

# Construction Environmental Management Plan

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1 Gard Cottages  
SDNP/22/05708/HOUS

# 1 Introduction

This Construction Environmental Management Plan (CEMP) regards planning application **SDNP/22/05708/HOUS**. Planning permission has been granted (26<sup>th</sup> October 2023) subject to planning conditions, including the submission of a CEMP due to its proximity to the River Itchen, a Site of Special Scientific Interest (SSSI). The property is situated within the South Downs National Park, and the plan has been prepared with reference to the SDNP Local Plan objectives. The aim of this plan is to ensure that the construction activities have minimal impact on the surrounding environment, particularly the River Itchen, which is located approximately 15 metres west from the property. The proposed development is a low-impact, small-scale project that involves internal alterations and minor external modifications. It is not anticipated that the SSSI will be adversely impacted by the development. However, precautionary measures will be implemented to safeguard the integrity of the SSSI and surrounding ecosystems.

## 1.1 Site description

The site is a residential property, consisting of a three bedroom end-of-terrace house of Victorian origin. It is situated within the South Downs National Park within a residential environment on the east of Kilmeston Road. Section 1.1.2 provides a map depicting the site location within its surroundings, including the River Itchen.

### 1.1.1 Property Address:

1 Gard Cottages,  
Kilmeston Road  
Kilmeston  
Hampshire  
SO24 0NJ

### 1.1.2 Location Plan

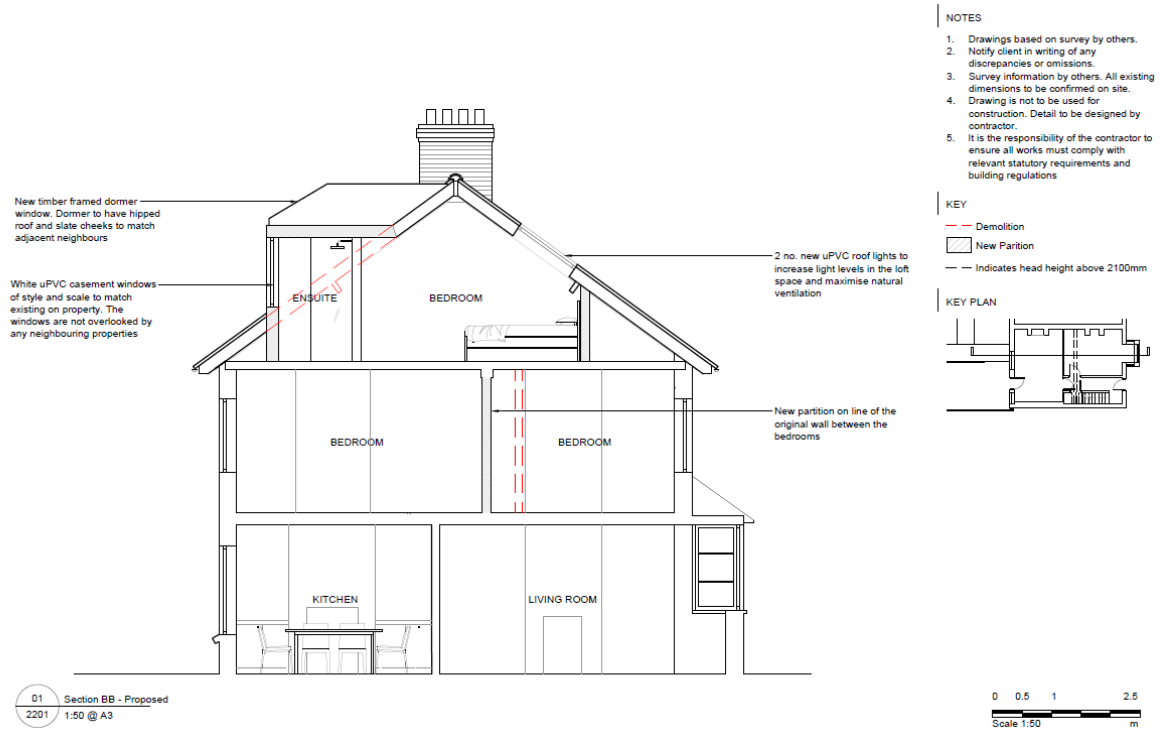


## 1.2 Site development

The site development is a loft conversion with rear traditional dormer window with slate hipped roof and cheeks to match neighbouring properties. This includes installation of two new roof lights to the front elevation. The development sits within the footprint of the current property.

