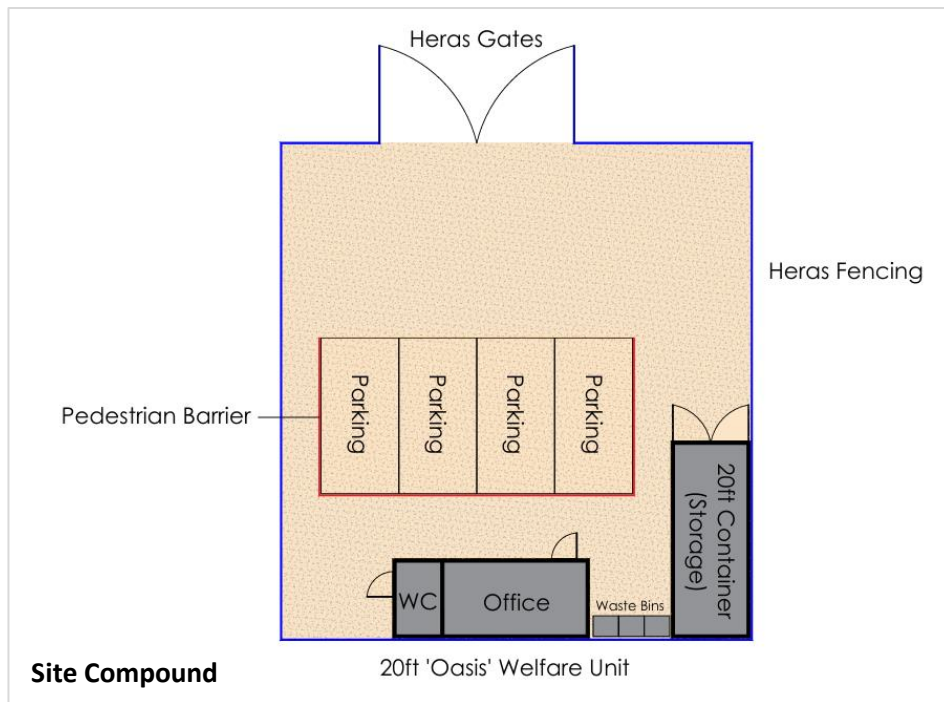
6. Site Management

- 6.1. The Contractor will be required to ensure that a suitably qualified Site Foreman is permanently based onsite for the duration of works, and that the Site Foreman is responsible for and empowered to implement this CEMP. The Site Foreman must be supported by a Contracts Manager or Operations Director who will visit the site not less than once per week.
- 6.2. The Site Foreman will be responsible for opening up the site, and for conducting daily checks against all of the headings/ requirements within this CEMP. All monitoring, checks and activities must be recorded in a daily Site Log. The Site Foreman will also be responsible for ensuring that all staff, visitors and operatives sign in and undergo a Toolbox Talk.
- 6.3. The Contracts Manager or Operations Director will also be required to conduct their own checks not less than once per week with all inspections/ checks and activities being recorded in a separate log. This role will have overall responsibility for compliance with and monitoring of this CEMP, including taking additional steps as necessary to ensure the required outcomes are achieved.
- 6.4. All staff, operatives and visitors attending site will undergo a Toolbox Talk. Operative Toolbox Talks will include:
 - Safety principles, reporting and 'don't walk by'
 - Key safety measures
 - PPE
 - Fire Assembly point and procedures
 - Sign-in requirements
 - Accident and near-miss reporting
 - Smoking areas
 - Access routes
 - Working Hours
 - Noise and radios
 - Spill Response
 - Emergency Response
 - Ecological Areas – no access
 - Tree Protection Areas – no access
 - Specific species onsite – Badgers, Bats, Reptiles
- 6.5. All Toolbox Talks will be carried out by the Site Foreman and will be recorded in the logbook.
- 6.6. Daily checks by the Site Foreman will include the following:

- Condition of the highway network at the entrance to the site
- Condition of the access road
- Condition of the construction accesses
- Visual inspection of all heras and tree protection fencing, checking for damage, movement and to ensure that all gates are closed
- Visual inspection of stockpiles
- Visual inspection of plant, equipment and storage areas including chemical/ fuel storage
- Inspection of plant and plant 'nappies' for any sign of fuel leakage
- Inspection of all construction drainage features – check insitu, need for any de-silting or replacement of components
- Visual check of watercourses adjacent works areas – areas of obvious run-off or sedimentation
- Check all signage is in place.

7. Site Set Up

- 7.1. Full details of the proposed Site Set Up are to be provided to the Local Planning Authority prior to commencement. This is because the Works Contractor, once appointed, may have specific requirements or preferences for location and setup. This is to be proposed by the Contractor and agreed with the Applicants and LPA.
- 7.2. The site setup will comply with all of the following requirements:
- (i) Welfare – as a minimum, WC's, Kitchenette and Office/ Meeting Room
 - (ii) A separate storage container
 - (iii) Parking for minimum four vehicles – Foreman, 2 x Operatives plus 1 Visitor
 - (iv) Site compound area fully enclosed with appropriate fencing
 - (v) Segregated pedestrian and vehicle access
 - (vi) Located away from main Club areas
 - (vii) Signage with key H&S, access information and Contact Details
- 7.3. The plan below illustrates how these elements will be arranged.



- 7.4. Site signage will be provided which clearly directs all construction traffic and visitors to the Site Office. The Site Office will be located so that it is close to and overlooks construction routes in and out of the site.
- 7.5. All Operatives and visitors to the site will be required to go to the Site Office and sign in before access the construction areas.

