



CONSTRUCTION METHOD STATEMENT FOR ECOLOGICAL RECEPTORS

EAST HORTON GOLF CLUB, MORTIMERS LN, FAIR OAK, EASTLEIGH, SO50 7EA

FINAL REPORT

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Report conditions

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Executive Summary

- This Construction Method Statement has been prepared in order to present the measures proposed to avoid impacts on protected species during the construction phase of the proposed at East Horton Golf Club, Eastleigh.
- Previous ecological survey and assessment work (Phillips Ecology, 2024) has provided information regarding existing ecological receptors within the application site boundary and impact risk zone. These include: reptiles, GCN, hedgehogs and foraging badgers.
- Planning Condition 5 of permission ref: F/25/99007 requires the submission of a Construction Method Statement prior to commencement of works, to ensure that potential impacts on protected species are avoided during construction.

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1. Introduction

1.1 Report purpose

This Construction Method Statement (CMS) has been prepared in order to present the measures proposed to avoid impacts on ecological receptors during the construction phase of the proposed redevelopment at East Horton Golf Club, Mortimers Lane, Fair Oak, Eastleigh, SO50 7EA, centred at SU50178577.

1.2 Description of proposal

Phase 1 involves the closure and re-planting of the existing 1st Fairway, along with the creation of a new 1st Tee Box and a re-aligned 1st Fairway along the existing Driving Range. The 18th Green will also be improved as part of this phase. The existing Driving Range will be closed, with re-profiling works carried out to create a swale and landform. This area will be replanted to form a new garden, pedestrian walkway, and wildlife habitat, providing an attractive edge to the new 1st Fairway. Accessibility improvements will be implemented across the course, alongside measures to alleviate waterlogging and poor drainage. No demolition, new buildings, or water crossings are proposed in Phase 1, and alterations to greens will be limited to changes in mowing and seeding regimes that do not require planning permission.

1.3 Report context

Planning permission (ref: F/25/99007) has been granted for the redevelopment of East Horton Golf Club Phase 1. Condition 5 items ii and iii of this permission requires the submission of a Construction Method Statement prior to the commencement of works, to ensure that any potential impacts on protected species during construction are avoided. Phillips Ecology has been instructed by the client to prepare the Construction Method Statement to enable the discharge of Condition 5.

1.4 Scope of document

The general purpose of this CMS is to outline how the construction works associated with the redevelopment of the site will avoid, minimise or mitigate effects on the ecological receptors within and close to the site. In particular, this concerns reptiles, GCN, hedgehogs, and foraging badgers.

The full assessment of the ecological receptors described within this CMS are provided within ecological assessment documentation prepared by Phillips Ecology (2024).

The application has been authorised under great crested newt District Licence WML-OR134 held by Eastleigh Borough Council and as such, works should proceed in strict accordance with the agreed Impact Plan and the Council's licence WML-OR WML-OR134150. GCN are therefore not considered further within this CMS to avoid duplication.

1.5 Structure of CMS

This CMS comprises the following sections:

1. Ecological Sensitivities and Risks – Sets out the scope of potential impacts on protected species that could be associated with proposals for the redevelopment of the East Horton Golf Club that require regulation through delivery of this CMS;
2. Roles and Responsibilities – Describes key personnel involved with the construction phase of the development that have responsibility for delivery of this CMS;
3. Implementation Activities – Reviews specific requirements to regulate activities that would be undertaken during the construction phase that have the potential for adverse effects on ecological receptors;
4. CMS Monitoring and Reporting – Describes provisions for recording and reporting actions taken to ensure effective delivery of this CMS.

2. Ecological sensitivities and risks

2.1 Protected and/or priority species

The following protected and/or priority species were recorded or considered likely present within the application site and are included within the CMS:

- Badger
- Hedgehog
- Widespread reptiles

2.1.1 Badgers

Suitability & Evidence:

A badger sett has been recorded within the wider East Horton Golf club, however, the sett is located 550m outside of the red line boundary of the application site. As such, no impacts on badger setts are anticipated as a result of phase 1.

