



**Construction & Environmental
Management Plan (CEMP)**

**54 Lakewood Road, Chandlers
Ford**

For

Mr & Mrs Almond

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1. Introduction

1.1 Development Background

- 1.1.1** Mr & Mrs Almond proposes to convert their current loftspace at 54 Lakewood Road, Chandlers Ford into a liveable room. The loft was previously converted and skylights installed, but was not permitted under Building Regulations so access had to be removed to re-converted back to a traditional loftspace. Planning permission for the proposed conversion is now being sought by Eastleigh Borough Council, proposed plans are shown in **Appendix 1**.
- 1.1.2** Number 54 Lakewood Road is located at the very northern end of the road, adjoining Hiltonbury Lakes Local Nature Reserve (LNR) and Site of Importance for Nature Conservation (SINC); woodland and park, SO53 1EX. Central Grid Reference: SU 43966 21866, shown on **Figure 1**. The property backs immediately onto the woodland which provides excellent cover, foraging and commuting habitat for bats, therefore a bat survey was recommended to be completed. 54 Lakewood Road is hereafter referred to as 'the site'.
- 1.1.3** The redevelopment proposal includes a conversion of the current loftspace into a living area, with the addition of dormer windows at all elevations. The proposed works is scheduled for October 2025, depending on the outcome of planning. No vegetation is proposed for removal as a result of the proposals and no new dwellings are being constructed, therefore no Biodiversity Net Gain (BNG) calculations are required in this instance.
- 1.1.4** This Construction Environmental Management Plan (CEMP) focuses on the protection of biodiversity and ecological features on site. Therefore, aspects covered within any general Construction Method Statements or similar, such as the specific construction activity methodology, and environmental aspects of noise, traffic movements and air quality have not been specifically included unless directly relevant to biodiversity.

Figure 1: Site Location



1.2 Ecology Background

- 1.2.1 A Preliminary Roost Assessment (PRA) survey was recommended prior to submission for planning permission of the redevelopment, in order to confirm presence or absence of bats at 54 Lakewood Road.
- 1.2.2 The PRA survey was undertaken of the building by Nature's Cousins. The PRA was conducted by Level 2 Bat license holder Grace Cousins MCIEEM on the 31st July 2024 which confirmed the building to have moderate suitability to support roosting bats.
- 1.2.3 Two subsequent recommended dusk emergence surveys were completed in May and June 2025 as per the current bat survey guidelines (2023) with use of appropriate surveyor coverage and night vision aids, and confirmed likely absence of bats from the property.
- 1.2.4 A Construction and Environmental Management Plan (CEMP) was recommended by the LPA ecologist to be in place prior to construction starting in order to protect ecological features on site, as well as the wider environment.

1.3 The Brief and Objectives

- 1.3.1 Nature's Cousins was commissioned on 4th August 2025 to produce a CEMP for 54 Lakewood Road, Chandlers Ford, including a precautionary working method for bats and birds, and details of recommended ecological enhancements.

2. Planning Policy and Legislation

- 2.1.1** National legislation and planning policy relating to ecology and biodiversity, relevant to the proposed works, is summarised below. Local policies relevant to the project are also described below.

Protected Species

- 2.1.2** Rare and declining plant and animal species in the UK are generally protected under national legislation. Such protection and species can be found in Appendix 2.

- 2.1.3** Species protected under the Habitat Regulations¹ receive the highest level of protection in the UK. These species are considered to be of international importance because they are rare or declining in Europe as well as in the UK. These species are not only protected from killing and injury, but their breeding sites and resting places are also protected. These species include:

- Great-crested newt (*Triturus cristatus*),
- All bat species;
- Hazel dormouse (*Muscardinus avellanarius*) and otter (*Lutra lutra*);

- 2.1.4** For the species listed above, the Habitats Regulations makes it an offence to:

- Deliberately kill, injure, disturb or capture them;
- Deliberately take or destroy their eggs;
- Damage or destroy their breeding sites and resting places²; and
- Possess, control or transport them (alive or dead).