8. Fencing

- 8.1. All works areas plus the Site Compound and any construction-only accesses. As a minimum this will consist of Heras construction fencing. However, site boundary fencing also includes British Standard Tree Protection Fencing as required by the Arboricultural Method Statement.
- 8.2. Fencing will be erected as part of the mobilisation phase of works, with all construction and Tree Protection fencing erected prior to any works commencing. Where work is Phased, the construction fencing (including Tree Protection Fencing) will be erected prior to any works commencing on that Phase – as Phase 2 will remain open to Golfers whilst Phase 1 is underway and so there is no requirement to erect fencing until works are planned to commence there.
- 8.3. The Tree Protection Plan and Method Statement reference MB240405-01 (and supporting Plans) shows the location of all fencing including location and other relevant details of Tree Protection fencing. It is a requirement of this CEMP to comply with the approved Tree Protection Plan and Method Statement reference MB240405-01.
- 8.4. All fencing will be retained for the duration of the relevant works and following completion of all works in that area fencing will be demounted and removed.

9. Access

- 9.1. There is only one vehicular access into the Site which is the main Golf Course entrance from Mortimers Lane. The access is gated, leading to a private access road which leads to the Clubhouse and Car Park.
- 9.2. All vehicular access to the Site will be via the Mortimers Lane entrance. The length of the private access road means that there is ample space for vehicles to enter the site and depart the Highway network before parking to sign in with the Site Foreman. There will be a strict requirement for construction vehicles not to stop on the Highway.
- 9.3. As stated in the Transport Assessment which accompanies the application:
- "It is intended to utilise the existing access onto Mortimers Lane which takes the form of a ghost island right turn lane with a wide bell mouth junction and has previously been utilised for various earthwork operations including the extension to the Greenwood Course in 2009."*
- "Drawing numbered NJC-001 is included as Appendix 3 to this Statement which shows the existing access together with the required visibility splays. Given the wide verges fronting the site, together with the relatively straight nature of Mortimers Lane, the minimum visibility splay requirement can be easily achieved and, in this case, exceeded."*
- "The existing access and junction arrangements are therefore considered to be acceptable for the likely traffic that the proposals will generate."*
- 9.4. The access to the Works Areas within the Golf Course will be gated and will generally be closed, to be opened only when access/ egress is required to the works areas. The Site Foreman will monitor all access to the works areas with all access required to be recorded in the Site Access Log.

10. Working Hours

10.1. The proposed working hours are as follows:

08:00 to 17:00 Mondays to Fridays

08:00 to 13:00 Saturdays (by exception only – no plans to work Saturdays generally)

NO WORKING on Sundays or Bank Holidays.

The Site Foreman may open the gates from 07:30 but no deliveries or works will take place prior to 08:00.

11. General Methodology and Sequence

11.1. The general sequence of works is as follows:

Obtain licences and discharge pre-commencement planning conditions	
Mobilisation and site setup	Place Site Cabins and form the Compound Area. Place Wheel Wash facility. Enclose compound and accesses with heras fencing. Erect signage
Reptile Fencing	Erect Reptile barrier fencing enclosing Receptor Areas outside of the Works Areas.
<u>PHASE 1 WORKS</u>	
Erect Fencing	Enclose the works area with Heras fencing and British Standard Tree Protection Fencing as shown by the Site Setup Plan. Tree protection fencing checked and agreed with the retained Arb' consultant onsite once erected.
Reptile Fencing	Erect Reptile barrier fencing enclosing the Receptor Area.
Habitat Clearance	Sensitive clearance and manipulation of potential habitats.
Vegetation Removal	Remove vegetation (grass) from Phase 1.
Topsoil Strip	Remove and stockpile topsoil from the field for subsequent re-use.
Importation and Profiling	As required to deliver the approved works.
Topsoil reinstatement	Phase 1 re-covered with topsoil to a suitable depth.
Seeding/ Planting	Seeding and Planting of Phase 1 area including translocation of trees.
Finals	Final formation of minor features (Tee Boxes etc)

Remove accesses	Removal of access and make good where these serve Field 1 Phase 1.
Demobilise	Removal of fencing where these enclose Phase 1 only.
<u>PHASE 2 WORKS</u>	
Erect Fencing	Enclose the works area with Heras fencing and British Standard Tree Protection Fencing as shown by the Site Setup Plan. Tree protection fencing checked and agreed with the retained Arb' consultant onsite once erected.
Reptile Fencing	Erect Reptile barrier fencing enclosing the Receptor Area.
Habitat Clearance	Sensitive clearance and manipulation of potential habitats.
Vegetation Removal	Remove vegetation from Phase 2.
Topsoil Strip	Remove and stockpile topsoil from the field for subsequent re-use.
Importation and Profiling	As required to deliver the approved works.
Construction	Pour the slab and erect the new Driving Range building – likely to be mostly pre-fabricated [Reserved Matters Approval required]
Remove accesses	Removal of all remaining accesses and make good
Demobilise	Removal of cabins, welfare and fencing after all works are completed.