### 1.2.1 Proposed Elevations





### 1.3 Site management

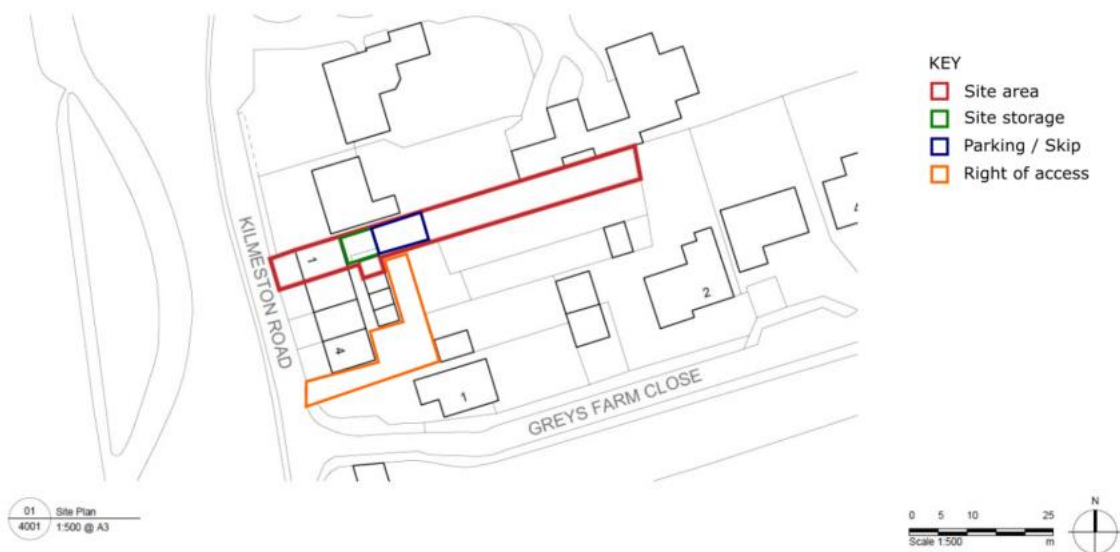
#### 1.3.1 Site personnel

Contractor & Project Manager - Guy Lawson, 07977 783025 (On-site)

Proprietor – Clive Hogan, 07757 739759

It is the duty of the project manager to undertake regular site inspections to monitor compliance with the CEMP and to ensure that nuisance is not caused to the surroundings. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

#### 1.3.2 Site layout



Access to the property will be via the right of access marked in orange on the site map which leads to parking at the rear of the property. All deliveries will be delivered to the rear of the property to reduce the effect of stoppage on the public highway. Delivered materials will be stored in a suitable manner at the rear of the property in the green region.

## **1.4 Communications**

Throughout the construction, a display board shall be prominent to the front of the property and shall detail the nature of the works being undertaken, and the contact details of the project manager. Any construction stages that are expected to impact the neighbouring properties will be communicated to them at least 24 hours prior to commencement.

## **2 Construction Programme**

### **2.1 Timeline**

The construction works are anticipated to commence on the 2<sup>nd</sup> April 2024 and are projected to span a period of 10 weeks.

Week 1 – 2:

- Site preparation
- Stripping of interior
- Erection of scaffolding to rear of property
- Delivery of Materials including steels

Week 3:

- Removal of roof tiles to rear of property. In accordance with BAT thing, this stage will be completed with the presence of a licenced ecologist. Currently contracted to Phillips Ecology, Meonstoke.
- Installation of steels
- Erection of scaffolding to front of property

Week 4:

- Erection of dormer window to rear elevation
- Glazing of dormer window to rear elevation
- Installation of roof lights to front elevation

Week 5 – 9

- Internal works including insulation, electrical, plumbing, plastering etc.
- Removal of scaffolding – expected Week 6

Week 10

- Site clean up
- Final inspections

## **2.2 Working hours**

The working hours for the development site (including any demolition and construction activity) and deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours:

Monday – Friday. 8am – 5pm. No weekends or bank holidays.

No works are expected to occur outside of these times.

## **2.3 Waste management**

All waste arising from the works will be stored within a skip located within the blue box shown in Section 1.3.2. The location is at the rear of the property and is not visible from the road. No waste will be stored at the front of the property, so as to reduce the visual impact of any waste storage and to prevent against possible contamination of the River Itchen SSSI located 15m from the front of the property. The skip will be removed and empty periodically by a licensed waste disposal company. Suitable documentary evidence to demonstrate the waste disposal company employed can be made available for inspection on request.