- 2.1.5** The WCA also offers protections. In addition to the species listed above, which also receive some protection under the WCA (Section 9 (1)), protection under this legislation is given to prevent intentional (or reckless in Scotland) killing and injury³ of:

- Common lizard (*Zootoca vivipara*), slow worm (*Anguis fragilis*), adder (*Vipera berus*) and grass snake (*Natrix helvetica*);
- All wild birds; and
- Water vole (*Arvicola amphibius*).

- 2.1.6** The WCA also provides additional protection for some species also protected under the Habitats Regulations. These species include great-crested newt, sand lizard, smooth snake, bats, dormouse, otter, large blue butterfly, Fisher's estuarine moths, and little ramshorn whirlpool snails, whereby it is also an offence under the WCA to intentionally or recklessly:

- Disturb while they occupy a structure or place used for shelter or protection; and
- Obstruct access to a place of shelter or protection.

¹ These species are often referred to as European Protected Species (EPS) because the requirement to protect them under national legislation originally derives from the fact that these species are listed under the European Habitats Directive

² This applies even if the species is not present at the time when the damage or destruction occurs.

³ The WCA also protects many species from activities related to their sale, including: Selling, offering for sale, possessing or transporting for the purpose of the sale or publishing advertisements to buy or sell a protected species (WCA Section 9 (5)).

Species of Conservation Concern

- 2.1.7 Other rare or declining species may not receive strict legal protection but may be recognised on published lists as species of conservation concern that should be protected as a matter of best practice.
- 2.1.8 Under Section 41 of the NERC Act, the Secretary of State must, publish a list of the living organisms which in the Secretary of State's opinion are species of principal importance for the purpose of conserving biodiversity. Planning authorities are required to have particular regard to these species and treat them as a material consideration in the planning process. Consideration of species of conservation concern during development projects is a requirement of the NERC Act which states that any "public authority must, in exercising its functions, have regard ... to the purpose of conserving biodiversity" and "conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat."

Local Planning Policy

- 2.1.9 The NPPF is enacted locally through local borough plans, **Eastleigh Borough Council's Local Plan (2016- 2036)** has produced DM 11 Policy on Biodiversity (accessed August, 2025).
- 2.1.10 ***Policy DM11, Nature conservation*** *"The Borough Council will work with statutory and voluntary agencies and developers to: i. ii. Protect, conserve and enhance areas subject to international, national and local nature conservation designations; Assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs); iii. Protect, conserve and enhance networks of natural habitats and features, including the Priority Biodiversity Areas and Priority Biodiversity Links identified in the Eastleigh Borough Biodiversity Action Plan 2012-2022, and watercourses and wetland complexes, woodland trees and hedgerows important to biodiversity and local character; and iv. On new development sites seek enhancement of biodiversity through the protection and connection of existing and provision of new habitats and features compatible with the native biodiversity characteristics of the Borough.*
- 2.1.11 And *"Impacts on priority habitats and protected and priority species will not be permitted unless the applicant can evidence that; • there has been thorough habitat and species surveys; and • protected species impacts have been avoided or mitigated and their needs taken into consideration within the development design."*

3. Ecological Management During the Works

3.1 Responsible Persons and Line of Communication

- 3.1.1 The principal contractor will nominate a Biodiversity Champion with the authority to influence site activities and ensure that detrimental impacts on site biodiversity are minimised in line with the recommendations of this report.
- 3.1.2 The principal contractor will train the site workforce on how to protect site ecology during the project. The main aim will be to protect bats, birds and other wildlife in the locality and ensure an appropriate buffer is kept from the neighbouring SINC woodland.
- 3.1.3 The principal contractor will record actions taken to protect biodiversity and monitor their effectiveness throughout the redevelopment works.

4. Risk Assessment of Damaging Construction Activities

4.1 Overview

- 4.1.1 Based on the findings of the ecology surveys undertaken to date, the protected and priority species likely to be at risk of being impacted by the works are predominantly breeding birds and bats. Hedgehogs and slow worms may also be present within the garden. The species listed above are therefore considered below.

4.2 Vegetation Clearance

Risk Assessment

- 4.2.1 No vegetation clearance is currently proposed, therefore there is no risk to nesting birds, bats, hedgehogs or slow worms within existing garden vegetation. Caution must be taken to ensure any building materials or machinery is kept on the hardstanding driveway at the front of the property and not in the rear garden. No materials, tools, equipment or machinery is to enter the neighbouring SINC woodland.