12. Mud

- 12.1. The requirement is to clean vehicles onsite and prevent mud from leaving the site, thereby minimising deposition on the access road and the Highway. The Golf Club will remain operational for the duration of works and the access road from Mortimers Lane will be in use by Club Members. It is essential that the access road be maintained in a clean and mud-free condition at all times. In practice, therefore, any issues with mud deposition and cleaning will be addressed well before vehicles reach the adopted highway network.
- 12.2. Clean running surfaces will be provided throughout the site to minimise the potential for mud and soil to be spread across the site and to provide clean working platforms. In particular, hardstanding will be provided between the Site Office area Works Areas which can be kept clean and prevent mud from transferring to the highway.
- 12.3. A Wheel Wash facility is proposed as part of the Site Setup, to be located as shown on the Site Setup Plan at **Appendix 1**. The Wheel Wash will be located so that all vehicles leaving the work areas of the site must pass through it.
- 12.4. The **Site Foreman** will be responsible for monitoring vehicles and the condition of the access track and highways to ensure these are kept clean and free from mud. The Site Foreman will ensure that all vehicles departing the site make use of the Wheel Wash facility to remove mud from wheels and chassis prior to exiting the site gates.
- 12.5. The Site Foreman will also monitor the condition of the access route and the Highway. This will entail:
- Daily checks at the end of the day following completion of all works
 - Weekly formal inspections
- 12.6. The Site Foreman will have access to:
- A mobile Pressure Washer and water supply, for pressure-washing of surface on the site, to remove light mud deposits;
 - Call-off for Road Sweeping that can be used as needed both onsite and on the Highway to undertake cleaning as required. The applicant commits to provision of a road sweeper as needed to ensure the local highway network is kept clean.
- 12.7. The daily and weekly monitoring will ensure that access and roads are maintained in a clean and tidy condition. The Site Foreman liaise with Hampshire Highways (HCC) and will be empowered to take additional measures as necessary to keep the roads in good condition.

13. Dust, Noise and Vibration

13.1. A full Noise and Vibration Assessment has been prepared and submitted with the Planning Application, reference R10589-1 Rev 1. This assesses the impacts of the construction and operational phases.

13.2. The report concludes:

"Preliminary calculations demonstrate that noise levels from construction works will be comfortably below the target criterion at the nearest sensitive properties and hence acceptable. Given the distances between residential receptors and the site working areas, and the type of works being undertaken, the risk of adverse impacts from vibration is considered very low."

13.3. Dust will be controlled and minimised through the following measures:

- Limiting the height of any stockpiles of soils to a maximum 5m
- Damping down of stockpiles, works areas and surfaces as necessary, particularly during hot, dry weather
- Ceasing operations in extremely hot, dry weather and high winds
- Enforcing a speed limit for HGVs when travelling on site
- Ensuring all HGVs are sheeted

13.4. Ensuring that roads, accesses and vehicles are kept clean and mud-free using appropriate Wheel Wash facilities – as set out within the preceding section – is another important dust control process.

13.5. Monitoring will include daily visual checks and pre-planning based on the weather forecast and planned works.

13.6. Noise will be controlled and minimised through the following measures:

- Switching vehicles off when not in use
- Limiting the use of Radios to working hours
- Ensuring Plant and Machinery is well maintained with appropriate exhaust silencers in place and functional

13.7. Given the site location and nature of the works there is no specific requirement for monitoring or adherence to certain noise levels. The works do not entail any abnormally noisy operations or machinery and will be undertaken using 'standard' construction equipment. However, the Contractor will be required to comply with good practice and generally remain a 'good neighbour,' avoiding unnecessary noise.

13.8. The Site Foreman will monitor noise levels throughout operations and will take actions to limit noise if deemed necessary. Any complaints or comments will be logged and actioned onsite.

14. Surface Water Drainage and Sediment Control

- 14.1. Both phases of development are close to watercourses which drain to the River Hamble. It is essential that surface water is appropriately managed during Construction to prevent discharge of sediments or other run-offs to the watercourse.
- 14.2. Odyssey Consult have been commissioned to propose measures to control and manage sediments during construction. Several control measures are proposed to ensure that sediment arising from any on-site construction activities are suitably managed and contained on-site, preventing matter from entering the existing watercourse. These control measures are shown on drawings 24-083-106 Phase 1 Sediment Control Plan and 24-083-107 Phase 2 Sediment Control Plan which are submitted as application documents and also contained at **Appendix 3**.
- 14.3. All sediment control measures are to be installed outside of 8 metre flood risk activity zone as stipulated by the Environment Agency (E.A). For the avoidance of doubt, no works are proposed within the Flood Zone.
- 14.4. The control measures are to be installed immediately following the Topsoil Strip from each Phase and must be maintained insitu until construction works are completed. The Site Foreman will have responsibility for monitoring the implementation and ongoing effectiveness of these measures.
- 14.5. The proposals include the implementation of cut off ditches, to be installed around the base perimeter of proposed earthworks. A series of temporary check dams will also be installed sequentially along the cut-off ditches to reduce flow and act as silt barrier by capturing any sediment arising from on-site earthwork activity.
- 14.6. Further sediment control and mitigation measures include the installation of temporary straw bales and a temporary stilling basin to be installed upstream of any discharge points which will be checked and replaced/cleaned as required.
- 14.7. In addition to the foregoing, the location of required wheel washing facilities will be carefully considered and mitigation measures will be put into place to ensure that any matter arising from wheel washing activities is controlled and prevented from entering the existing watercourse.
- 14.8. Access into the Phase 2 works area will require the watercourse to be crossed. It is proposed that the existing watercourse crossing will be reused with temporary reinforcement (beams and road plates) placed over the top of the existing watercourse. The proposal does not therefore require any 'works' within Flood Zone and no new water crossing is proposed.
- 14.9. The water crossing will be fully shielded with an oil 'nappy.' This will be placed underneath the road plates to avoid damage from tyres and tracks crossing. It will be formed with a minimum 150mm upstand to ensure that any oil, fuel or chemicals from

plant or vehicles which uses the crossing is captured and contained. The 'nappy' will be drained to a temporary sump to ensure that it does not overflow after periods of rainfall.