The golf course greens offer moderate value for foraging.

Potential impacts:

While no setts will be impacted, there is potential for accidental harm during groundworks (e.g. open trenches) if badgers fall in and become trapped.

2.1.2 Hedgehog

Suitability & Evidence:

The site includes grassland areas and boundary vegetation, features commonly used by hedgehogs for foraging.

No hedgehog field signs were recorded during the survey.

Potential impacts:

Works may pose a risk of injury or mortality, particularly from entrapment in trenches or disturbance of sheltering individuals.

2.1.3 Reptiles

Suitability & Evidence:

Peripheral areas within the application site, including the unmanaged grassland within the south of the site support slow-worms. The wider site supports further opportunities and a low population of grass snake was recorded as such, further transient reptiles could pass through the site.

Potential impacts:

Given the small size of the area of suitable habitat to be lost to the proposals; and the proposal to retain and enhance the margins, it is considered that impacts on reptiles will be low and can be avoided with the implementation of sensitive working practices.

2.1.4 Great crested newts

Please see section 1.4 for the scope of this document with respect to GCN.

3. Roles and responsibilities

Key roles and responsibilities for delivery of CMS are described below.

3.1 **Project Manager**

Responsibilities include:

- Ensure delivery of all actions described within this CMS.
- Ensure that procedures are in place to monitor and record actions against this CMS as necessary to provide evidence of compliance.
- Provide a primary point of contact as necessary over delivery of this CMS.

3.2 **Ecological Advisor**

Responsibilities include:

- Provide advice as necessary on matters of ecological impact mitigation as required by the Project Manager to support delivery of this CMS;
- Maintain a detailed record of advice given and actions taken as a result of any requests for assistance made by the Project Manager;
- Intervene as necessary to ensure compliance with the provisions of this CMS and any relevant environmental legislation or regulatory frameworks;
- The ecological advisor responsible for these works will be Izabel Phillips of Phillips Ecology.

4 Construction method statements

4.1 Introduction

This section of the CMS describes procedures to be followed during the construction phase of the development:

4.1.1 Ecological Toolbox Talk

Prior to the commencement of any vegetation clearance or ground works, a toolbox talk will be delivered to all contractors by the Project Manager. This briefing will form part of the mandatory site induction and will cover:

- The protected species that could be present on or near the site.
- Legal protections for badger, hedgehog and reptiles.
- Identification of protected species and their signs (e.g. nests, burrows, droppings).
- Overview of measures in this CMS.
- Protocols in the event that a protected species is encountered.

A record of attendance will be kept, and new contractors will be briefed accordingly.

4.1.2 Badger and Hedgehog

Although no badger setts were recorded within the application site, suitable foraging habitat exists and the site is accessible to badgers and hedgehogs. Precautionary measures will therefore be implemented:

Avoidance Measures:

- Brash piles and vegetation piles (including existing ones) will be dismantled sensitively by hand to avoid harming sheltering animals.
- No bonfires will be lit on site to prevent harm to sheltering hedgehogs and other small mammals.
- All trenches and excavations will be covered overnight or fitted with escape ramps (e.g. scaffold planks, no steeper than 30°) or support a shallow gradient slope at one end. All trenches must be checked at the end of the workday and in the morning (prior to backfilling or resuming work) for hedgehogs or badgers that may have become trapped.
- Pipes or ducts over 200 mm in diameter will be capped at the end of each day.

4.1.3 Reptiles

This section describes the proposed mitigation measures for widespread reptiles which occur within suitable habitat within the application site. 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.