4.3 Construction Works on roof

Risk Assessment

- 4.3.1 The proposed redevelopment of 54 Lakewood Road (as per plans shown in Appendix 1) poses some risk to nesting birds, if any are recorded nesting on the building. None were recorded at the time of the bat surveys (May and June 2025) which is peak breeding bird season. The roof alterations would also pose a high risk to roosting bats (if present) though previous survey effort has confirmed them to be likely absent (Nature's Cousins Bat Report, 2025). However, it should be noted bats are a mobile species and can alter their roost locations at any time.
- 4.3.2 *Control Measures*
- 4.3.3 The building redevelopment would ideally be undertaken outside of the nesting bird season, (proposed for October 2025) i.e., redevelopment work should be scheduled between September – February inclusive. If this is not possible, an Ecological Clerk of Works (ECoW) should be used to complete a pre-works check for presence of any nests. This is not currently considered necessary as per the current plans and proposed timescales for the project.
- 4.3.4 The safer time for redevelopment in regards to bats is also outside of their maternity season; (June to August inclusive), therefore any time after September is preferable. The recommended further bat surveys were completed and no bats were recorded to emerge from the building, therefore the risk to bats is very low. As a precautionary measure, the redevelopment proposals are recommended to occur from October 2025 to avoid the sensitive time periods for bats.
- 4.3.5 All construction works will be excluded from Root Protection Areas (RPAs). However, the only tree on site (a mature oak) is a considerable distance away from the main house subject to redevelopment and therefore will remain unimpacted throughout the extension works.

- 4.3.6 No ground works are predicted as a result of the redevelopment works as they are all occurring on the 2nd floor of the building. Therefore, no further recommendations in relation to groundworks have been made.

4.4 Construction Pollution

Risk Assessment

- 4.4.1 During the redevelopment of 54 Lakewood Road extension, there is potential for impacts from noise, vibration, dust, light pollution and accidental spillages on the site. These impacts may cause disturbance to bats during their active season and nesting birds, and other wildlife such as hedgehogs and slow worms (if present). Extra caution is taken via the production of this CEMP document in order to protect the neighbouring SINC woodland, which is located directly adjacent to the property.

Control Measures

- 4.4.2 Light pollution can be disturbing to nocturnal fauna. To reduce light disturbance to bats during the construction period, and after completion of the development, a sympathetic lighting scheme will be adopted:
- Ensure lighting outside of normal daytime working hours is only used when absolutely necessary i.e. when illumination is not needed turn lights off;
 - Ensure lighting is directional, ideally below a 70° angle to create a large volume of darker space above and ensuring there is no vertical light spill;
 - Reduce light spill towards suitable foraging bat habitat, such as the areas of woodland on site and the hedgerows which provide good commuting corridors to the wider landscape, as well as reducing light spill at higher levels by providing ground level lighting (i.e. through pillar lights);
 - Use variable lighting solutions, whereby light dimming is used at certain times of the night; and
 - Use bulbs that emit low levels of UV, therefore limiting attraction to invertebrates (BCT, 2014; ILP, 2018).
 - Use of heavy curtains or black out blinds in the north / eastern elevations to avoid excessive light spill onto the neighbouring SINC woodland.
- 4.4.3 Protective fencing surrounding the construction works area will minimise any dust pollution reaching features of ecological value such as trees and buildings. This should also prevent machinery going too close to trees which may cause damage to root systems or to the vegetation itself (such as neighbouring woodland parcel in local nature reserve).
- 4.4.4 Construction pollution will be controlled during construction works in accordance with guidance on pollution prevention from DEFRA and The Environment Agency (EA) (GOV.UK, 2016).
- 4.4.5 Care will be taken during the construction phase to avoid potential pollutants entering neighbouring land. The following measures, though not exhaustive, will be incorporated to prevent negative impacts on surrounding land as a result of construction:
- The assignment of designated areas (the existing hardstanding driveway) to carry out activities involving potential pollutants which are designed so that spills, leaks, drips and contaminated run-off can be captured and properly disposed of;

- The protection and covering of any stockpiles (for example soil, sand, or hardcore) -If relevant, so that materials are not blown or washed away;
- Dust prevention measures to ensure the site is protected during the construction phase, to prevent spread of dust into neighbouring woodland.