14.10. The water crossing will form part of the Site Foreman's daily checks.

15. Fuel and Chemical Storage

- 15.1. Very limited fuels and chemicals will be stored onsite. Where it is necessary for fuels to be stored onsite, these will be stored adjacent the Site Office in certified bunded containers. This will allow for monitoring by the Site Foreman. Containers will be inspected once per week or as otherwise recommended by the manufacturer to ensure integrity.
- 15.2. Any plant and equipment stored onsite overnight will be stored in the site compound/ parking area, sited on 'nappies' to collect and contain any oil leakage.
- 15.3. The Contractor must have a Spill Response plan in place and ensure all staff are trained in spill responses. Spill Kits must be available onsite with the Site Foreman and Operatives trained in their use. Spill Kits should include local contacts in the event of a spillage.
- 15.4. The compound and storage areas will be sited well away from any watercourses or groundwater to ensure cross-contamination is avoided.

16. Materials Management

- 16.1. It is proposed that the works will be carried out under the CL:AIRE Code of Practice. A Materials Management Plan (MMP) is a requirement under the Definition of Waste: Code of Practice to secure approval from CL:AIRE for the importation of the required soils. CL:AIRE are the relevant authority for approval of an MMP although they will in turn ensure the Environment Agency have no objection.
- 16.2. The Environment Agency will be consulted and asked to confirm No Objection to the proposed works and MMP details as above.
- 16.3. The below summarises the key details that must be included within the MMP:

Organisation preparing the MMP

Site Address

Name of Receiver Site Landowners (the applicants)

Donor Site(s) To be confirmed

Summary of Development and Approved Plans (The planning application description will be used)

Main Earthworks Contractor

Local Authority Contact Details

Environment Agency Contact Details

Materials Tracking System

Records Address

Monitoring

Verification Plan Preparation

17. External Lighting

- 17.1. The Site Office and Welfare cabin will be provided with external lights which will be controlled by combined PIR and Dusk-til-Dawn sensors – so external lighting will only come on during dark hours when motion is detected. This will be sufficient to ensure safe access and egress from the compound within the permitted working hours of the site.
- 17.2. No other temporary lighting is proposed. No operations will take place during dark hours and so there is no requirement for task lighting or other measures.

18. Retained Habitats and Environmental Protection

- 18.1. The planning application is supported by a Preliminary Ecological Assessment (PEA), Phase 1 and Phase 2 Surveys. The report makes recommendations for working arrangements, environmental mitigation and for restoration to ensure the requirement for 10% Biodiversity Net Gain is secured and exceeded.
- 18.2. The planning application is also supported by an Arboricultural Impact Assessment and Method Statement which includes tree protection fencing drawings and a method statement to minimise impacts on trees and hedges.
- 18.3. The Ecological Report concludes that

"The site is considered to support opportunities for protected and priority species including, foraging bats, breeding birds, great crested newts, dormice, badgers and hedgehog.

- *Recommendations for further survey work in relation to dormice, reptiles and great-crested newts were made.*
- *Phase 2 surveys have confirmed good population of slow-worm, the presence of dormice, the presence of one badger sett and the presence of great crested newts.*
- *It is considered impacts can be avoided for hedgehogs, reptiles, foraging and commuting bats and breeding birds with the implementation of mitigation and precautionary avoidance measures.*
- *The loss of the recorded badger sett and areas of great crested newt terrestrial habitat will require development and mitigation licences to be in place prior to commencement of the construction phase of the development."*

- 18.4. The Tree Protection Plan and Method Statement reference MB240405-01 (and supporting Plans) shows the location of all fencing including location and other relevant details of Tree Protection fencing. It is a requirement of this CEMP to comply with the approved Tree Protection Plan and Method Statement reference MB240405-01.
- 18.5. The Contractor must carry out all works in accordance with the requirements of these reports and any Licences which are required, which must be in place prior to works commencing.
- 18.6. **The specific requirements of the Ecological Report are summarised here (where they relate to construction activities):**

Bats

On the basis that tree 33 within Group E supports low but not negligible suitability for roosting bats, the tree should be soft felled and then left on site for 24 hours before being removed or chipped. In accordance with the BCT Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition), no further survey work is required for trees with low roost suitability.

In order to limit any effects on foraging and commuting bats, external lighting should be limited to only that which is absolutely necessary for safety purposes, both during the construction phase and once the proposals are complete.

Badgers

The applications site supports a single outlier sett which will be temporarily lost to the proposals. The following methodology will be followed for the closure of the sett. A licence application will be submitted to Natural England. This will comprise the licence application form A24, a method statement (including the survey results, impact assessment, mitigation strategy, work schedule and maintenance strategy), drawings and maps.

On receipt of the licence from NE, the sett closure works can commence in accordance with the licence method statement. This is carried out by

- installing one-way gates and mesh for a period of 28 days (7 days with the gates opening both ways followed by 21 days with the gates opening one way) before the sett is permanently closed either by closing the entrances.
- 21 days of monitoring are required to demonstrate that all badgers have left the sett (badgers can stay in a sett without leaving for this length of time) and have not dug back into the sett.
- The one-way gates would be kept in place for at least 21 days from the last sign of badgers accessing the sett.
- The sett closure must be carried out between the 1st July and the 30th November so it's advisable to apply for the licence as soon as possible to allow for any delays to Natural England's 6-week determination period.
- Once the sett has been closed, the reprofiling works can commence.
- In order to avoid harm to badgers during the construction works, any trenches will either be covered at night or fitted with a soil or plank ramp to enable any badgers which fall in to leave on their own accord. Once the re-profiling works are complete, the entrances to the sett will be reopened to allow badgers to return to the sett.

Hedgehogs

In order to avoid harm to hedgehogs during construction works the following precautionary measures will be employed:

- Any trenches will either be covered at night or fitted with a soil or plank ramp to enable any hedgehogs that fall in to leave of their own accord.
- Any leaf litter or garden waste piles will be dismantled by hand in a sensitive and careful manner.
- No bonfires will be made or lit on site.