Habitat creation

The application site currently supports marginal habitats with suitability for reptiles. The BNG assessment details how these habitats will be enhanced, resulting in a net gain in reptile habitat within the site. In addition, one hibernation feature and two shelter opportunities with egg laying habitat will be constructed within the boundaries of the site during the habitat manipulation works detailed below. The creation of these features will create cover, provide additional structure and enhance prey availability within the site. Two brash piles will be constructed from native woody species cuttings. The centre of the brash pile will be compacted whilst the outer layers will be laid loosely. The hibernation features will be constructed in a similar manner to the brash pile, however, inert brick rubble and logs will be used within the centre of each pile instead of compacted brash. Loose brash will be laid on top of the rubble and log pile and turves from the construction footprint will be lifted and placed on top of this. The hibernation features will be dug into the site to a depth of 30cm.

Habitat manipulation

Any tall marginal vegetation within the construction site including the tall grassland within the southern area of the 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. The vegetation will be cut from the green towards the boundaries of the site. 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 feature 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.

Construction site maintenance

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 they 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.

Procedure if a Protected Species is Discovered

If a protected species (badger, hedgehog or reptile) is encountered:

- All work will cease immediately in the area.
- The site manager will contact the project ecologist at Phillips Ecology.
- The ecologist will assess the situation and provide advice on how to proceed lawfully.
- Works will not resume until the ecologist gives written confirmation that it is safe to do so.

5 CMS monitoring and reporting

5.1 Project manager and ecological advisor

- All documents relating to CMS shall be kept on site and be available for monitoring purposes by the Contractors as required.
- A full, contemporaneous record shall be maintained of specific actions taken to deliver the requirements of this CMS. Responsibility for maintaining a record of CMS actions lies with the Project Manager.
- Upon completion of the works a meeting will be held between the Project Manager and client to confirm that all provisions described within this CMS have been carried out to a satisfactory standard.
- A summary note will be made as a record of satisfactory completion of works against this CMS as evidence confirming compliance with the requirements of any planning permission.

6 Conclusion

The CMS ensures that all construction activities minimise environmental impacts, protecting ecological receptors. Through careful site management, potential impacts to protected species will be effectively mitigated.

Appendix 1 – Table of Ecological Actions – Construction Phase

Action No.	Ecological Receptor	Required Action	Responsible Person	Timing / Frequency	Notes / Sign-off
1	All Species	Deliver Toolbox Talk covering protected species, legislation, CMS measures, and stop-work protocols	Project Ecologist / Site Manager	Prior to commencement of any site works	Attendance sheet to be signed and retained
2	Badger, Hedgehog	Carefully dismantle all brash or vegetation piles by hand	Groundworkers under supervision	Prior to vegetation clearance or site setup	Inspect for signs of sheltering mammals
3	Badger, Hedgehog	Do not light bonfires on site	All site personnel	Entire construction period	Include in site rules
4	Badger, Hedgehog, Reptiles	Cover all trenches overnight OR fit escape ramps at no greater than 30° slope	Site Manager / Groundworkers	Daily (end of day)	Morning checks to be recorded
5	Badger, Hedgehog	Check trenches and excavations for trapped fauna before work resumes each day	Site Manager / Groundworkers	Daily (before start of works)	Record any findings
6	Badger, Hedgehog	Cap pipes and ducts >200 mm overnight to prevent access	Site Manager	Daily (end of day)	All uncapped openings must be closed
7	Reptiles	Undertake phased directional clearance in suitable habitat: first cut to ~150 mm	Landscape contractor	Before works in reptile-suitable habitat	Direction of cut towards retained habitat
8	Reptiles	Wait 24–48 hrs then complete close cut to ground level under ecological supervision if required	Landscape contractor / Ecologist	Within 48 hrs of first cut	Confirm no refugia remain
9	Reptiles	Store loose granular materials in sealed bags on pallets or use promptly	Site Manager	Entire construction period	Avoid use of open stockpiles
10	Reptiles	Place all construction waste directly into skips to avoid forming refuges	Site Manager / Contractors	Entire construction period	Daily site check
11	All Species	Procedure if protected species is discovered: stop works, notify ecologist, await instruction	All site personnel	At any time	Emergency contact sheet to be displayed



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