5. Enhancements for Protected Species

5.1.1 An Ecological Clerk of Works (ECoW) is not required to oversee completion of the following ecological enhancements. Details on box specifications and instructions for their installation have been included below.

5.2 Bat Box Installation

5.2.1 Two 2F Schwegler style (or similar brand) type bat boxes will be installed on the retained mature oak tree on site. Boxes should be positioned away from artificial lighting and in a way that reduces vulnerability from predators, such as cats (BCT, 2014b).

5.2.2 General recommendations for the positioning of bat boxes are given as follows:

- Boxes should be located close to suitable bat foraging habitat, e.g. near to tree lines that can be used as commuting and foraging routes;
- The flight-path leading from each box should be kept clear (i.e. cut away branches);
- Boxes should be sited to provide shelter from wind, rain and strong sunlight, with an orientation from south-west through south to south-east;
- Placing boxes facing in different directions, through the orientations described above, gives bats a choice of roosting conditions across seasons and times of day;
- Boxes should be placed over 3m from the ground to limit disturbance (some species such as noctule refer boxes around 5m in height). The boxes should be out of reach from potential predators, such as cats;
- Boxes should be placed in a position that is away from any light sources.

5.2.3 Bat boxes should not require any maintenance other than replacement or repair if damaged.

Example photo of a bat box:



5.3 Bird Box Installation

5.3.1 Swifts have been noted in the area, due to the height of the existing property, it is recommended that post-construction swift box is installed in order to encourage this species to nest. They are best located under the eaves to the North East elevation.

- Woodstone Swift Box (or similar model) is specifically designed to attract swifts and should ideally be sited 6 to 7 m above the ground. It can be placed on any external wall but ensure unobstructed access for birds entering and leaving by having a clear distance (drop) below the box (preferably 5 m or more). Various different models are available, and some can be built into the roof structure or installed retrospectively under eaves or on the sides of the building.

Example photo of a woodstone swift box (NHBS):



5.3.2 General recommendations for the positioning of bird boxes are given as follows:

- Boxes should be sited to provide shelter from wind, rain and strong sunlight, with an orientation from north through east to south-east;
- Boxes should be positioned between 5 m and 10 m from the ground to deter predators;
- Boxes on trees should ideally be secured with strapping to avoid damage to the tree;
- Boxes should be placed in areas where disturbance is likely to be minimal, i.e. away from public footpaths, and not too close to bird feeders or other boxes (apart from those designed for colonial species); and
- Boxes are best put up between August and February as most birds will not be nesting at this time.

5.3.3 Bird boxes can be checked and cleared over the winter to ensure they are ready for use again in spring. This can be carried out by homeowners and is not required to be done by an ecologist.

6. References

- 6.1.1 Bat Conservation Trust (BCT) and Institute of Lighting Professionals (IPL) (2018) Guidance Note 08/18: Bats and artificial lighting in the UK. Available online at: <https://cdn.bats.org.uk/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lighting-compressed.pdf?mtime=20181113114229>
- 6.1.2 British Standards Institution (2012) BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations. BSI, London.
- 6.1.3 Collins, J. (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd edition. Bat Conservation Trust, London.
- 6.1.4 DEFRA and EA (2016) Pollution Prevention for Business [<https://www.gov.uk/guidance/pollution-prevention-for-businesses>],
- 6.1.5 Eastleigh Borough Councils Local Plan: (2016- 2036) [Local Plan | Eastleigh Borough Council](#) (Accessed August, 2025).
- 6.1.6 Nature's Cousins (2024): 54 Lakewood Road, Preliminary Bat Roost Assessment Report
- 6.1.7 Nature's Cousins (2025): 54 Lakewood Road, Bat Survey Report.
- 6.1.8 NHBS - Example photos of Bird & bat boxes available for purchase (Accessed August, 2025)
- 6.1.9 The Wildlife Trusts - [Wild About Gardens - Stars of the Night guide](#) (Accessed August 2025).

Appendix 1: Site Plans