Reptiles

The strategy comprises the persuasion of reptiles from the construction footprint through habitat manipulation and the creation of new terrestrial habitat within the application site. Given the population size and limited area of suitable habitat within the margins of the construction zones, the persuasion of reptiles from the construction zone through habitat manipulation is considered to be the most appropriate option for ensuring that reptiles are not killed or injured during the development.

In the event that a capture and trapping exercise for GCN is not required, the following strategy for reptiles will be implemented.

- Any tall marginal vegetation within the construction site will be cut to ground level in a two-stage process.
- These habitats will be cut to 15cm and then cut to ground level the next day.
- Cutting the vegetation in this manner will ensure that any reptiles are persuaded into adjacent habitats prior to commencement of the development.
- Any piles of dead wood within the site will be dismantled by hand with the arisings removed from site.
- Following the two-stage vegetation removal, the topsoil will be scraped back by an excavator under the supervision of an ecological clerk of works.
- Several turves will be lifted and placed over the proposed hibernation features during this work.
- If a reptile is unexpectedly encountered, it will be removed to the new shelter features within the site.
- The construction site will be maintained as bare ground until construction commences.

The following measures will be implemented during the construction phase of the development:

- All waste shall be placed directly into a skip so that rubble piles and therefore potential hibernation areas are not created in areas which will subsequently be disturbed by site works.
- Piles of loose sand or other granular materials into which reptiles could bury are not to be left around the site.

- All such materials will ideally be delivered in bags and kept in such bags until required for use.
- Bags should be stored on pallets.
- If it is essential that material are delivered loose, they should only be dug into by hand.
- All trenches will be left covered at night. They must be checked in the morning before they are filled in.
- Vegetation must not be allowed to become established within the construction footprint.

Great Crested Newt

It is recommended that the applicant engages within the district licensing scheme for GCN for the removal of the tall marginal vegetation within the construction site. Engaging with the district licensing scheme may require the following mitigation strategy to be implemented.

Fencing

Temporary exclusion fencing will be installed around the construction site perimeter for phase 2. This fencing will remain in place through the translocation exercise and the proposed construction works. Its purpose is to provide an impermeable barrier between the works area and adjacent suitable habitat, preventing animals being able to re-enter the works area after translocation and preventing GCN from outside the site entering the works area and being translocated unnecessarily. The population within the capture area will be depleted through translocation over time until it can reasonably be concluded that no GCN remain.

Capture and Exclusion from the Phase 2 construction zone

As a small population of GCN may be present on site a trap density of 50 traps/ha will be required. Pitfall traps will be positioned at 10m intervals. To increase the chances of capture, it is recommended that refuge traps / carpet tiles are placed in between each pitfall trap.

- Fencing installation will be supervised by a suitably experienced and licenced ecologist.
- A minimum of 30 trapping nights will be completed across the site between March and October, to include a final five consecutive GCN free nights.
- Upon completion of trapping any areas where natural refuge is present would be subject to a destructive search.
- All amphibians captured within trapped areas will be moved to Durley Copse and placed under suitable refugia.
- Once trapping is complete, the perimeter fencing will remain in situ until the development is complete to ensure that GCN do not enter the construction area.
- During the removal of any fencing on completion of the development, the base of the fence will be hand searched to ensure no GCN or other common amphibians are taking refuge at the base. Fencing can only be removed when temperatures are above 5 degrees between March – October (inclusive).

Phase 1 construction zone mitigation measures

Given the distance of phase 1 from Pond 3 and the very limited extent of tall grassland, the following strategy is likely to be secured for phase 1 under the district licence.

Habitat manipulation

Following completion of the fingertip search, any suitable amphibian habitat within the margins of the site will be cut over the period of two days to reduce its height to a short sward, it will then be maintained to a short sward until construction works commence at the site. Any tall, tussocky grassland within the application site will be cut to ground level in a two-stage process. These habitats will be strimmed to 15cm and then cut to ground level the next day. Cutting the vegetation in this manner is consistent with the typical management of a site and will ensure that any amphibians present are persuaded into adjacent habitats prior to commencement of the development.

Following the two-stage grassland management, the topsoil will be scraped back, where required, by an excavator under the supervision of an ecological clerk of works. The construction site will be maintained as bare ground until ground works commence.

Works site maintenance

The following measures will be implemented during the construction phase of the project:

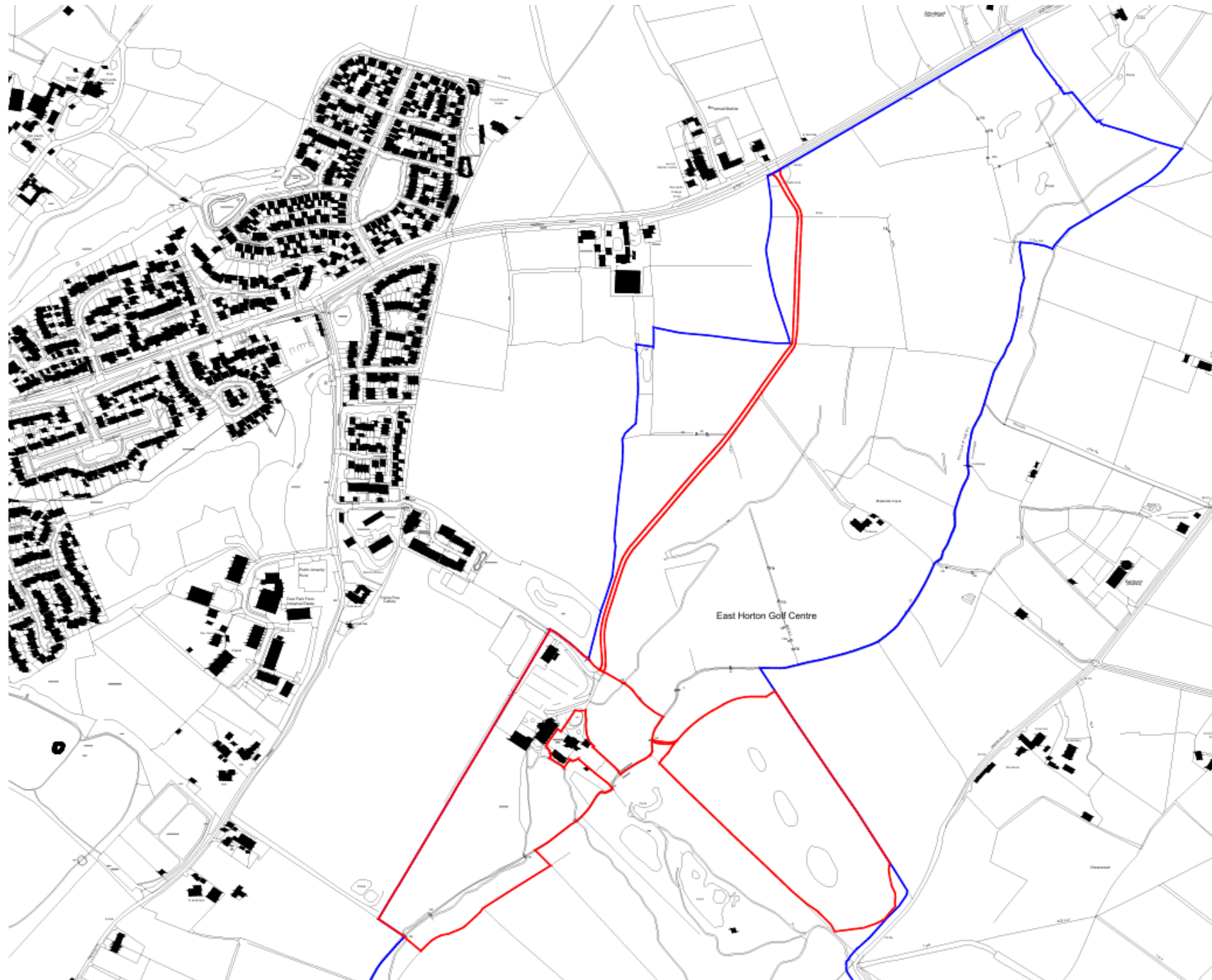
- All waste shall be placed directly into a skip so that rubble piles and therefore potential hibernation areas are not created where they will subsequently be disturbed by site works.
- Piles of loose sand or other granular materials into which reptiles could bury are not to be left around the site.
- All such materials will ideally be delivered in bags and kept in such bags until required for use.
- Bags should be stored on pallets.
- If it is essential that materials are delivered loose, they should only be dug into by hand.
- All trenches will be left covered at night. They must be checked in the morning before they are filled in.
- Vegetation must not be allowed to become established within the construction footprint.

Breeding birds

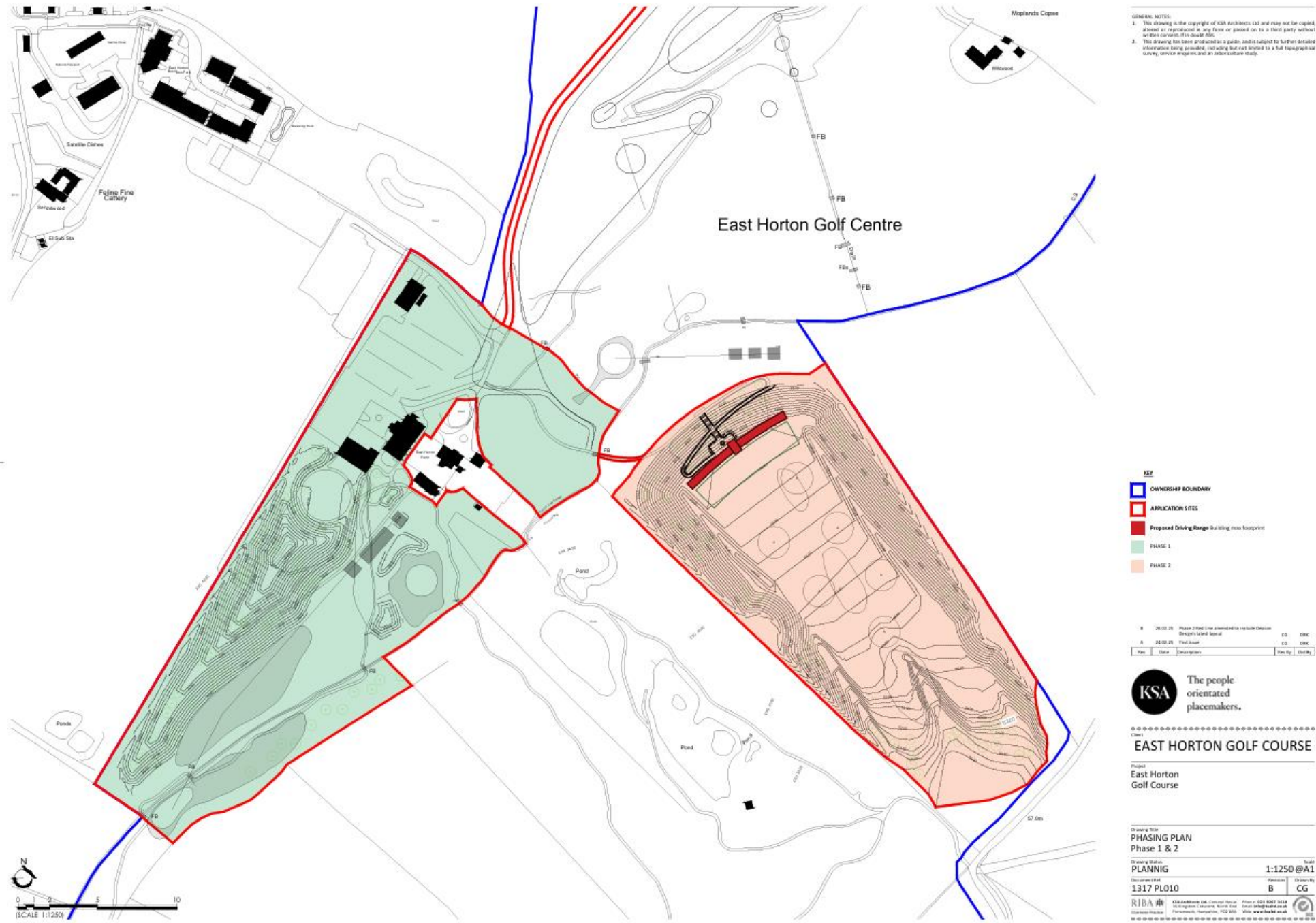
Care should be taken that development does not impact the breeding birds present on site. The bird nesting season is taken to be March to August, inclusive. Any removal of suitable nest habitat will either need to be undertaken outside of this period or else checked by an experienced ecologist to ensure that no nesting birds are present. If