There will be no burning of waste materials generated by the works at anytime.

Due to the small scale nature of the development, it is not anticipated that there will be any need to store fuel, oils or other such polluting materials at the property. As the works will take place within the curtilage of the existing building there will be no need to dispose of any soils or contaminated ground.

The works are not anticipated to result in any changes, alterations or modifications to underground septic system connected to the property.

Waste management will be under the supervision of the project manager.

## **2.4 Noise**

All vehicles and machinery used will be maintained in efficient working order, and operated in a best practicable manner to reduce significance, and duration of noise. Where possible electrical equipment will be chosen over fuel powered alternatives. All machinery will be shut down outside of working hours.

## **2.5 Dust**

The primary destructive works are internal, so there is expected to be minimal dust dispersal onto the public highways. Skips, chutes and stored materials liable to dust generation will be covered, and as necessary enclosed, to minimise dust dispersal.

## **3 Ecology**

Due to the location of the residential property within the South Downs National Park, much consideration has been given to local habitat protection, prior and during the build. The chosen contractor has previous experience in carrying out such projects, and will work within the guidelines outlined by the local plan, relevant reports and planning permissions. In addition to this CEMP, an Ecosystems Services Statement has also been submitted.

### **3.1 River Itchen**

The front of the property is situated approximately 15 metres from the River Itchen. The river lies within agricultural grazing land and is separated from the highway by a wire fence within a pleached hedge and five bar gates. The approved development is a loft extension and internal restructuring of the property, so there shall be no changes to the water course, groundwater levels from siltation or pollution or soil architecture surrounding the property. All materials will be stored to the rear of the property and all waste to be disposed of in compliance with the relevant regulations – see Section 2.3.

### **3.2 Bats**

Prior to planning approval, both a Preliminary Roost Assessment (Arbtech Consulting Limited) and a Bat Roost Assessment (Phillips Ecology) were undertaken to detect and identify species of bats roosting in the current roof void. The recommendations outlined within these reports will be actioned to ensure mitigation of any damage to the habitat of roosting bats. In addition, a European Protected Species Mitigation (EPSM) licence will be obtained prior to the commencement of works.

In line with the recommendations from the Bat Roost Assessment, the construction works will take place during the active nesting season (March to October), and a licenced bat worker ecologist will be on site and supervising throughout the destruction of the roof. Prior to the works, the ecologist will give a toolbox talk to the construction team and appropriate informative signage will be displayed on site. Any bats encountered during the destructive works will immediately be transferred to a holding bag before being placed within one of two Schwegler woodcrete bat boxes erected within the site grounds at the outset of the works. Prior to completion, these bat boxes will remain, and be maintained, to provide a replacement habitat for any roosting bats affected by the construction.

Pursuant to the recommendations of the Bat Roost Assessment and to minimise the effect upon any foraging bats, construction will be completed within daylight hours, negating the need for artificial lighting. On completion of the development and prior to habitation, a low impact lighting regime will be implemented including the installation of integral blackout blinds or low transmittance glass to the roof lights. This will prevent disturbance to bats passing through, and will minimise light intrusion in the South Downs National Park which is a designated International Dark Sky Reserve, in accordance with the Local Plan policy.

Please see the previously provided Bat Roost Assessment, Section 5.2 for further details. Phillips Ecology, Meonstoke have been instructed to perform the required services.

### **3.3 Birds**

In line with the Preliminary Roost Assessment recommendations, which highlighted the previous presence of nesting birds within the roof void, an Ecologist will be present and supervising on site during the destructive works to the roof void. Any active nests will be retained until the young have

fledged. On completion of the development, a Woodstone nest box will be installed within the site grounds to provide an alternative nesting habitat.

#### **4 Conclusion**

The proposed loft conversion is a small-scale, low-impact development that will be carried out with utmost consideration for environmental conservation, particularly the protection of the Itchen River SSSI and the surrounding South Downs National Park. Through the implementation of the mitigation measures outlined in this plan and adherence to best practices in construction environmental management, it is not anticipated that the environment will be adversely impacted by the development. We are confident that the construction activities will be conducted in a manner that minimizes environmental disturbance and ensures the long-term preservation of the River Itchen SSSI and its associated habitats.