occupied nests are present, then the nest must not be removed and works around the nest can only recommence once the nest becomes unoccupied of its own accord.

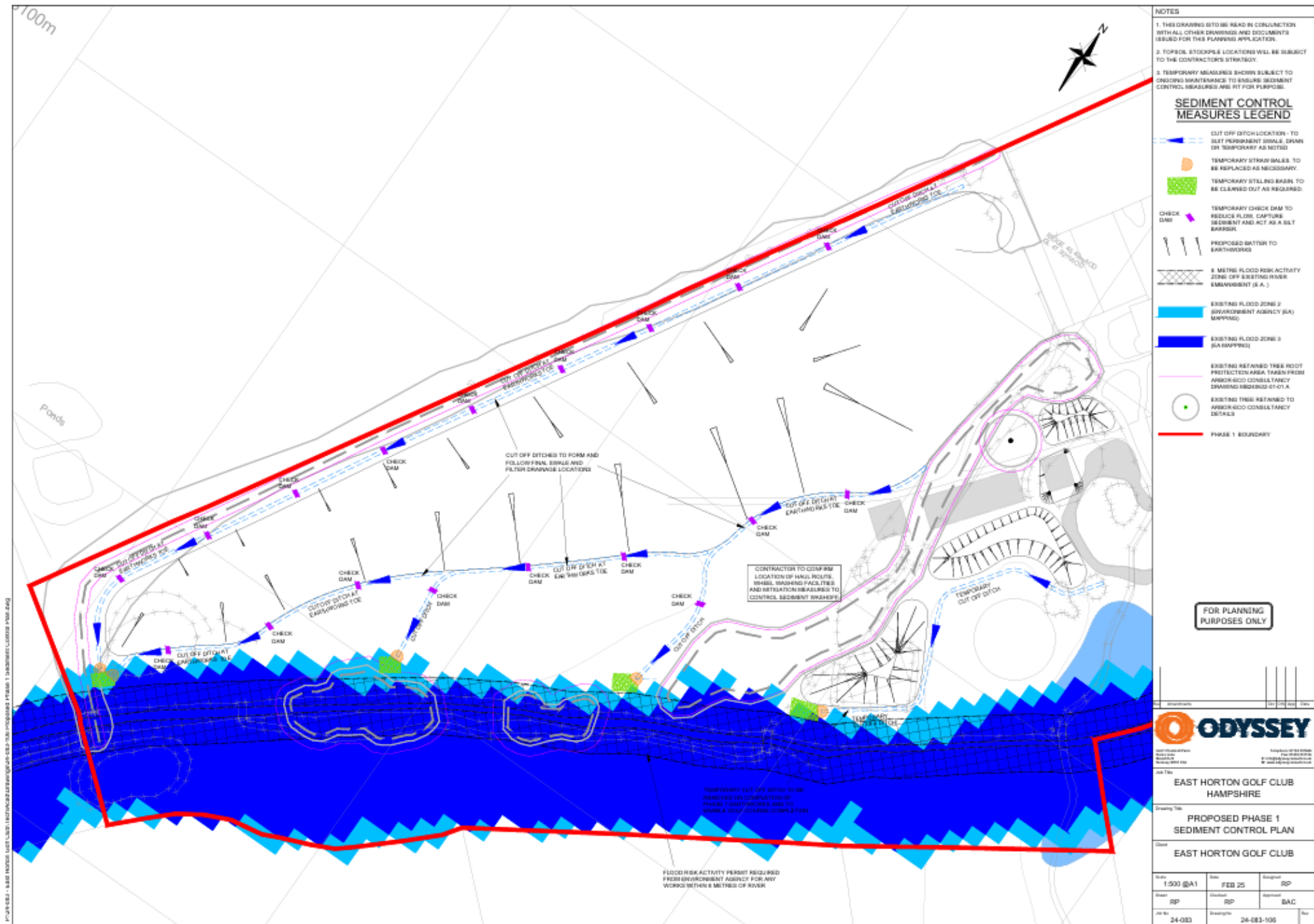
Appendix 1 – Site Location Plan

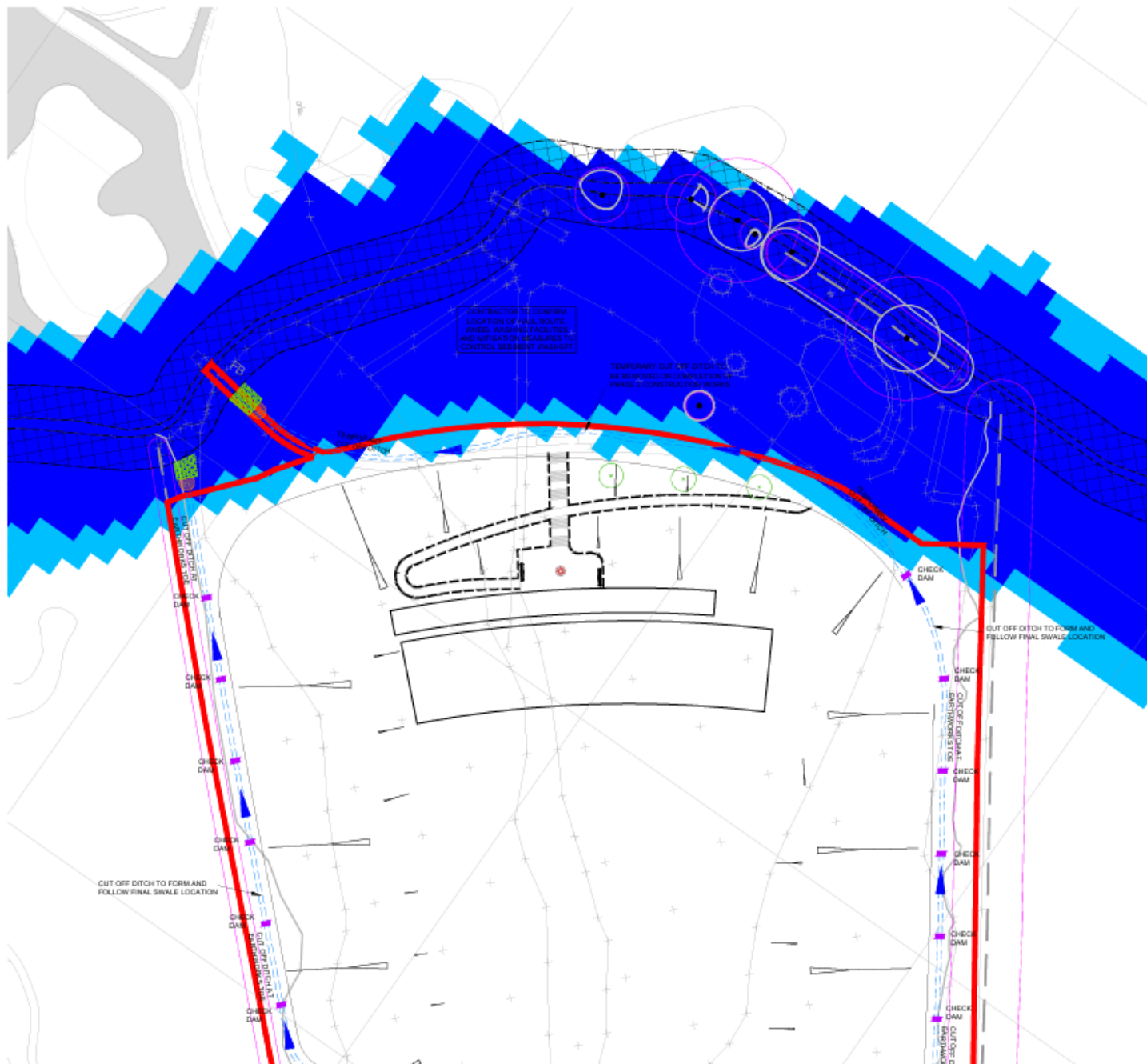


Appendix 2 – Phasing Plan



Appendix 3 – Construction Sediment Management Plans





- NOTES**
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS ISSUED FOR THIS PLANNING APPLICATION.
 2. TOPSOIL STOCKPILE LOCATIONS WILL BE SUBJECT TO THE CONTRACTOR'S STRATEGY.
 3. TEMPORARY MEASURES SHOWN SUBJECT TO ONGOING MAINTENANCE TO ENSURE SEDIMENT CONTROL MEASURES ARE FIT FOR PURPOSE.
- SEDIMENT CONTROL MEASURES LEGEND**
- CUT OFF DITCH LOCATION - TO SUIT PERMANENT SWALE DRAIN OR TEMPORARY AS NOTED
 - TEMPORARY STRAW BALES, TO BE REPLACED AS NECESSARY.
 - TEMPORARY STILLING BASIN, TO BE CLEANED OUT AS REQUIRED.
 - TEMPORARY CHECK DAM TO REDUCE FLOW, CAPTURE SEDIMENT AND ACT AS A SILT BARRIER.
 - PROPOSED BATTER TO EARTHWORKS
 - 8 METRE FLOOD RISK ACTIVITY ZONE OFF EXISTING RIVER EMBANKMENT (E.A.)
 - EXISTING FLOOD ZONE 2 (ENVIRONMENT AGENCY (EA) MAPPING)
 - EXISTING FLOOD ZONE 3 (EA MAPPING)
 - EXISTING RETAINED TREE ROOT PROTECTION AREA TAKEN FROM ARBOR-ECG CONSULTANCY DRAWING MS200802-01-01 A
 - EXISTING TREE RETAINED TO ARBOR-ECG CONSULTANCY DETAILS
 - PHASE 2 BOUNDARY

[illegible]

Drawing Title

**PROPOSED PHASE 2
SEDIMENT CONTROL PLAN**

Scale	Date	Designed
1:500 @A0	FEB 25	RP

Drawn: R.P.	Checked: R.P.	Approved: BAC
Job No: 24-083	Drawing No: 24-083-107	Rev: